

Application Reference: 2025/0555

Location: 10 Flax Lea, Worsbrough, Barnsley, S70 5PZ.

Introduction

This application seeks planning permission for a loft conversion facilitated by front and rear dormer windows, and alterations to an existing rear extension.

Relevant Site Characteristics

This application relates to a modest-sized plot located on the west side of the end of Flax Lea – a residential cul-de-sac characterised by detached and semi-detached bungalows of a similar scale and appearance. Many properties benefit from existing flat roofed dormer windows to the front and rear which vary in scale and appearance. The topography of the area falls east-to-west.

The application property is a semi-detached bungalow constructed of pale brickwork with a pitched concrete tiled roof. There is a small chimney located centrally within the front roof plane. The property is fronted by soft landscaping and a driveway that runs along the side to serve an existing detached garage. Due to existing topography levels, the property is elevated from the road level and set below 11 Flax Lea. The rear garden steps upwards towards the north-west corner of the development site. Existing boundary treatments comprise hedges and low timber fencing.



Site History

There is no planning history associated with the development site.

Detailed Description of Proposed Works

This application seeks planning permission for a loft conversion facilitated by front and rear dormer windows, and alterations to an existing rear extension.

The proposed dormer windows would adopt gable pitched roofs and would be constructed of closely matching tiles. One would be installed on the front roof plane and two would be installed on the rear

roof plane. All dormers would be equal in size measuring approximately 3.9 metres (L) x 2.7 metres (W) x 2.2 metres (H),

The proposed alterations to the existing extension include the replacement of a window with doors and the erection of a gable pitched roof with an eaves and ridge height of approximately 2.6 metres and 3.8 metres respectively. Closely matching external materials would be used.

During the application process, the proposal was amended to set the dormer windows below the existing ridge.



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 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 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).*
- *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. No representations have been received.

No statutory or non-statutory consultees were consulted on this application.

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 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.

Scale, Design and Impact on Character

The House extensions and other domestic alterations SPD establishes specific design guidance for proposals for dormer windows. It states that the design should reflect the character of the area, the surrounding buildings and the age and appearance of the existing building, and to determine whether a dormer window on the front or principal elevation would be appropriate, the roofs of the surrounding buildings should be examined. Unless the street scene is characterised by dormers on the frontage, or these are a feature of the surrounding area/street/terrace, dormer windows should be located on the rear or secondary elevations. Dormer windows should be set within the roof plane and not built off external walls. Dormer windows should also be set below the ridge, set back from the eaves and set away from party walls with adjacent properties.

In this instance, existing flat roofed dormer windows of varying scale and appearance are present in the street scene to the front and rear of neighbouring properties and therefore, the proposed dormer windows would be in-keeping with the local character. The proposed dormer windows would be set within the roof plane, set back from the eaves, set below the existing ridge and set away from party walls with adjacent properties, and would adopt gable pitched roofs and be constructed of matching tiles. The proposed dormer windows would not appear as overtly dominant and prominent features.

The proposed alterations to the existing rear extension would be minor in nature and would result in an improved appearance compared with the existing flat roof design.

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 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. Existing separation distances to the front would be maintained and an acceptable distance to neighbouring habitable rooms windows opposite

would be achieved. Existing separation distances to the rear would also be maintained, and although there could be some overlooking of neighbouring curtilages, particularly 9 Flax Lea and 64 Kingwell Road, any potential additional impact would unlikely materially increase the existing degree of impact created by existing topography levels and low boundary treatments. 64 Kingwell Road also benefits from a substantial plot where any potential impact would likely have a minimal effect on neighbouring amenity. Dormer windows to the rear could also be implemented as permitted development.

The proposed minor alterations to the existing rear extension would not significantly alter its size or materially increase any potential existing impact of neighbouring amenity.

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 GD1: General Development and is considered acceptable regarding residential amenity.

Impact on Highways

The proposed development is not considered to be prejudicial to highway safety as existing off-street parking arrangements for at least two vehicles would be maintained, in accordance with the Parking SPD.

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

The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.

Planning Balance and Conclusion

In accordance with the provision 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 has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- *Set the dormer windows below the existing ridge.*

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:

Site Plans MDW001 001

Proposed Elevations MDW001 003 Rev. A received 12th August 2025.

Proposed Plans MDW001 004

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.

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.

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. The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at: Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be

required. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK