

Application Reference: 2025/0882.

Location: The Arbour, Beech Grove, Kingstone, Barnsley, S70 6NG.

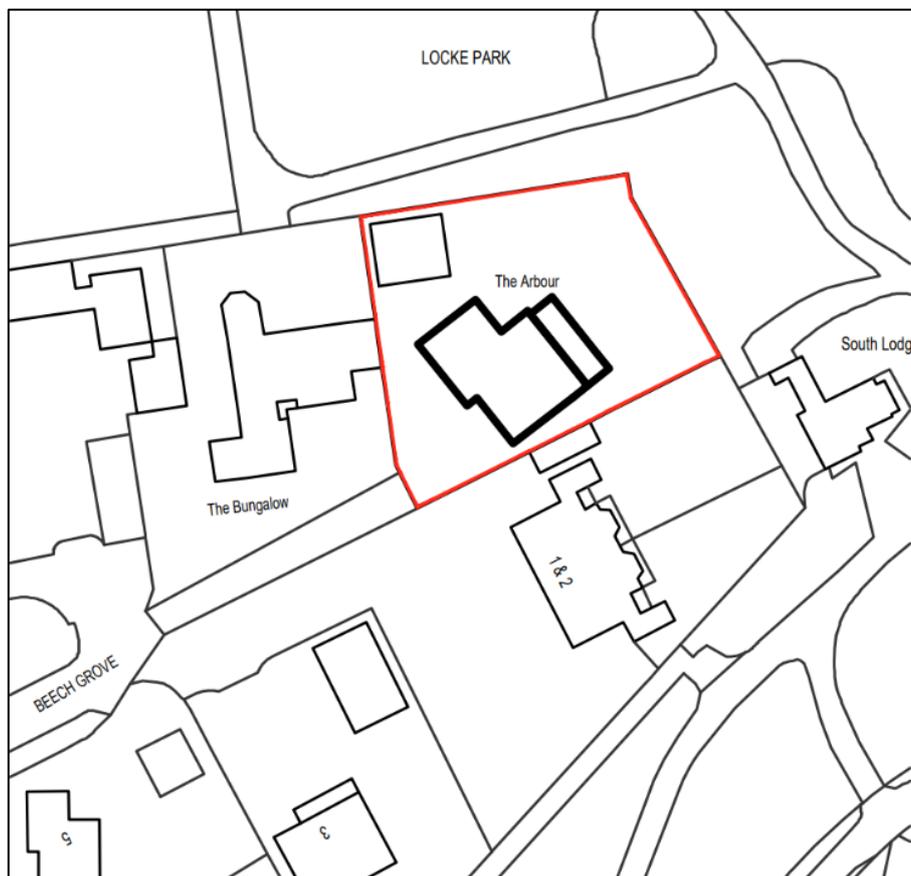
Introduction

This application seeks planning permission for the erection of a first-floor extension with rear balcony above an existing front and side extension to the application dwelling.

Relevant Site Characteristics

This application relates to a modest-sized plot located at the end of a residential cul-de-sac (Beech Grove) off Keresforth Hall Road and in an area that is principally residential characterised by varying house types with varying scale and appearance. Locke Park – a grade II-listed registered park and garden (RPG) – bounds the development site to the north and east. A grade II-listed building (Park View Guest House) is located to the south.

The property in question is a modest-sized two-storey detached dwelling constructed of brickwork with a pitched red pantile roof. The property benefits from a single storey extension to the front (west) and side (north) and is fronted by a large hard surfaced area for vehicle parking. A garden is located to the rear. A detached garage is located to the north-west corner within the development site. The development site is bounded by a mix of vegetation and trees some of which are protected by a Tree Preservation Order (TPO). The topography of the area falls north-east to south-west.



Site History

There are several applications associated with the development site. However, the most recent and relevant application is:

