

Application Reference: 2025/0295

Site Address: 109 Greenside, Staincross, Barnsley, S75 6AX

Introduction: This application seeks full planning permission for the erection of a wrap around side and rear extension.

Relevant Site Characteristics:

The dwelling is a stone-built end terrace, cottage style dwelling with a pitched roof is in what has become, through later development within the area, a backfill plot located between principal stretch of the B6428 Greenside (road) to the east, and Butterson Close to the west. The dwelling's side garden, although effectively a rear garden adjoins a dead-end access road off Greenside leading from between numbers 79 and 91 Greenside. Meanwhile, the dwelling's principal elevation and principal pedestrian access is reached via a pathway intersecting neighbouring dwelling's gardens, leading from another access road off Greenside to the north of the dwelling accessed between numbers 107 and 125 Greenside.

Given the location of the dwelling, it benefits from a substantial sized side garden, which is in essence utilised as a rear garden, and a smaller rear garden is predominately occupied by the current conservatory. Whilst the dwelling is located substantially higher than its side garden, the dwellinghouse itself, currently, does not directly overlook any neighbouring dwelling or gardens from its effective rear elevation. In addition to the conservatory extension, there is a raised, decked platform which provides access to the rear garden and detached garage which is also located in the side garden and does have potential for indirect overlooking of neighbouring dwellings.



Site History

Application	Description	Status (Approved/Refused)
2020/0233	Rear extension to lower ground floor to create open plan kitchen/living/dining area as well as link to current garage to create physio room. Ground floor extension to provide new stairs and lift access from lower ground to ground floor.	Approved
2016/0879	Erection of a side detached garage to dwelling (Retrospective)	Refused
2012/0400	Erection of a detached garage with Granny Flat above.	Refused
2006/1810	Erection of a detached garage with Granny Flat above.	Refused

Note

The works proposed in the approved planning application of 2020/0233 appear not it have been started. The applicant acknowledged in the application form that the current application if approved would supersede the existing planning approval. Additionally, unless evidence could be provided to illustrate a material start on the approved application, during the period it was valid then that permission would have now expired.

Unlike the current proposal, application 2020/0233 included substantial development at the lower ground (garden) level of the dwelling.

Detailed description of Proposed Works

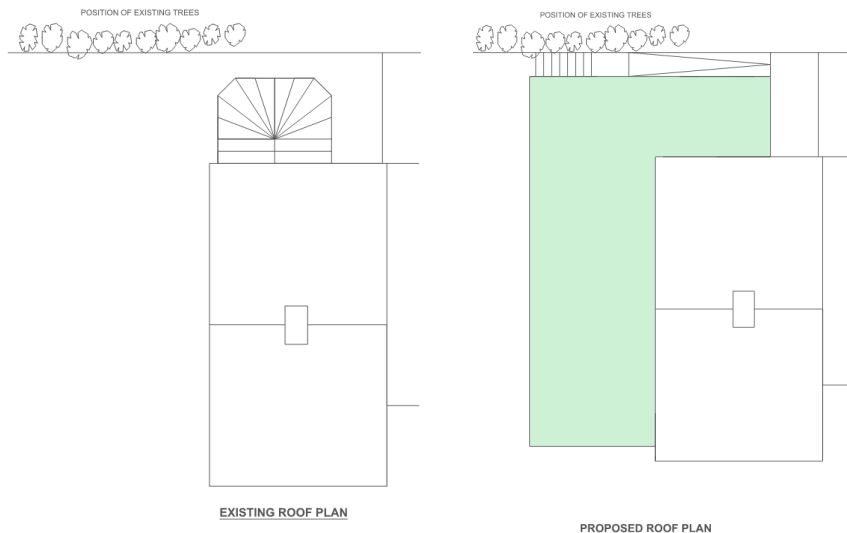
The proposals are for a significant sized extension on the southern side elevation, wrapping around to the western facing rear elevation, replacing the existing conservatory. Due to the dwelling's ground floor being located significantly higher than the level of the side garden, the proposed ground floor extension would be built upon supporting brick columns. The approximate side projection of the new wraparound extension would be 4.72m, with a width of 13.8m, including 3.02m beyond the western rear elevation. The existing and approximate 3.02m rear projection of the conservatory is retained or replicated in the constriction of the new extension, but the overall width increases to 9.05m including the 4.72m of the rear projection.

