

**Application Reference:** 2025/0268

**Location:** 2 The Ridings, Monk Bretton, Barnsley, S71 1EZ.

## Introduction

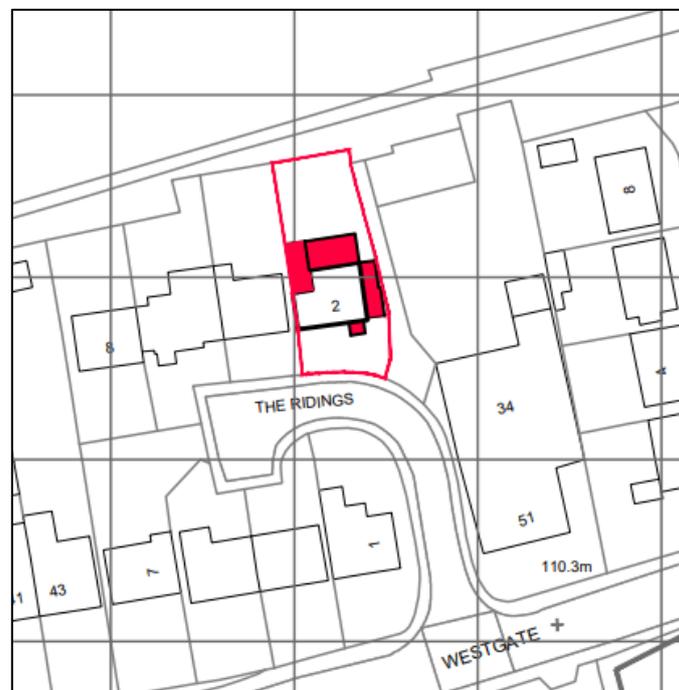
This application is being brought before members as the applicant is a Council employee.

This application seeks planning permission for the erection of two-storey rear and side extensions, the erection of a single storey rear extension to an existing attached garage, the erection of a porch extension to the front, internal alterations and a re-roof.

## Relevant Site Characteristics

This application relates to a modest plot located to the north of Westgate, and on the north side of a residential cul-de-sac (The Ridings) adjacent to a public footpath to the east with Monk Bretton Park to the north. A commercial garage site is located to the east. The cul-de-sac is characterised by two-storey detached dwellings of a similar scale and appearance. The topography of the area is relatively flat, although the park is set significantly below the domestic garden levels.

The property in question is a two-storey stone-fronted detached dwelling with a concrete tiled gable pitched roof and render to its side and rear elevations. The property benefits from an existing single storey side attached garage with a flat roof on its west elevation. It is fronted by a mix of hard standing and soft landscaping bounded by a low stone wall. Timber fencing forms the east boundary treatment and encloses a modest sized garden to the rear.



## Site History

There is no planning history associated with the development site.

## Detailed Description of Proposed Works

This application seeks planning permission for the erection of two-storey rear and side extensions, the erection of a single storey rear extension to an existing attached garage, the erection of a porch extension to the front, internal alterations and a re-roof.

The proposed front porch extension would measure approximately 1.8 metres (L) x 2 metres (W) x 3.1 metres (H) and would adopt a gable pitched roof and would be constructed of closely matching external materials, including stonework and brown concrete interlocking roof tiles.

An existing bay window located on the front elevation would be replaced with a new window.

