

**Application Reference:** 2025/0586

**Site Address:** 40 Lund Lane, Lundwood, Barnsley, S71 5PD

**Introduction:** Erection of two storey side extension, removal of existing rear conservatory and erect a single storey rear extension and front porch and new front and side boundary treatment. (Amended Boundary Treatment)

### Relevant Site Characteristics

The application relates to a semi-detached dwelling within the Lundwood area. The property features a pitched roof and is constructed from brickwork with stone features to the front elevation. A conservatory is located to the rear elevation, and a garden room is located to the rear of the site. A large stone wall is located to the east of the site and runs from the rear continuously to the front.

Newly erected residential dwellings are located to the east of the site. Residential properties are located to the north and the west of the site. Yorkshire Water Services, Sewage Works is located to the south of the site and is distanced by Lund Lane and somewhat screened by trees and fencing. The dwellings to the north and the west of the site are characterised by matching materials to the site. The properties to the east are constructed from stone along with one rendered property. There is evidence of numerous rendered properties on Lund Lane.

### Relevant Planning History

Reference	Description	Decision
B/75/0414/BA	Amended proposals for the erection of 18 pairs of houses and four detached houses	Historic Decision

### Detailed description of Proposed Works

The applicant is seeking permission to erect a single storey rear extension, a two-storey side extension and a single storey front extension. Works have also been proposed to alter the proposed front boundary treatment.

The proposed two-storey side extension would provide a sideways projection approximately 3.2 metres. The two-storey element of the extension would have an approximate length of 7.5 metres and the ground floor would have an approximate length of 9.6 metres. A pitched roof form is detailed with an approximate eaves height of 5.1 metres and an approximate ridge height of 7.5 metres. Glazing is detailed to the front elevation ground floor to service a study room and at first floor to service a bedroom. Glazing is detailed to the first floor of the rear elevation to service an en-suite. The side and rear elevation has been detailed to be constructed from matching brickwork to the dwelling.

The proposed rear extension would have an approximate rearward projection of 3 metres and an approximate width of 8.1 metres. A lean to roof type is detailed with an approximate eaves and total height of 2.4 metres and 3.7 metres respectively. Bi-fold doors are detailed to the rear elevation spanning approximately 3.2 metres and a rear door to the east of the rear elevation. Three Velux rooflights have been detailed to the roof plane. Matching materials to the existing rear elevation have been detailed.

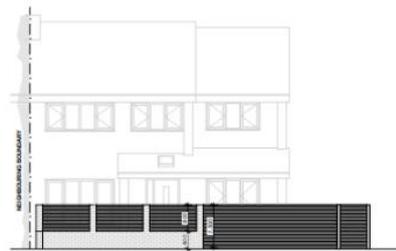
The proposed front extension would have an approximate forward projection of 1.7 metres and have an approximate width of 5.6 metres. A lean-to roof form is proposed with an approximate eaves' height of 2.4 metres and an approximate total height of 3.4 metres. A front door is proposed to the front elevation along with a rooflight to the roof plane above the proposed front door. The front elevation of the existing dwelling has been detailed to be rendered in cream render, retaining brick pillar features. The front elevation of the side extension at ground floor level has been detailed to be matching brickwork along with the porch. The first floor front elevation of the side extension has been detailed to be cream render.

A boundary wall is proposed to the front of the boundary and west side of the front garden with a total approximate height of 1.5 metres. The bottom 0.6 metres of the boundary wall is proposed to be constructed from matching brickwork to the property with horizontal railings to the upper 0.9 metres along with brick pillars. A vehicle gate and pedestrian gate is also proposed to the front with a height of 1.5 metres and an approximate width of 4.5 metres and 1 metre respectively. The gates are proposed to be constructed from horizontal railings.

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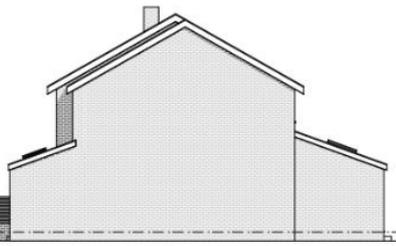
Proposed Front Elevation 1:100



Proposed Front Boundary Elevation 1:100



Proposed Rear Elevation 1:100



Proposed Side Elevation 1:100

**General Notes**

1. Drawings are prepared for the purposes of obtaining Town & Country Planning Permission and Building Regulations approval. They do not constitute a contract.
2. All dimensions are given in millimetres unless otherwise stated.
3. The client is responsible for obtaining all necessary planning and building regulations approvals.
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**Elevation Materials Key**

