

Application Reference: 2026/0586

Site Address: 11 Milne Street, Barugh Green, Barnsley, S75 1LB

Proposal: Proposed single storey side extension to dwelling

Relevant Site Characteristics

The street scene is characterised by semi-detached dwellings and detached bungalows. Brickwork is predominantly used along with some stone features. Pitched roof forms are used along with some flat roofed features on garages, dormers and single storey extensions.

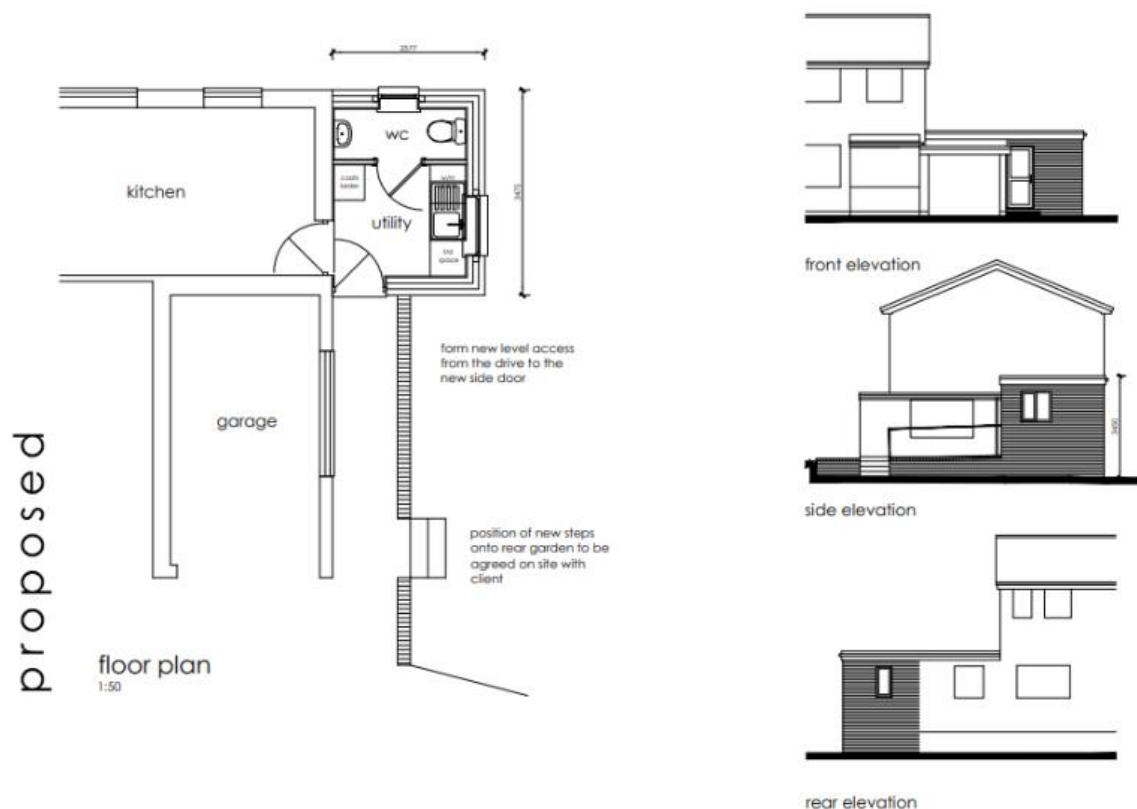
The property is a semi-detached property constructed from brickwork and with some stone features to the front elevation. A pitched roof form is used. The dwelling features a lean-to porch and a flat roofed garage located to the side of the dwelling. The garage was constructed along with the dwelling and therefore forming part of the original property. A single storey flat roofed side extension is located to the rear of the garage and the side of the dwelling. The site provides a small front garden, a modest rear terraced and a large side garden.

Site History

Reference	Description	Decision
B/90/1637/DT	Erection of two-storey extension to dwelling	Permission Granted

Detailed description of Proposed Works

Permission is sought for a proposed single storey side extension. The extension would project to the side of the dwelling by approximately 2.6 metres and have an approximate length of 3.5 metres. A flat roof is proposed with an approximate roof height of 3.4 metres. A pathway is proposed to the front of the extension providing access to the garden and driveway. A door is detailed to the front elevation along with a window to the side elevation servicing a utility room and a window to the rear elevation servicing a W/C. Matching brickwork is proposed throughout.



Proposed Single Storey Extension at 11 Milne Street, Barugh Green for Mr & Mrs Josling

scale 1:50-1:100 @a2 - date july 26 - dwg no. BG/01 - rev

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

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework 2026 sets out the overarching planning framework for England and has replaced the previous version published in December 2024. It has introduced a revised structure comprising national decision-making policies organised by policy code rather than paragraph number. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development and states that in all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in the NPPF should be approved without delay.

Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The most relevant sections are:-

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. No representations have been received.

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 '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 application proposes a sideward projection of approximately 2.6 metres. The existing extension projects approximately 2.8 metres to the side. The total sideward projection would therefore be approximately 5.4 metres. The existing dwelling includes the garage located to the side of the dwelling and therefore has an approximate width of 8.7 metres. The proposed extension in addition to the existing side extension would not exceed two thirds the width of the original dwelling and is therefore considered to have an acceptable sideways projection.

The roof height of the proposal is considered modest and although it would be above the existing garage roof line, creating an unusual roof formation, it would match the roof height of the existing side extension and is therefore considered acceptable. The use of a flat roof is not normally preferred, however, given the site and street scene is already home to flat roofed extensions and garages, the use of a flat roof would be considered acceptable on this occasion and would not be detrimental to the character of the street.

The proposed door and glazing is modest and matches the existing fenestration of the dwelling. The use of matching materials is welcomed and in keeping with the character of the dwelling 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 side extension would be to the northwest of neighbouring 13 Milne Street and would therefore not be likely to result in any loss of light to the south. The extension is single storey and significantly distanced from the boundary by approximately 5.5 metres, preventing any overbearing nature or loss of outlook.

The extension would be to the south of properties on Longley Close. The extension would not project to the rear and would be significantly distanced from the rear boundary and the

properties to the north, significantly reducing any impacts from the proposal. The rear elevation window to service a W/C is small, however will be conditioned to be obscured glazing to protect the privacy of the applicant and any neighbouring properties to the north.

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 considerable weight in favour of the application.

Highways

The proposal would not increase the number of bedrooms at the property or reduce the on-site parking facility.

The proposal is therefore 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 not been necessary to request amendments from the applicant.

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.