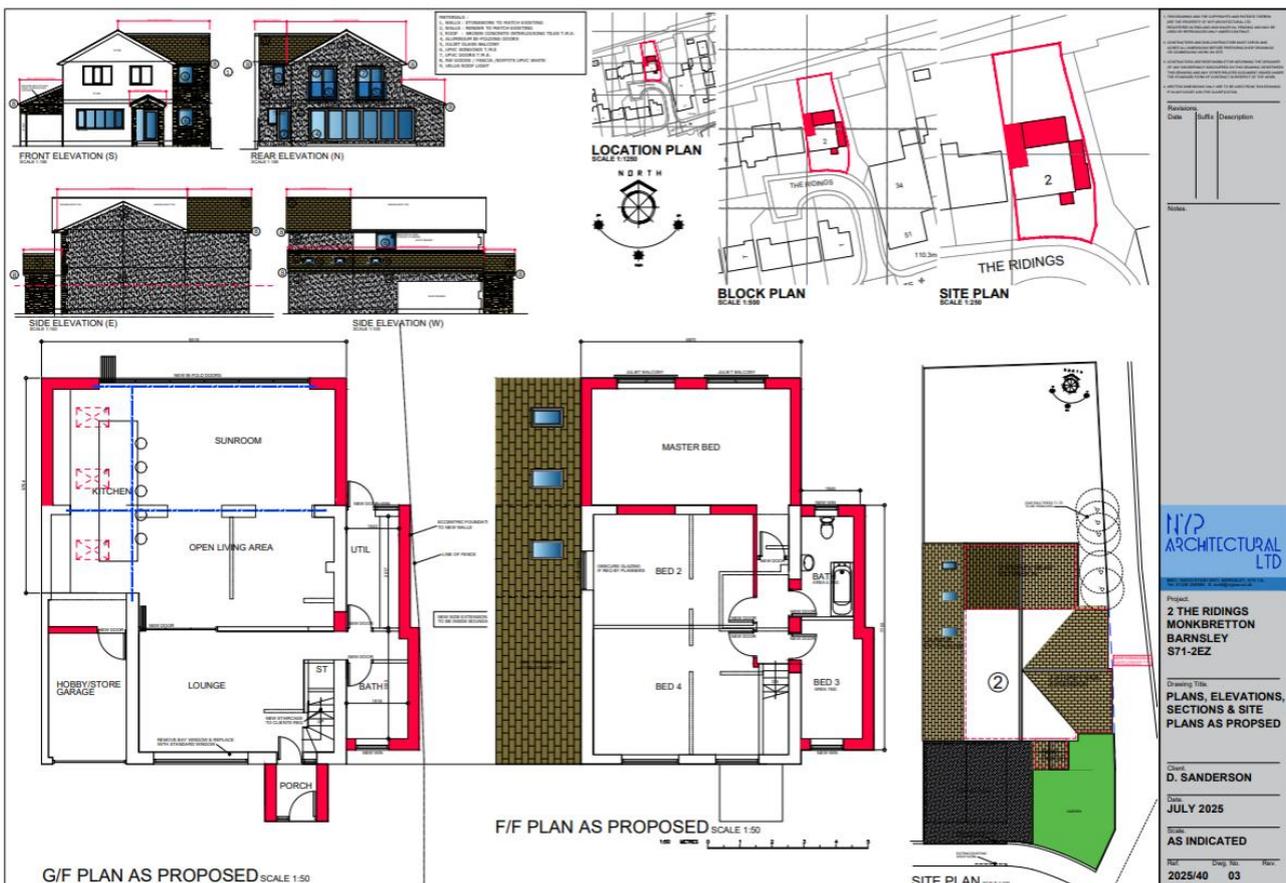
A new lean to roof would be erected above the existing side attached garage which would have an approximate eaves and ridge height of 2.6 metres and 3.9 metres respectively. The new roof would be constructed of closely matching external materials, including stonework and roof tiles.

The proposed single storey side and rear extension to the existing attached garage would measure approximately 2.5 metres (W) x 6.8 metres (L) x 3.9 metres (H) and would be constructed of closely matching external materials, including stonework and brown concrete interlocking roof tiles.

A new first floor window would be installed on the west side elevation of the original dwelling.

The proposed two-storey rear extension would measure approximately 4 metres (L) x 7 metres (W) x 7.3 metres (H) and would be finished in render to match the existing. Two first-floor Juliet balconies would be features on the rear elevation of the extension.

The proposed two-storey side extension would measure approximately 7.7 metres (L) x 2.3 metres (W) x 7.1 metres (H) and would be finished in render to the side and rear and stonework to the front and would use brown concrete interlocking roof tiles.