Material	Ref
Brickwork	1
Render	2
Roof Tiles	3
Roofing	4

1	Brickwork	20/20
2	Render	20/20
3	Roof Tiles	20/20
4	Roofing	20/20

**Client:**  
Gary Phillips

**Project:**  
40 Lund Lane, Barmsey, S71 5PD

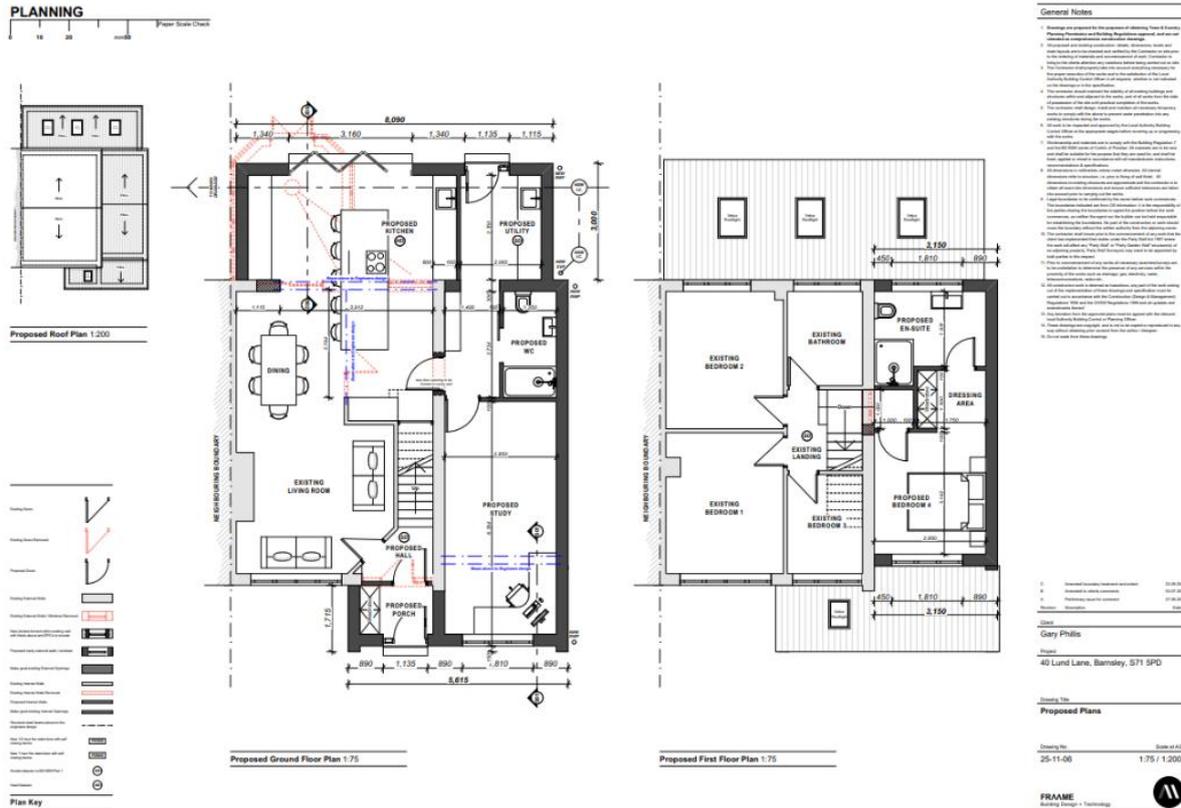
**Drawing Title:**  
Proposed Elevations

**Drawing Date:**  
25-11-07

**Scale:**  
1:100

**FRAME**  
Building Engineering Technology





## Relevant policies

### The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

The following Local Plan policies are relevant in this case:

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy D1: High Quality Design and Place Making.
- Policy GD1: General Development.
- Policy T4: New Development and Transport Safety

### National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local

and neighbourhood plans, and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Section 2 - Achieving sustainable development

Section 4 - Decision making

Section 12 - Achieving well-designed places

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

#### Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPD's in this case are:

- House extensions and other domestic alterations
- Parking
- Walls and Fences

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

#### **Consultations**

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

Highways – No Objection

#### **Planning Assessment**

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

## Principle

The site falls within Urban Fabric where extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties.

