

Application Reference: 2026/0328

Site Address: 15 Honeywell Grove, Barnsley, S71 1QE

Proposal: Installation of rear dormer window and the erection of a single storey side and rear extension (part retrospective)

Relevant Site Characteristics

The property is a semi-detached dwelling within the Honeywell area. The surrounding area is characterised by predominantly semi-detached properties. Hipped and pitched roofs are commonplace. Red brickwork is predominantly used along with occasional render.

The dwelling is constructed from brown brickwork and features a hipped roof form. The site provides a small front garden and a modest rear garden. An outbuilding has been erected to the rear of the site. A flat roofed extension has been erected to the rear of the site and a flat roofed side extension with a pinched element to the front has been erected to the side of the dwelling. Both these extensions are part of this applications proposal.

Planning History

Reference	Description	Decision
2013/0554	Erection of double detached garage.	Approve with Conditions
2024/0547	Erection of single storey side and rear 'wrap around' extension to dwelling	Approve with Conditions

Detailed description of Proposed Works

Whilst the previous permission 2024/0547 has been implemented, it has not been constructed in accordance with the approved plans. The applicant is now seeking permission to alter the existing hipped roof form to a pitched roof form to allow for the installation of a rear dormer window. The applicant is also seeking permission to erect a single storey wraparound extension to the rear and side of the dwelling.

The proposed hipped roof to pitched roof would project to the side approximately 3.8 metres, creating a gable, side elevation. The roof change would provide an approximate volume increase of 13.2 cubic metres. The proposed rear dormer would provide an approximate volume of 18.4 cubic metres. The roof proposals would therefore provide an approximate total roof volume increase of 31.6 cubic metres. The roof has been proposed to be dressed in matching roof tiles to the existing roof. The proposed dormer would be constructed from grey composite cladding. A Juliet balcony is proposed centrally to the dormer along with two windows.

The proposed side extension has an approximate sideways projection of 2.2 metres and an approximate length of 9 metres. The front elevation of the side extension has a pitched roof element whilst the remainder of the side extension has a flat roof. The front elevation has an approximate eaves' height of 2.5 metres and an approximate roof height of 3.6 metres. The flat roof has an approximate roof height of 3.3 metres. A door is proposed to the front elevation. Windows are located to the side elevation servicing a utility room and a W/C. These windows have been detailed to be obscured glazing.

The rear extension has an approximate rearward projection of 3.6 metres and an approximate width of 7.3 metres. A flat roof is proposed with an approximate roof height of

3.3 metres. Glazing is proposed to the rear elevation with large doors spanning approximately 3.5 metres and located centrally. Elongated windows are located to each side of the doors. Matching materials are detailed to both the side and rear extension.

A/C units are detailed to the rear elevation of the existing dwelling. A door has been detailed at first floor level of the side extension of the existing dwelling, providing access to the roof space. The application description originally detailed the use of the rear extension as a balcony. The applicant has confirmed the purpose of the door is to provide roof access for A/C unit maintenance only. The previous balcony proposal has therefore been removed from the application description.



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

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.

Representations have been made pre and post the removal of the balcony from the description. One representation was received prior to the balcony being removed which consisted of the following concerns:

- The proposal results in a loss of privacy and allows for overlooking into private indoor spaces. The balcony would allow for direct line of site into neighbouring bedroom windows.
- Single storey extension intersects the 45-degree rule of the neighbouring bedroom window.
- The balcony results in a loss of neighbouring outdoor privacy. No attempt has been made to mitigate overlooking and the use of a screen would result in loss of light. The loss of privacy is contrary to the House Extensions SPD.
- The rear extension is at an excessive height. The proposals exceed more than 50% of the garden space. The plans are erroneous.
- The proposed roof change is out of character with the street and is in a prominent position in the street. The proposal would result in an unsymmetrical semi-detached pair which does not maintain the character of the street. The justification for a door to provide A/C maintenance access is unnecessary as this would be achieved through the use of a ladder or the relocation of the units.

A further representation as received which acknowledged the removal of the balcony from the proposal, however, it was pointed out that the applicant had added lighting to the roof of the extension which would suggest the applicants continued intention to use the roof as a balcony. The representation also raised concern that the roof space of the extensions would provide a floorspace of 26 square metres which would allow for a significant area for which gathering of multiple people could occur.

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

Concerns have been raised regarding the height of the rear extension, and the development of over 50% of the rear garden space. Concern was also raised regarding the change of the

streets character through the alteration to a pitched roof from a gable resulting in an unsymmetrical pair of semi-detached dwellings.

The Supplementary Planning Document for House Extensions states 'The design of the dormer window should reflect the character of the area, the surrounding buildings and the age and appearance of the existing building.

To assess whether a dormer on the front or principle elevation will be appropriate, the roofs of the surrounding buildings should be examined. Unless the street is characterised by dormers on the frontage, or these are a feature of the area/street/terrace, dormer windows should be located on the rear or secondary elevations.'

The proposed change from a hipped roof to a pitched roof would provide a significant change to the existing character of the dwelling, however it is acknowledged the roof change and the proposed rear dormer can be installed under permitted development. It would therefore not be prudent to restrict this element of the proposal. Although the adjoining dwelling do currently provide a symmetry, given the site is not located within a conservation, on article 2(3) land or on a site of special scientific interest, the loss of the dwellings' symmetry is not considered to be of any detrimental significance. Additionally, there are dwellings within the street scene and located directly opposite the site which provide pitched roofs as opposed to gables. The proposed pitched roof would therefore not be out of keeping with the character of the street. The proposed dormer is proposed to the rear of the dwelling and would therefore not be impactful on the character of the street scene. Matching materials have been proposed for the pitched roof, which is to the proposals benefit. The proposed dormer window is acknowledged to be constructed from grey cladding. Given the dormer is proposed to the rear, the use of grey cladding is considered acceptable on this occasion and would not be impactful on the character of the street scene.