## Relevant Policies

### The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. The following Local Plan policies are relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy GD1: General Development.*
- *Policy POLL1: Pollution Control and Protection.*
- *Policy D1: High quality design and place making.*
- *Policy T4: New Development and Transport Safety.*
- *Policy GS2: Green Ways and Public Rights of Way.*
- *Policy BIO1: Biodiversity and Geodiversity.*

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

In December 2024, the 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.

Central to the NPPF is a presumption in favour of sustainable development (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *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 this guidance 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 following SPDs are relevant in this case:

- *House extensions and other domestic alterations (Adopted March 2024).*
- *Trees and Hedgerows (Adopted May 2019).*

- *Parking (Adopted November 2019).*

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

## **Consultations**

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

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website. A site notice was also posted nearby, expiring 17<sup>th</sup> May 2025. No representations were received.

Forestry Officer	<i>No objection.</i>
Highways Development Control	<i>No objection subject to condition(s).</i>
Public Rights of Way	<i>Comments.</i>

## **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 unless the NPPF establishes a specific weight:

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

### Principle of Development

Extensions and alterations to a dwelling are acceptable in principle if the development would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

### Impact on Neighbouring Amenity

It is not considered that the proposal would contribute to significant overshadowing, overlooking and loss of privacy, or reduced outlook impacts which may otherwise adversely affect the amenity of the occupants of the application and neighbouring properties.

The proposed front porch extension would adopt a modest scale and would be positioned away from adjacent party boundaries, and the proposed two-storey side extension would be located on the east elevation of the application dwelling where any potential overshadowing would likely be limited to the application curtilage or adjacent public footpath. The proposed rear extensions could contribute to some overshadowing. However, the development would be located to the east of the rear curtilage of 4 The Ridings and therefore, any potential impact would likely be limited to the early morning and not at peak times for use of a rear garden. Moreover, the proposed two-storey rear extension would comply with the 45-degree rule, and while the single storey rear extension would exceed this rule by approximately 0.9 metres, it is not considered that the proposal would be detrimental to the amenity of neighbouring occupants given existing boundary treatments in this location and that the extension would adopt a restrained roof height with the shorter eaves height closest to the boundary fence.

The first-floor rear-facing windows of the proposed two-storey side and rear extension would achieve a sufficient separation distance to the rear boundary with no dwellings beyond. Moreover, an existing separation distance between the application dwelling and 1 The Ridings would be maintained to the south. A new first floor window would be installed on the west elevation of the existing dwelling facing first-floor windows on the side elevation of 4 The Ridings. While some loss of privacy could occur as a result, any potential impact is not considered to be detrimental given the proposed window would serve a bedroom that is unlikely to be in constant use throughout the day. The existing windows to the neighbouring property are likely to serve a similar purpose and, in any case, the LPA only seeks to protect principal habitable room windows located on the front and rear elevations of neighbouring properties. The occupants of the application dwelling could also experience reduced outlook due to the proximity of the window to the neighbouring property. However, the main purpose of the window is understood to be as a means of fire escape and access to natural light. The application occupants would also have reasonable access to outlook throughout the remainder of the scheme. As such, it is not considered that the proposal would be detrimental to amenity.

Neighbouring properties were notified of the application and no objections were received.

There could be some potential disturbance and disruption because of construction works, and whilst any potential impact is anticipated to be temporary, should the application be approved, a condition could be used to control construction hours should planning permission be granted.

Considering the above, this is considered to weigh significantly in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policies GD1: General Development and POLL1: Pollution Control and Protections and is considered acceptable regarding residential amenity.*

#### Scale, Design and Impact on Character

During the application process, the proposal was amended to address concerns regarding potential overdevelopment and domineering appearance in respect of visual amenity.