### Scale, Design and Impact on the Character

The Supplementary Planning Document for House Extensions states 'all two-storey side extensions should have a pitched roof following the form of the existing roof. To prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling. A setback from the front elevation allows for a vertical break in the roof plane and a lowering of the ridge line. The sideways projection of a two storey side extension should not exceed more than two thirds the width of the original dwelling.

To combat the problems of loss of light, as well as loss of privacy and outlook, the size and projection of rear extensions need to be strictly controlled. Single storey extensions to the rear of terraced houses should not exceed 3.5 metres in projection and where they exceed 3 metres in length the eaves height should not exceed 2.5 metres. On semi-detached dwellings an extension should not project more than 4 metres and again, the eaves height should not exceed 2.5 metres where the extension would project beyond 3 metres.

The front elevation of a building is the most important for its contribution to the street scene. Generally, therefore, such extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene or cause overshadowing to neighbouring dwellings. Large extensions and conservatories are likely to appear particularly intrusive and will not normally be acceptable.'

The proposed side extension would provide a projection sideways of the dwelling by approximately 3.2 metres. This would provide a projection less than two thirds the width of the existing dwelling and therefore complies with the House Extensions SPD. Furthermore, the proposal provides a pitched roof matching the roof style of the existing dwelling. A set back from the front elevation of approximately 0.55 metre has been provided at first floor level along with a set down at the ridge. These details assist in ensuring the proposal remains subordinate to the dwelling. The proposed windows matching the existing fenestration of the dwelling.

The proposed rear extension provides a rearward projection of approximately 3 metres along with an approximate eaves height of 2.4 metres. The proposed size of the rear extension is therefore compliant with the house extensions SPD for single storey rear extensions. A lean to roof form is proposed which is preferred to a flat roof. The proposed bi-fold doors are detailed centrally to the existing property, and the proposed rear door is detailed centrally to the proposed side extension. Three rooflights have been proposed symmetrically to the extension causing no harm to the design of the proposal.

The proposed front extension would have a modest forward projection of approximately 1.7 metres. A lean to roof form has been proposed which allows the proposal to remain in keeping with the existing dwelling. The proposed front door would be located in a similar position to the existing front door, and the proposed front window matches the size and scale of other windows on the frontage and is located in line with the proposed window at first floor level. The proposed rooflight would be located above the front door and is not considered to cause any detriment to the character of the dwelling. The above details therefore allow for

the proposal to remain in keeping with the character of the dwelling and the neighbouring semi-detached dwellings to the west of the site.

The use of matching brickwork to the side and rear elevation assists in ensuring the proposal remains in keeping with the site. The use of render to the front elevation has been detailed to replace the existing stone cladding whilst retaining the brick pillar features of the front elevation. Given the use of a similar colour pallet this render is considered acceptable and helps to retain a similar character to the adjoined property. The retained brick pillars and brickwork detailed to the front elevation of the porch and side extension at ground floor level assists in retaining the character and materials of the original dwelling and surrounding street character.

The Supplementary Planning Document for Walls and Fences states ‘the design, the materials used and the height of the wall or fence should relate to the character of the area in which you live or work. In urban and suburban areas the use of stone, artificial stone and brick walls, good quality timber fencing, iron railings or hedges will usually be appropriate depending on the type and colour of the materials used and the character of the area and the individual property. The use of less appropriate materials such as blockwork, concrete panels, perforated blocks and industrial security fencing will often damage the appearance of a property and the area in which it is located.’

The proposed front wall would have a total height of 1.5 metres. The east of the site provides an existing boundary wall at a substantial height approximately 2 metres. Other properties on Lund Lane also provide front boundary walls at substantial heights similar to or greater than the proposed 1.5 metres. Given other neighbouring properties provide more substantial front wall arrangements and given the adjacent wall to the east is substantially larger than the proposal, the proposed 1.5 metre height would be considered acceptable on this occasion and would not detract from the character of the street scene over any above other front walls on the street. The bottom 0.6 metres of the wall would be constructed from brickwork with the upper 0.9 metres constructed from horizontal railings. The use of brickwork is welcomed and matches the character of the existing dwelling. Although not identical, the proposed railings would be considered acceptable as a modern adaptation of other metal railings at nearby neighbouring properties.

It is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making and as such carries significant weight in favour of the application.

