

Application Reference: 2026/0110

Site Address: 20 Ashley Croft, Royston, Barnsley, S71 4SH

Introduction: Erection of side two storey and front single storey extensions to dwelling

Relevant Site Characteristics

The property is a detached dwelling within the Royston area. The dwelling is constructed from brown buff brickwork and has a gable roof form. A driveway is located to the east of the dwelling providing vehicular access to a garage/outbuilding located in the rear garden. Substantial trees and bushes are located to the rear of the site. A modest front and side garden is provided. Summer Lane is located to the west of the site, screened by a fence.

The surrounding area is characterised by a mixture of detached and semi-detached dwellings and detached bungalows constructed from similar materials to the site.

Planning History

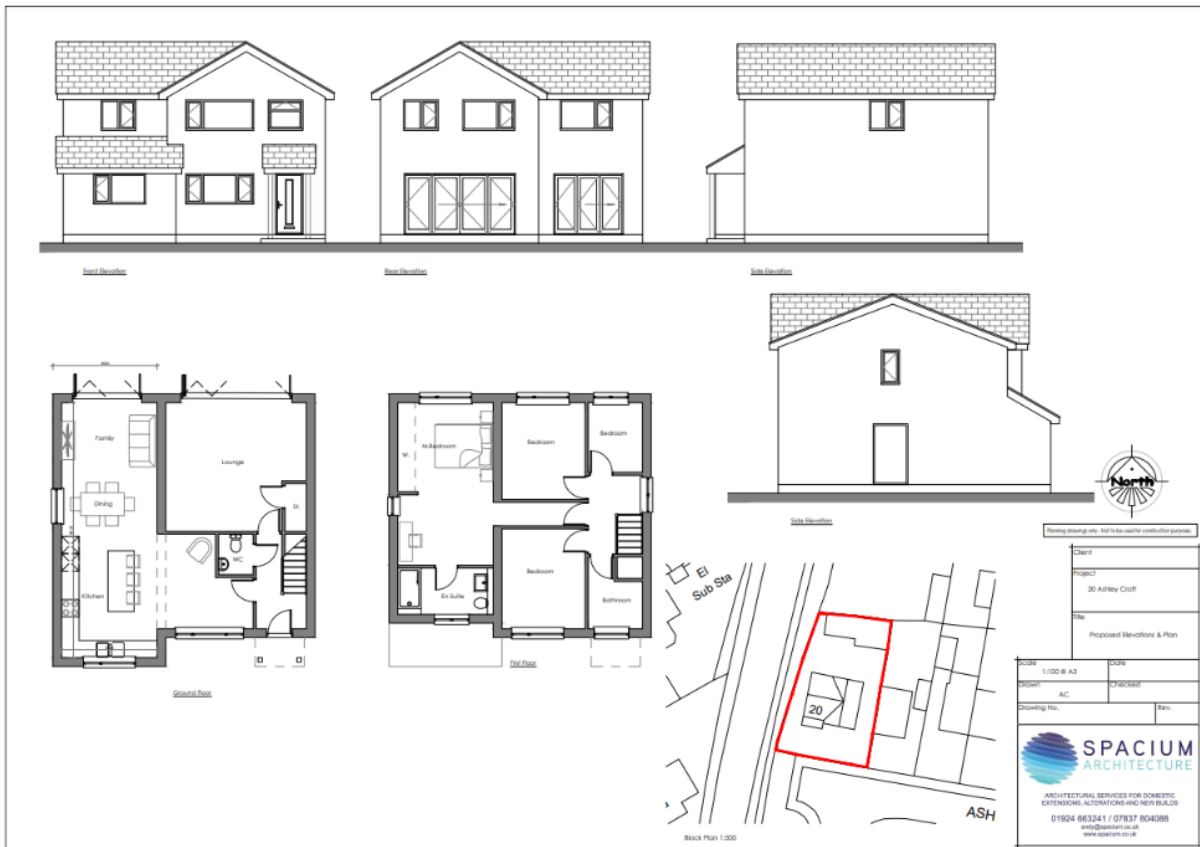
Reference	Description	Decision
B/74/0488/RO	Amendment to approved house types	Historic
2019/1052	Erection of detached garage and outbuilding	Approve with Conditions
2025/0702	Change of use of existing out building to Hair Salon	Approve with Conditions