The Supplementary Planning Document for House Extensions states '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).'

The side extension provides an acceptable sideways projection, less than two thirds the width of the dwelling as outlined within the House Extensions SPD. Although a flat roof is used for the majority of the extension, the use of a pitched roof element to the front, screens much of the flat roof from view and is therefore more in keeping with the character of the street scene. The side extension is set back from the front elevation of the dwelling by approximately 2.1 metres, reducing the impact of the proposal. A door is detailed to the front elevation which is considered to be in keeping with the site.

The Supplementary Planning Document for House Extensions states '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 rear extension provides a rearward projection of approximately 3.6 metres and an approximate height of 3.3 metres. Although the rear extension is acknowledged to exceed what is recommended within the House Extensions SPD, a larger extension could be erected in the same location under permitted development. The rearward projection and height are therefore considered to be acceptable.

The use of a flat roof is not preferred, however given the proposal is to the rear, the flat roof would not be impactful on the street scene. The proposed rear elevation glazing is proposed centrally to the extension and is not considered to be controversial. Matching materials have been detailed to be used to the rear and side extension which allows the proposals to remain in keeping with the character of the dwelling.

The rear extension and garage/outbuilding located to the rear of the site is acknowledged to narrowly exceed more than 50% of the rear garden space by approximately 4%. This is considered to be insignificant and does not impact upon the character or the visual amenity of the site to a detrimental level and would still provide adequate private amenity space to the applicant dwelling.

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 substantial weight in favour of the application.

Impact on Neighbouring Amenity

Concerns have been raised regarding the use of the rear extensions roof space as a balcony or raised platform, resulting in loss of privacy due to direct lines of sight to neighbouring bedroom windows and rear amenity space and intersecting the 45-degree angle of the nearest habitable room.

The proposed roof change from hipped to gable would extend the roof towards the side elevation of 17 Honeywell Grove. The roof change would create a slightly more dominant structure; however, this would not be to the detriment of any neighbouring residential amenity. The roof space would be to the side of the dwelling and not be impactful on habitable rooms. The proposed roof and dormer change could also be installed under permitted development and therefore not require local authority consent. The proposed rear dormer would allow for some overlooking to the rear garden space of neighbours, however the rear windows would not project any closer to neighbouring amenity spaces than the existing rear elevation windows and therefore would not be more impactful. The proposed Juliet balcony is acknowledged; however, a Juliet balcony would not project any closer to neighbour amenity spaces than a standard window and is therefore considered acceptable.

The side extension projects toward 17 Honeywell Grove and would therefore not be overly impactful on loss of light. The space between the two dwellings is already shaded by 15 Honeywell Grove, the proposed side extension does not therefore increase any loss of light. The side extension is also acknowledged to be single storey, minimising the impact of the proposal. Windows have been detailed to the side elevation to service a W/C and a utility room. These windows have been detailed to be obscured glazing and will be conditioned to be so in order to protect the residential amenity of 17 Honeywell Grove.

The rear extension is to the west of 17 Honeywell Grove and to the east of 13 Honeywell Grove. A modest rear single storey extension was previously located to the rear of the dwelling. The new does project further to the rear of the previous extension, however, is not more dominant to a detrimental degree. Given the extension is single storey the 45-degree rule is applied to neighbouring ground floor windows only, the extension could potentially result in loss of light to neighbours in late evenings or early morning, however, since a 2m high boundary fence could be erected between the two properties under permitted development rights, the potential loss caused by the proposal would not be to a significant degree. The extension would not be impactful on first floor windows. A single storey kitchen extension is located to the rear of the adjoining property. The rear extension at the site does

not intersect the 45-degree angle of the rear neighbouring kitchen window and is therefore not considered to have an overbearing impact on neighbouring amenity.

The proposal includes the replacement of the existing side elevation window, servicing a stairway, with an obscured glazed door. It is acknowledged this can be replaced under permitted development; however, it is also noted the door would provide access to the roof space of the side and rear extension. Utilising the roof space of the extensions as a balcony would not be acceptable as it would provide a significant area for which gathering of multiple people could occur. A floorspace of approximately 28 square metres would be created. The roof space would allow occupants much more freedom to move outside of the building and into a prominent, elevated and open position which would undoubtedly increase external activities and usage and allow for direct overlooking to rear neighbouring garden space and habitable rooms. This would therefore detrimentally impact neighbouring residential amenity.

Given this would be a concern, clarification was provided by the applicant that the door would only provide access to the roof space for the maintenance of the A/C units and the roof space would not be used as a balcony or raised platform. The use of the door has also been detailed for A/C maintained use on the proposed plans. Given the door can remain under permitted development, the roof space will be conditioned not to be used as a balcony or raised platform in order to protect the residential amenity of neighbouring properties. Any use of the roof space as amenity space will be open to enforcement action.

Furthermore, given the site has already deviated from previous approved plans and the significant development on the site, the permitted development rights will be conditioned to be removed from the site.

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 significant weight in favour of the application.

Highways

The proposal would not increase the number of bedrooms on site and would not reduce the existing parking facility on site.

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 significant 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 clarify the use of the roof space of the rear and side extension.

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.