#### Impact on Neighbouring Amenity

The proposed rear extension would be erected to the east of 38 Lund Lane. The proposal provides an approximate eaves height of 2.5 metres and projection of approximately 3 metres. The proposed eaves height is considered minor and would not provide a proposal with significant dominance. The projection of 3 metres is considered modest and would not detrimentally affect any loss of light to the amenity space of 38 Lund Lane. Given the proposal is to the east, any loss of light would be minimal and restricted to morning times. No windows are proposed to the side elevation, preventing any opportunity for overlooking.

The proposed two-storey side extension does not detail any side elevation windows and would not provide any opportunity for overlooking to the east. Neighbouring properties to the east are significantly distanced and separated by substantial boundary treatment, reducing the impact of the proposal. There would therefore not be detrimental levels of dominance from the proposal. Glazing is proposed to the first-floor rear elevation of the side extension to

service an en-suite. This window will be conditioned to be obscured glazing in order to protect the privacy of the applicants and neighbours utilizing rear garden amenity space.

The proposed boundary treatment would be erected to the east of 38 Lund Lane. The proposed 1.5 metre height of the boundary treatment would not be significant enough to cause any loss of outlook or loss of light.

The proposed front extension would be located to the east of the front elevation. This provides a substantial distance to 38 Lund Lane, preventing the proposal from affecting any loss of outlook to 38 Lund Lane. Nevertheless, the use of a lean-to roof form reduces the dominance of the proposal and allows for a lowered roof height at the furthest projection with an approximate eaves height of 2.4 metres. The proposed boundary treatment included on this application would also assist in screening the proposal from 38 Lund Lane.

It is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1 General Development. This carries considerable weight in favour of the application.

### Highways

The proposal would increase the bedroom capacity within the property from three bedrooms to four bedrooms. The site would result in the loss of some parking facility to the east of the dwelling; however the site retains sufficient space for two parking spaces to the front of the dwelling.

The proposal initially involved relocating the front boundary wall to be directly adjacent to the highway. Upon consultation with Highways, it was made apparent the land to the front of the existing wall which the initially proposed wall would have encompassed is classed as adopted highway and would therefore require a stopping up and change of use application in order for the land to be used as residential curtilage. Given the above, the application was amended to the current boundary treatment location, approximately 4.6 metres from the highway.

Given the proposal would now be significantly set back from the highway, the height of the proposed wall would not cause any highway safety issues.

As such, the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety. This carries considerable weight in favour of the application.

### Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and is therefore recommended for approval.

## **RECOMMENDATION: Approve subject to conditions**

### **Justification**

## STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

It has been necessary to make contact with the applicant to inform of the issues regarding the proposed boundary treatment being located on land adopted by highways. Amendments were received, altering the location of the proposed boundary treatment and reducing the height of the boundary treatment. Amendments were also received altering the proposed materials to the front elevation.

**Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.**

### Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

**Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.**

2. The development hereby approved shall be carried out strictly in accordance with the amended plans

Proposed Site Plan DwgNo:25-11-05 Rev:C  
Proposed Plans DwgNo:25-11-06 Rev:C  
Proposed Elevations DwgNo:25-11-07 Rev:D  
20250586 Materials Received 28.10.2025

and specifications as approved unless required by any other conditions in this permission.

**Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.**

3. The first-floor rear elevation window of the proposed side extension to service an ensuite shall at all times be fitted with obscure glass to Pilkington Level 4 obscurity or equivalent and retained as such thereafter.

**Reason: To safeguard the privacy and amenities of the applicant and in the interests of the amenities of local residents and in accordance with Local Plan Policy GD1 General Development.**

4. The access, parking and manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the access, parking and manoeuvring of motor vehicles prior to the development being brought into use, and shall be retained for said purposes at all times. Adequate measures shall be so designed into the proposed vehicular areas to avoid the discharge of surface water from the site on to the highway.

**Reason: To ensure that there are adequate parking facilities to serve the development which are constructed to an acceptable standard; to ensure adequate provision for the disposal of surface water and to prevent mud/debris from being deposited on the public highway and to prevent the migration of**

**loose material on to the public highway to the detriment of road safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.**

5. Any gates shall be hung so as to only open inwards and be permanently retained as such for the lifetime of the development.

**Reason: To ensure the safe and unobstructed use of the adopted highway is maintained in accordance with Local Plan Policy T4 New Development and Transport Safety.**

#### Informatives

- 1) The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

- 2) This permission shall not be construed as granting rights to carry out works on, under or over land not within the ownership, or control, of the applicant.