With the extension being built upon supporting columns, the height is much higher than would be expected for a ground floor flat roofed extension, with the approximate total height to the roof standing at 4.86m but the height from the ground floor level to roof level being 2.91m. In addition to the side projection of 4.72m, there is the addition of a wheelchair lift enclosure which adds an approximate 1.21m to the side projection but only goes from the lower ground (garden) level to ground floor level. As the extension is to be constructed in the location of existing decking and stairway to the garden, new decking with an approximate area of 15 sqm, a

side projection of 2m, a width of 6.78m, and height of 1.9m above the garden level is proposed adjacent to the rear extension.

Existing and Proposed Elevations and Floor Plans





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

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework 2026 sets out the overarching planning framework for England and has replaced the previous version published in December 2024. It has introduced a revised structure comprising national decision-making policies organised by policy code rather than paragraph number in the main body of the guidance. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development and states that in all locations, development proposals that accord

with both an up-to-date development plan and the decision-making policies in the NPPF should be approved without delay.

Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The most relevant sections are:-

Section 3 - Decision making policies

Section 4 - Achieving sustainable development

Section 14- 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 (Adopted March 2024)
- Parking (Adopted November 2019)

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.

No comments were received.

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. 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 scale of the proposal is quite substantial, with the extension close to doubling the current ground floor footprint of the dwelling. The applicant has provided rationale for the proposed increase in size, with the proposal adding additional ground floor bedroom space, living space, and an accessible bathroom for a disabled occupant of the dwelling. Whilst the significant size of the overall curtilage potentially allows for such an extension, the direct impact upon the scale, design and character of the dwelling, along with potential impact on neighbouring dwellings must be considered.

Due to the significant ground level difference between the front and rear elevations of the dwelling, and the side garden, the height of the proposed extension would be much higher than a standard ground floor extension. This is due to the requirement for supporting columns, which would support the proposed extension's approximate side projection of 4.72m and width of 13.8m. As a flat roof is proposed, this would minimise the overall height of the proposal, with the roof height being approximately 4.86m from ground level or 2.91m from the ground floor level of the house. However, the consequential impact of a flat roof, in addition to its height, would it not be in keeping with the design or character of the dwelling, in accordance with paragraph 5.10 of the SPD House Extensions and Other Domestic Alterations (SPD House Extensions), which was adopted in 2019, it is stated that the 'roof, style pitch and detailing should match those of the existing dwelling'

As the proposed extension is also a wraparound style extension further to the measurements above for the side aspect of the extension, the extension also incorporates an integrated rear aspect which replaces and extends the current footprint of the existing conservatory extension. The projection of the rear extension accounts for approximately 3m of the 13.8m width of the side extension, with a width which extending to a total of 9.05m, when the 4.72m of the side projection is included. Together the footprint of the whole side and rear extension is approximately 78 sqm. In contrast, the original ground floor footprint of the dwelling is around 71 sqm, with a further 12 sqm for the existing conservatory extension, which is replaced or incorporated within the proposed extension's footprint.

Whilst there is no definitive limitation to the area of an extension, beyond those which require a certain amount of amenity space to be retained, the most significant aspect of local policy would be found in Local Policy D1 which amongst other requisites, seeks development to 'Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;'. This concept is expressed specifically in relation to householder extensions in the SPD House Extensions and in its general principles highlights in paragraph 2.1 '1. Be of a scale and design which harmonises with the existing building and be subordinate'.

In contrast to no direct limitation on area, to help maintain the design and character of a residential dwellings, the SPD House Extensions further seeks in paragraph 7.4 that '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'. As the

dwelling is an end terrace, this may be more akin to a semi-detached dwelling, where in the same paragraph, the limitations are slightly more generous with the projection extended to 4m, but the eaves height restriction retained. Complementarily to the guidance for rear elevations is paragraph 7.19 which details size limitations for side extensions:

‘The design of a single storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling). In Figure 8.11 both the gabled roof shown on the left hand side and the hipped roof on the right reflect the form and pitch of the main roof. A lean-to roof (not shown) is a more traditional form and could be used as an option against a gable wall to reduce the impact on a neighbouring property.’

Consideration was given to whether the side extension could be considered as a rear extension, and the rear extension considered as a side extension, especially given the context of how the dwelling is used, with the side garden essentially being utilised as a rear garden. However, because of the scale of the proposal, as detailed below, in any configuration the scale of the proposal as a whole would not be considered appropriate but in maintaining the original elevation designations reduces the breach of scale of the side extension, compare to it was considered as a rear extension.