The proposed front porch extension has separated and markedly reduced in scale lending to a more modest, subservient and sympathetic appearance. The proposed porch would adopt a gable pitched roof and would be constructed of closely matching external materials. It would also maintain the front door on the principal elevation in accordance with the Council's adopted design guidance.

The proposed two-storey side extension has adopted a reduced width and is set further below the ridge of the existing roof lending to a more subservient and sympathetic appearance. The proposed extension would not adopt an excessive sideways projection of more than two thirds the width of the original dwelling and would adopt a pitched roof and be constructed of closely matching materials in accordance with the Council's adopted design guidance. The extension would also be set back from the principal elevation.

The proposed two-storey rear extension would adopt a sympathetic form and features comprising a gable pitched roof maintaining the height of the existing roof and matching render.

The proposed single storey extension to the rear of an existing side attached garage would adopt a sympathetic form and features comprising a new lean-to roof to replace an existing flat roof and the use of closely matching external materials. This would markedly improve the appearance of the side attached garage when viewed from the street scene of The Ridings.

Overall, the proposed amended scheme is greatly improved. It would appear much more subservient and sympathetic to and would enable the character of the existing dwelling to remain legible.

Considering the above, this is considered to weigh significantly in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and is considered acceptable regarding visual amenity.*

#### Impact on Highways and Public Rights of Way

The development site is served by an existing attached garage and driveway to the west within the site and vehicular access is off The Ridings. A Public Right of Way footpath runs parallel to the east of the development site.

During the application process, concerns were raised from Public Rights of Way (PROW) regarding potential encroachment onto the public footpath. Consequently, the proposal was amended with the width of the proposed two-storey side extension on the east elevation being reduced to avoid this. A re-consultation exercise was undertaken, and PROW raised concerns regarding the proximity of the extension to and the potential for drainage run-off onto the adjacent public footpath, and whether the public footpath would need to be temporarily closed during works.

Whilst all concerns raised are acknowledged, encroachment is not a material planning consideration and would be a civil matter. The amended scheme does show that the width of the eastern extension has been reduced as not to encroach onto the adjacent public footpath. Moreover, drainage details are a matter for future regulatory stages (Building Control) and not normally required to be submitted as part of a householder application. Nevertheless, should this application be approved, a condition could be used to ensure drainage water run-off from the extension is directed within the development site. Additionally, whilst it has not been confirmed whether the adjacent public footpath would need to be temporarily closed during works, an informative is normally included advising the applicant of arranging such a closure by giving adequate notice and details to PROW. Should this application be approved, it would be subject to this informative.

Highways Development Control were consulted, and it was noted that the proposal would increase the number of bedrooms of the application dwelling from three to four. As such, it is required that at least two off-street parking spaces be maintained within the application curtilage or additional spaces created to provide two off-street spaces.

The proposed development includes the widening of the existing dropped kerb and the enlargement of the existing driveway to provide an additional off-street parking space. Part of the stone boundary wall to the front would be removed to accommodate this. As the proposal would achieve the required off-street parking provision, Highways Development Control raised no objections.

Considering the above, this is considered to weigh moderately in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and Local Plan Policy GS2: Green Ways and Public Rights of Way and is considered acceptable regarding highway safety.*

#### Impact on Trees

A group of conifers have recently been removed from the east site boundary, and a protected mature tree specimen is located to the north-east corner within the neighbouring curtilage of 4 The Ridings. As such, this application is supported by a Tree Survey and Arboricultural Impact Assessment.

The Council's Forestry Officer was also consulted and following a review of the submitted information and a site visit undertaken on 26<sup>th</sup> September 2025, it was confirmed that there were no objections subject to protective barrier details being submitted and installed in the locations identified within the arboricultural information already provided prior to any further work being undertaken on site.

The applicant submitted photographs showing protective barriers in situ and an additional document outlining tree protection measures. The Council's Forestry Officer was consulted, and no objections were raised. It was confirmed that there was no longer a requirement to secure protection measures by condition.

