

Application Reference: 2026/0371

Site Address: 2 Kensington Road, Old Town, Barnsley, S75 2TX

Proposal: Erection of two storey side extension, single storey rear and side extension and single storey front porch.

Relevant Site Characteristics

The property is a detached dwelling within the Old Town area and lies close to the Huddersfield Road Conservation Area. The surrounding area is characterised by a predominantly large, detached dwellings along with some terraced properties located to the rear of the site. The surrounding properties are constructed from a mixture of stone and brickwork along with some rendered properties and features. Trees are a common feature of the street scene and surrounding area.

The property is a two and a half storey dwelling and features a pitched and gable roof form. A single storey flat roofed extension is located to the rear of the property, and a small lean-to roofed porch is located to the front of the dwelling. The dwelling is constructed from stonework to the front elevation and render to the side and rear elevations. The site features a large side and rear garden which is home to various trees and a detached garage accessed via a driveway within the side garden. The front of the side garden located nearest the highway is home to two large trees which upon site inspection have been pollarded.

Detailed description of Proposed Works

Permission is sought for a proposed two storey side extension which would have an approximate sideways projection of 5 metres and an approximate length of 10 metres. A pitched roof form is proposed with an approximate eaves' height of 6.3 metres and an approximate ridge height of 10 metres to match existing.

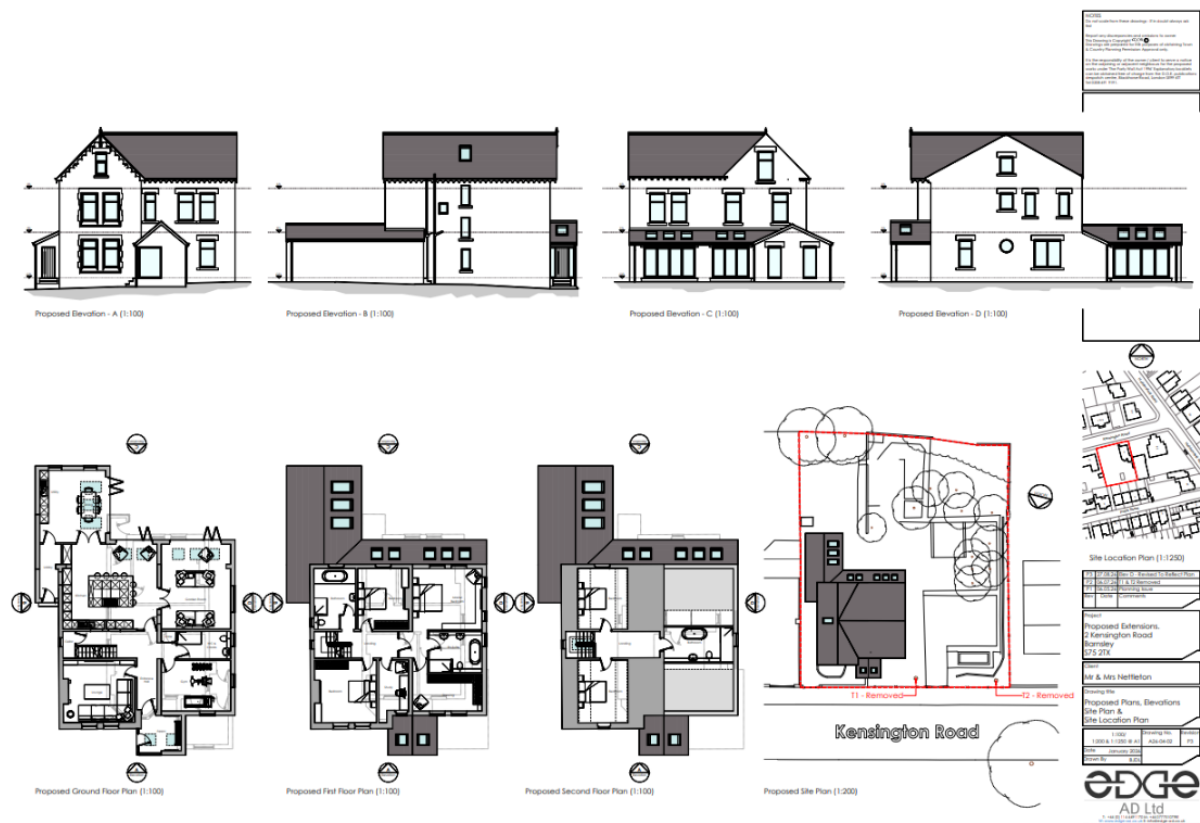
An L shaped rear and side extension projecting approximately 1.6m northwards would extend along the whole of the rear existing extension and the new storey side extension, with the L shape of 5m width replacing the existing side extension, it would project to a total of 6.6m from the western part of the rear elevation of the existing dwelling and would also form a modest side extension extending approximately 1.6m wide on the west elevation.