If the side aspect of the wraparound extension was considered as rear extension, the rear projection and the eaves height would both exceed the prescribed allowances of the SPD house extensions, with a rear projection of 4.72m instead of the 3.5m allowable for terraced houses or 4m allowed for semi-detached houses. Equally, the eaves height, whether considered from the ground level or ground floor level, at approximately 4.86m or 2.91m respectively, exceed the suggested 2.5m limit for extensions with a rear projection over 3m. Whilst there is no prescribed eaves height limitation, it is common to follow the guidance of General Permitted Development, where the eaves height should not be higher than the eaves of the original house. Whilst there is no particular concern with the eaves height, the issue of the flat roof remains, where at least a lean-to roof would have been deemed more appropriate and in accordance with SPD house Extensions guidance paragraph 7.19, as detailed below.

‘The design of a single storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling). In Figure 8.11 both the gabled roof shown on the left hand side and the hipped roof on the right reflect the form and pitch of the main roof. A lean-to roof (not shown) is a more traditional form and could be used as an option against a gable wall to reduce the impact on a neighbouring property.’

As noted above, paragraph 7.19 also provides guidance that the projection of a side extension should not be excessive, with an example of no more than two thirds the width of the original dwelling. If this requirement was strictly imposed, the proposed side extension would have been required to be reduced in size from 4.72m at ground floor level to 4.14m, two thirds of the original dwelling’s 6.21m width.

Whilst the rear elevation in isolation, e.g. not part of a much larger wraparound extension may have been acceptable on its own merits, despite featuring a flat roof, it is the combination of

both the side and rear aspects of the whole extension which creates an excessive sized proposal. As such a suggestion of removal of the rear wraparound aspect of the proposal was suggested but ultimately rejected by the applicant.

On this occasion, whilst as much discretion as possible has been given to both the determination of elevations, and more significantly the scale of the proposal, on the basis of need expressed by the applicant, the current proposal would result in an excessively large extension which has a considerable impact on the original scale, design and proportions of the original dwelling, and would exceed the limitations of being a subordinate feature. Therefore, the scale of the proposal would be deemed as having a considerable impact on the scale, design and character of the original dwelling.

In broader terms of design, beyond what has been raised in concern to the scale and subsequent impact to the dwelling, the proposed materials and more intricate design features of the proposal have varying impact. The proposed reconstituted stone, used within the extension would be complementary to the original dwelling. In contrast the proposed windows and glazed doors would be of differing design and proportions to the original dwelling, whilst also not featuring stone cills or lintels. Although the proposed windows are not located on a principal elevation, they still remain publicly visible and would remain of considerable concern. Paragraph 5.19 of The SPD House Extensions states

‘Windows and doors should generally repeat the proportion and style of the existing dwelling, lining through with existing openings and using matching design details. This should also include the heads, sills and other opening surrounds.’

Therefore, with other more significant design principles not met, such as the flat roof, the design and subsequent impact on the design and character of the dwelling would be considered as moderate.

In addition to the proposed extension, an area of raised decking around the extension has been proposed. The decking replaces, albeit now further into the rear garden, current decking which is undoubtedly in need of repair. Whilst the proposed decking does not directly affect what may be considered as an acceptable scale for the proposed extension, it would in isolation remain of a scale and at a location which may normally be considered acceptable, in accordance paragraph 7.31 of the House Extensions SPD. However, because the decking also incorporates the provision of a disabled lift to and from house and parking provision, via the side garden, the proposed decking if reduced in line with a reduction in scale of the proposed extension would likely be considered acceptable despite potentially having a moderate impact on the scale, design and character of the original dwelling.

In seeking a resolution to the issues, particularly the scale of the proposed extension, a second opinion of a senior planner, who also conducted a site visit was undertaken. A similar request for a reduction to the scale of the proposal was provided. As noted, this may have been through the removal of the rear aspect of the extension, although it would remain at the applicant's discretion on how to meet their space requirements whilst acknowledging the requirement for a reduction in scale, and potential design amendments.

On the basis that no amendments would be made to the proposed plans in relation to the most substantial issue of scale, on assessment of the supplied plans, the proposal would be considered as having a considerable impact upon the scale, design and character of the original dwelling. Whilst the design issues would hopefully be resolved within amended plans, and although being considered of less significance than the scale of the proposal, they would not on their own merit, if resolved independently of the issues of scale, reduce the substantial impact on the scale of the proposal. Therefore, on balance, the overall impact of the proposed plans remains as having a considerable impact on the Scale, Design and Character of the Dwelling, the proposals would not be compliant with Local Policies GD1 and D1. Equally this carries considerable weight against a recommendation of approval for the application.

Impact on Neighbouring Amenity

On initial assessment of the proposal, inadvertently, the potential impact on the amenity of neighbouring dwellings was not considered as a notable issue. However as standard procedure features a separate review of an application before decision is made, or in this instance at the request of the applicant, a further full second review including a site visit was undertaken, potential issues of neighbouring amenity were at both stages of review.