Considering the above, this is considered to weigh moderately in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policy BIO1: Biodiversity and Geodiversity and is considered acceptable.*

### Planning Balance and Conclusion

In accordance with the provisions of paragraph 11 of the NPPF(2024), the proposal is considered in the context of the presumption in favour of sustainable development and therefore, for the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant local and national planning policies and guidance and planning permission should be granted subject to necessary conditions.

**RECOMMENDATION: Approve subject to conditions.**

### **Justification**

#### **Statement of compliance with Article 35 of the Town and Country Development Management Procedure Order 2015.**

In dealing with the application, the local planning authority (LPA) has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Arboricultural details.
- Amendments to the scheme to avoid overdevelopment and a domineering appearance.

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 representations, 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:

2025/40 03 Proposed Plans and Elevations received 15<sup>th</sup> July 2025.

Arboricultural Impact Assessment, Ref 250802 AIA, produced by James Royston

Arboricultural Consultant, dated and received 8<sup>th</sup> September 2025.

Tree Protection Measures Ref. 2025-40-TP01 Rev. A received 8<sup>th</sup> October 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 and in accordance with Local Plan Policy D1 High Quality Design and Place Making.**

3. The external materials shall match those used in the existing building and specified by the approved documents listed above. The stone shall match the existing in terms of style of coursing, colour, general grain size, and type of face dressing.

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

4. Prior to the development being brought into use, the proposed driveway shall be hard surfaced and drained in such a manner to avoid the discharge of surface water from the site onto the highway.

**Reason: 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 in accordance with Local Plan Policy T4 New Development and Transport Safety.**

5. No part of the development hereby permitted shall cause surface water runoff from the site to discharge or flow onto the adjacent public right of way.

**Reason: To protect and ensure the continued safe use of the existing public right of way in accordance with Local Plan Policy GS2 Green Ways and Public Rights of Way.**

6. Construction or demolition-related activity shall only take place between the hours of 08:00 to 18:00 Monday to Friday and 09:00 to 14:00 on Saturdays and at no time on Sundays or Bank Holidays.

**Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1 Pollution Control and Protection.**

## Informative(s):

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. If future works are required to any trees protected by a Tree Preservation Order (TPO), the applicant is advised that a separate TPO application will need to be submitted to the local planning authority (LPA) for consideration.
3. If you damage or destroy a protected tree on purpose, you could be liable for fines of up to £20,000 via the Magistrates Court. You could also be liable for unlimited fines via the Crown Court. If you cause or permit such work to be undertaken, you could also be fined.

If you know someone is pruning or felling a protected tree without permission, [contact us online](#) to report this or call 01226 773555.

4. The development hereby approved includes the creation of/carrying out of alterations to vehicular access(es). You are advised that before undertaking work on the adopted highway you will require a Section 184 licence from the Highway Authority. The works shall be to the specification and constructed to the satisfaction of the Highway Authority. Fees are payable for the approval of the highway details, and inspection of the works. Further information and an application form are available on the BMBC website at <https://www.barnsley.gov.uk/services/roads-travel-and-parking/parking/dropped-kerbs/> or please contact at email [Streetworks@barnsley.gov.uk](mailto:Streetworks@barnsley.gov.uk) or call to 01226 773555.
5. It is recommended that measures are taken to prevent a nuisance/ or effect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke or dust. No waste should be burnt. If a statutory nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore, recommended that you give serious consideration to the steps that may be required to prevent a noise, dust or smoke nuisance from being created.
6. A public right of way (Footpath 85) runs adjacent to the east of the proposed development site. Safe public access on the right of way should remain open and available at all times, with no obstruction of or encroachment onto the width of the path and no building debris, storage of materials or parked vehicles limiting access at any time. Appropriate measures should be taken to protect the public, including fencing if necessary. If safe public access is not possible at any time, then a temporary closure should be arranged, providing at least 4 weeks' notice and details of how public access will be managed. For further information contact [publicrightsofway@barnsley.gov.uk](mailto:publicrightsofway@barnsley.gov.uk).