A lean to and gable roof form is proposed. The lean-to part of the rear extension would have an approximate eaves height of 2.5 metres and an approximate roof height of 3.5 metres. The gable part of the rear extension would have an approximate eaves height of 2.7 metres and an approximate ridge height of 3.9 metres.

The proposed front porch extension would have an approximate forward projection of 2.7 metres and an approximate width of 3.3 metres. A gable roof form is proposed with an approximate eaves' height of 2.8 metres and an approximate ridge height of 4.5 metres.

Various glazing elements are proposed to the front elevation with a large window detailed to the front of the proposed porch and windows to the ground and first floor servicing a gym and dressing room. Glazing is proposed to the side elevation of the two-storey side extension servicing the gym, W/C and Garden Room and ground floor level, the master bedroom and en-suite at first floor level and a bathroom at second floor level. Bi-fold doors are detailed at ground floor level to service the rear extensions, and two elongated windows are detailed to the rear elevation of the gable rear extension. Numerous rooflights have been detailed to the roof planes of the front, porch extension, the rear single storey extensions and the existing east facing roof plane of the dwelling.

Matching stone and render materials are detailed throughout.



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 August 2026, the UK Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times,

providing the overarching planning framework for England. The NPPF 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. The revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

The revised NPPF establishes national decision-making policies (NDMP). Central to the NPPF is a presumption in favour of sustainable development (NDMP S3) and plans and decisions should apply this NDMP. There are three overarching objectives to sustainable development: an economic, social and environmental objective which are mutually dependent.

The following NPPF sections and NDMPs are relevant in this case:

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
- Parking

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

Other Guidance

South Yorkshire Residential Design Guide

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.

One representation has been received raising concern regarding the removal of the two lime trees resulting in a loss of wildlife habitat and a loss of significant visual amenity due to their contribution to the distinctive character of the area.

Conservation Officer – No Objection subject to suggested conditions.

Tree Officer – No Objection subject to suggested conditions.

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.

In addition to the set-back from the front, where practicable, a side extension should also be set in by one metre from the side boundary with an adjacent property, to further avoid the terracing effect. This also gives the benefit of external access to the rear of the property.

The sideways projection of a two storey side extension should not exceed more than two thirds the width of the original dwelling. Where located on a corner plot the sideways projection should not exceed more than half the width of the gap between the side elevation of the original dwellings and the side boundary (unless the gap exceeded more than two thirds the width of the original dwelling).'

The existing dwelling has unusual proportions having a narrow and tall appearance with high eaves within a large plot. The proposed side extension is noted to provide a projection greater than two thirds the width of the existing dwelling by approximately 0.5 metres. In addition, there is no set back or step down proposed. However, in this case, the width of the sideways extension and the omission of the set down/step back allows a simple roof design results in a dwelling of more balanced proportions than existing, which when considered together with the substantial size of the plot and side garden, is considered acceptable when viewed from the streetscene. A significant gap is retained between the side elevation of the proposal and the nearest neighbouring property resulting in no possibility for a terraced effect.

The proposed eaves and roof height is considered acceptable and matches the existing dwelling. Although the proposed extension would not be designed to be subordinate to the existing dwelling, the scheme would create a dwelling which continues to be a large standalone dwelling on a street characterised by other large standalone dwellings and therefore would not stand out as an incongruous property or detract from the character of the area.

The proposed glazing is of a similar fenestration to the existing glazing on the dwelling and provides similar cills and lintel details, allowing the existing character of the dwelling to be retained.

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. Extensions to the rear of detached houses will be considered on their design merits and where no adjacent properties are affected.'

The proposed lean-to single storey rear extension would provide a modest rearward projection of 1.6 which is considered minor considering the scale of the proposal and existing dwelling. The use of a lean-to roof form is welcomed and in keeping with the character of the dwelling.

The proposed gable single storey rear and side extension would provide a significant rearward projection of 6.6 metres. However, given the extension would extend towards the rear of an existing 3 metre extension, the visual impact of the extension is reduced to a proposal which would extend approximately 3.6 metres. It is also acknowledged a larger extension could be erected in a similar location under a Prior Approval for a Larger Homes Extension. It would therefore not be prudent to restrict the projection of the proposed extension. The use of a gable roof form is welcomed as it is in keeping with the character of the dwelling and is an improvement on the existing flat roofed rear and side extension. The single storey extension glazing is substantial, however provides a modern design which allows for improved lighting and an open plan design.

The Supplementary Planning Document for House Extensions states '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.

Extensions at the front of individually-designed, detached houses, which are set back from the highway or set on staggered building lines, may, in certain circumstances, be acceptable. However, the extension must complement the original house and not adversely affect any adjacent property or the street scene.

Porches which fulfil their traditional function of providing shelter for the front door are normally acceptable as long as they respect the design and external finishes of the original dwelling.'

The proposed front, porch extension would provide a moderate forward projection of approximately 2.7 metres on the west of the front elevation and 1.8 metres on the east of the front elevation. Given a porch is existing, the proposed extension would only extend further forward by approximately 0.4 metres which is considered an insignificant addition. The proposal would provide an improved roof design over the current porch extension which resembles a small conservatory and is contrary to the current House Extensions SPD.

The proposed glazing to the front elevation is considered significant, however goes some way to replicate the original door of the dwelling. The proposed door is in the same location as the current door and features a more modern, glazed design which is considered an acceptable modern feature.

Although not within the conservation area, given the sites' close proximity to the Huddersfield Road Conservation Area, the use of matching stone and render materials is

welcomed and allows the proposal to remain in keeping with the character of the dwelling and the conservation area.

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

Although a significant projection, the proposed side extension would retain approximately 14 metres to the western boundary and approximately 16 metres to 12 Kensington Road, preventing any opportunity for overshadowing or overdominance. Considering the distances are to neighbouring side elevation windows are significant and screened by boundary treatment in the form of vegetation and fences, the proposed side elevation windows would not allow for significant overlooking to the detriment of neighbouring residential amenity.

The proposed ground floor W/C window, first floor en-suite window and second floor bathroom window shall be conditioned to be obscured glazing in order to protect the privacy of the applicant, neighbours to the west and members of the public.

The proposed rear extensions are single storey and although a significant rearward projection is proposed for the gable rear extension, an approximate distance of 14 metres is retained to the rear neighbouring boundary. The rear extension is single storey and provides little opportunity for overlooking or over dominance. Given the proposals are to the north, there would be little to no opportunity for loss of light to be an issue. The site is also screened to the rear by vegetation and boundary treatment, reducing the impact of the proposal.

The proposed rear extension is completely screened to the east by boundary treatment in the form of a tall bell-shaped wall and an existing neighbouring outbuilding.

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 the site or reduce the existing parking facility located to the west of the dwelling.

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.

Trees

Concerns have been raised regarding the proposed removal of two trees to the west of the dwelling, resulting in a loss of wildlife habitat and a loss of significant visual amenity due to their contribution to the distinctive character of the area.

Although the removal of the trees is acknowledged not to benefit the visual amenity of the site, given the trees are not protected by a Tree Preservation Order or within a conservation area, the removal of the trees cannot be controlled by the local authority. Additionally, the Tree Officer has confirmed, given the trees have already been significantly pruned and pollarded, they currently hold little value to the street scene and if left would not re-grow effectively. It would therefore not be prudent to restrict the proposal due to the removal of the

trees. However, a condition requiring replacement trees shall be included to ensure the existing character of the area is retained.

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

Clarification was sought as to whether the applicant intended to replace the removed trees. It was confirmed the applicant would be redesigning the garden once the proposed extensions were complete. An amendment was requested and provided on the 27th August 2026 to include the second-floor bathroom window on the proposed side elevations.

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.