Due to the location and level difference of the application dwelling, the side garden, and neighbouring dwellings located to the southeast of the dwelling's side garden, there may be potential impact of overshadowing, particularly caused by the proposed decking in relation to the rear windows and gardens of the dwellings to the southeast.

From the technically ground floor level of the dwelling, although situated on supporting columns at approximately 1.9m above the ground level of the side garden, the proposed windows and glazed doors would not directly overlook neighbouring dwellings to the south, with an approximate 21m to the side elevation of the closest dwelling, or of the dwellings located to the southeast of the dwelling. For the rear elevation, much of the rear extension is at ground floor level, with a small utility window overlooking the southern side garden, and a door and a window on the western elevation. There is a strong boundary between the western elevation of the extension and the front gardens and road potentially overlooked beyond. There are no proposed windows in the northern elevation, close to the boundary with no 107 Greenside. Direct overlooking and subsequent impact on neighbouring amenity from the windows and doors of the proposal would be considered as limited.

As a result of limited direct overlooking from the proposed windows, the issue of the raised decking area arises. Whilst alike to the proposed extension, the decking would not directly overlook the rear gardens or windows of dwellings to the south of the dwelling. Because of the use of the decking, by current or future occupants of the dwelling, especially at such a height disparity to neighbouring dwellings, there is the possibility of both direct and indirect overlooking of gardens and first floor windows of neighbouring to the southeast, when the decked area is in use.

Whilst there have been no objections raised by any neighbouring dwellings to any aspect of the proposal, consideration must give to the amenity of both the existing and potential future occupants of neighbouring dwellings. This is a key point highlighted in Local Plan Policy GD1 where development will be approved if 'There will be no significant adverse effect on the living

conditions and residential amenity of existing and future residents;’ and expanded in specific relation to decking and raised platforms in paragraphs 7.31 and 7.32 of the House Extensions and Other Domestic Extensions SPD:

‘7.31 Decking and raised platforms are commonly used where the rear garden is below the floor area of the dwelling in order to allow improved access to the rear garden and to provide a convenient outdoor amenity area on the same level as the dwelling. Decking and raised platforms are also used in other circumstances but can often give rise to increased overlooking of neighbouring dwellings and particularly their gardens. In view of this, decking and raised platforms will only be allowed where the privacy of neighbouring residents is not detrimentally affected by significantly increased overlooking (e.g. where the decking is located away from the boundary and where there is sufficient permanent screening, such as a high boundary wall or an outbuilding in an adjacent garden). In addition, decking and raised platforms should not have a significantly detrimental impact on visual amenity and for this reason decking will not be allowed where it is prominently located and can be easily viewed from public vantage points.

7.32 In some circumstances, to reduce overlooking, it may be possible to include screening such as fencing with an application for decking or a raised platform but any screening should not result in significant overshadowing or loss of outlook from neighbouring dwellings or have a detrimental impact on visual amenity or the character of the dwelling.’

Based upon the current plans, whilst some discretion may be allowed, as noted in the Scale, Design and Impact on Character section above in relation to the prominent visible nature of the decking, due to its intended use and integral part of an access to the side garden and parking provision, although some small reductions in line with a reduction in scale of the extension may be required; the impact on neighbouring amenity would be required to be considered and resolved.

In accordance with paragraph 7.32 of the House Extensions SPD, on this occasion if amended plans had been put forward to be considered, a request would have been made to incorporate some screening at the south and southern corner of the decking, in order to preserve the neighbouring amenity of dwellings to the southeast of the dwelling. Such measures would not be expected themselves to cause any further detriment to neighbouring amenity.

As assessment can only be made on the supplied plans, in the current form, the proposals would be considered to have a significant impact on neighbouring amenity. Therefore, the proposal would be deemed not to be fully compliant with Local Policy GD1. This would carry moderate weight against approval of the application.

Highways

There are no proposed changes to vehicular access or parking provision at dwelling. With parking requirements already met, there would not be considered to be any impact on Highway Safety.

Planning Balance and Conclusion

In accordance with the provision of Section 4 - Achieving sustainable development of the NPPF (2026), the proposal has been considered in the context of the presumption in favour of sustainable development.

As detailed in the relevant sections above, following a detailed assessment of the proposal in accordance with Local Policy, which on balance has resulted in a recommendation of refusal of the application. This decision would be compliant with Section 14 - Achieving well designed places of the NPPF 2026

RECOMMENDATION: Refuse

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

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.