Detailed description of Proposed Works

The applicant is seeking permission to erect a two-storey side extension. The extension would have an approximate sideward projection of 3.6 metres and an approximate length at ground floor of 9.4 metres and an approximate length at first floor of 7.9 metres. A pitched roof form is detailed with an approximate eaves' height of 4.9 metres and an approximate ridge height of 6.9 metres. The extension projects forward of the existing front elevation at ground floor level by approximately 0.5 metres allowing for a lean to roof feature at ground floor level to the front elevation. An approximate eaves height of 2.4 metres and a roof height of approximately 3.7 metres is proposed.

Glazing is proposed to the principal elevation at ground floor level to service a kitchen and at first floor to service an en-suite. Glazing is proposed to the rear elevation at ground floor level in the form of bifold door servicing a family room and at first floor level a window servicing a bedroom. Elongated glazing is detailed to the west, side elevation at ground floor level servicing a dining room and a window at first floor level servicing a bedroom.

Matching 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 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.

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. The sideways projection of a two storey side extension should not exceed more than two thirds the width of the original dwelling.'

The extension projects approximately 3.6 metres and is two thirds the width of the existing dwelling and acceptable against the House Extensions SPD. The eaves and ridge height matches the existing dwelling and prevents the extension from dominating the site. The side extension has been set back at first floor level by approximately 0.5 metres allowing the proposal to be subordinate to the existing dwelling. The use of a pitched roof form allows the proposal to remain in keeping with the site and street scene. The proposal does project forward of the existing dwelling by approximately 1 metre. This is considered a modest projection which features a pitched roof form and is in keeping with the dwelling. The street scene does not provide a uniformed building line which the proposed forward projection would detract from.

Although the site is not a corner plot, the proposal would be viewable from Summer Lane. Due to significant mature planting and boundary treatment to the west of the site, views of the proposal would be fleeting, and the proposal would be softened by the screening. The boundary treatment also prevents the proposal from being a dominant feature on the Summer Lane street scene.

The proposed glazing to the front and rear elevation have a similar size and scale to the existing dwelling fenestration. The use of matching materials is to the proposals benefit and assist in matching the character of the site and street scene.

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 considerable weight in favour of the application.

Impact on Neighbouring Amenity

The proposed extension would be erected to the west of the dwelling. There is no neighbouring property directly to the west of the site. The proposal would therefore not impact on neighbouring loss of outlook or overshadowing. The proposal does detail a first-floor side window servicing a bedroom which would face neighbouring properties. However, the proposal is distanced by approximately 16 metres to the nearest boundary and approximately 27 metres to the nearest habitable room. Significant boundary treatment is also in place at the site and at neighbouring properties. The proposed window would therefore have little impact on neighbouring residential amenity and the applicants privacy.

The first-floor window is detailed to service an en-suite. This window will therefore be conditioned to be obscured glazing to protect the privacy of the applicant, members of the public and the occupiers of the dwelling to the south.

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 increase the number of bedrooms on site from 3 to 4. The existing on-site parking facility would not be impacted. Given the proposal already provides satisfactory parking for a bedroom for 3 bedrooms, increasing to 4 bedrooms would not impact upon highway safety at the 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 substantial 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 not been necessary to make contact with the applicant to make amendments to the proposal.

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.

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 approved plans:

Proposed Elevations & Plan Received 11th February 2026

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 and Local Plan Policy HE1 The Historic Environment.

- 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.
- 4) The first-floor front elevation window servicing an en-suite shall be of obscured glazing with an obscurity rating of no less than 4 in the Pilkington Glass Range (or an equivalent obscurity rating). The glazing shall be retained as such thereafter.
Reason: In order to safeguard amenities of the applicant, the public and of the occupiers of the dwelling to the south in accordance with Local Plan Policy GD1 General Development.

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. This permission shall not be construed as granting rights to carry out works on, under or over land not within the ownership, or control, of the applicant.