2007/0274	Conversion of existing attached garage into living accommodation, erection of single storey rear extension and detached garage to dwelling.	Approved.
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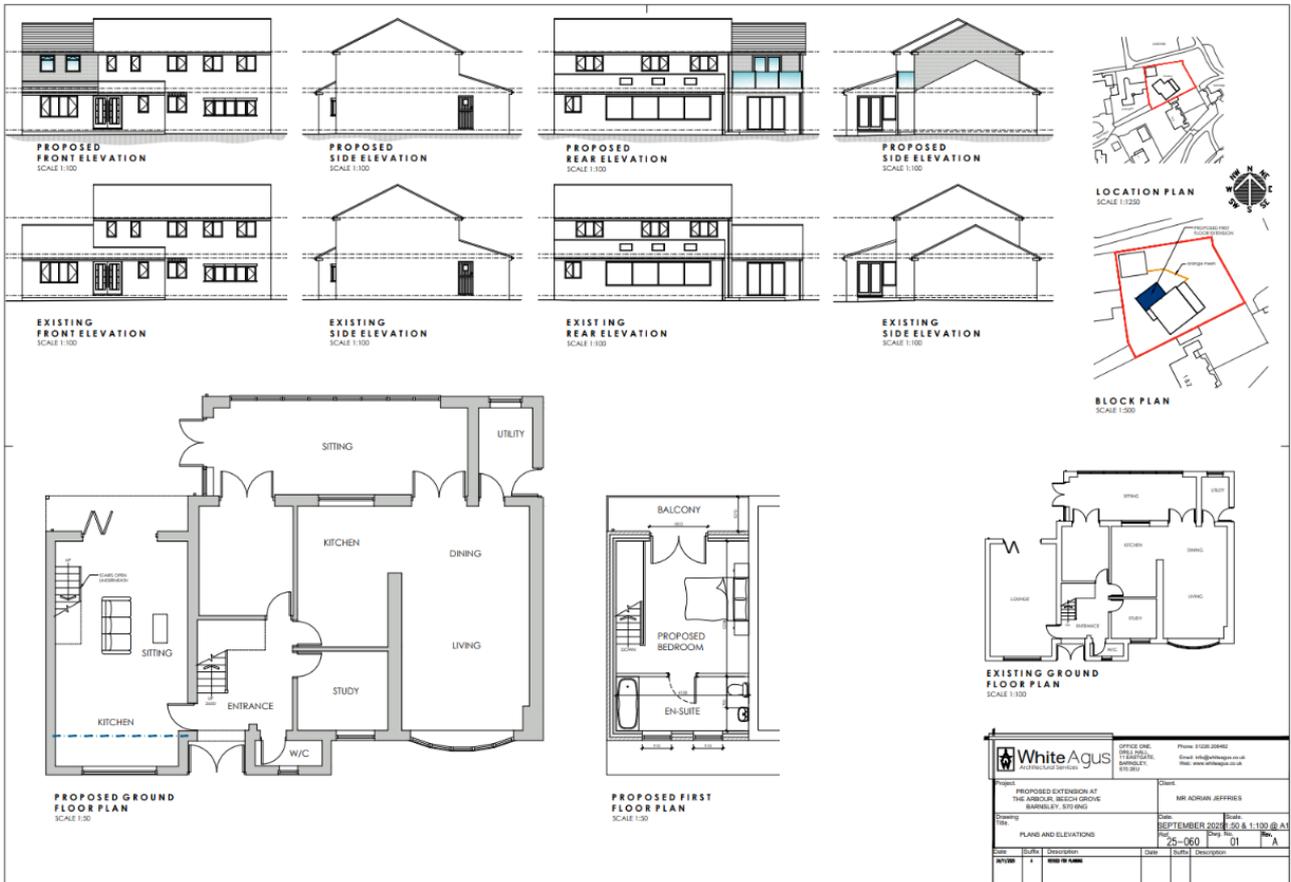
Detailed Description of Proposed Works

This application seeks planning permission for the erection of a first-floor extension with rear balcony above an existing front and side extension to the application dwelling.

The proposed extension would measure approximately 4.4 metres (W) x 6.6 metres (L) x 2.6 metres (H) and would be constructed of closely matching external materials.

The first-floor rear balcony would measure approximately 4.4 metres (W) x 1.1 metres (L) and would have a useable floor area of approximately 4.7sqm.

During the application process, the proposal was amended to provide a pitched roof a set back from the front (west) elevation of the existing extension.



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 and housing (HS67) within the adopted Local Plan. 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 HE1: The Historic Environment.*
- *Policy HE3: Developments affecting Historic Buildings.*
- *Policy HE4: Developments affecting Historic Areas or Landscapes.*
- *Policy GD1: General Development.*
- *Policy T4: New Development and Transport Safety.*
- *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.*
- *Section 16: Conserving and enhancing the historic environment.*

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.

Planning (Listed Buildings and Conservation Areas) Act 1990

- *Section 16: Decision on application.*
- *Section 66: General duty as respects listed buildings in exercise of planning functions.*

Representations

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 posted nearby expiring 18th November 2025. A press notice was also used, expiring 21st November 2025.

No representations were received.

Consultees

Conservation Officer	<i>No objection(s).</i>
Forestry Officer	<i>No objection(s).</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. Development should also conserve and enhance the significance and setting of the borough's heritage assets.

Scale, Design and Impact on Character

Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be had to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

The development site is bounded by Locke Park – a grade II-listed registered park and garden (RPG) – to the north and east and a grade II-listed building (Park View Guest House) is located to the south. As such, the Council's Conservation Officer was consulted. It was stated that the setting of the Park View Guest House has been radically altered because of the erection of modern housing nearby. It is therefore considered that the setting no longer contributes what it once did and while the proposal would be in close proximity it would unlikely be materially harmful to the setting of the listed building. Consequently, given the degree of existing encroachment and change and relative lack of visibility in the context of the listed building, no objections were raised.

During the application process, the local planning authority (LPA) sought amendments to the roof of the proposed extension. A gable roof set down from the existing ridge was originally proposed which would normally be welcome. Unusually, in this instance, it was considered that the gable roof with a set down would result in an awkward roof junction with an unbalancing appearance. It was suggested that a gable extension in line with the existing ridge could prove more acceptable. The proposal was amended with a pitched roof and set back from the front elevation of the existing extension provided. The amended proposal is welcome and better reflects the existing character of the existing dwelling. The proposal would appear subservient and would not adopt an excessive sideways projection more than two thirds the width of the original dwelling in accordance with the Council's adopted guidance.

In this instance, it was not considered necessary to re-consult the Council's Conservation Officer on the amended proposal given the minor nature of the amendments made and that many of their initial comments remain relevant.

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

The proposal is therefore considered to conserve or enhance the character and appearance of nearby listed buildings in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and would comply with Local Plan Policies D1: High Quality Design and Placemaking, HE1: The Historic Environment, HE3: Developments affecting historic buildings, and HE4: Developments affecting Historic Areas or Landscapes, and is considered acceptable regarding visual amenity.

Impact on Neighbouring Amenity

The development site is set higher than the adjacent plot of The Bungalow because of existing level differences. The proposed extension would be erected to the east of The Bungalow. Therefore, while some overshadowing could occur, any potential impact would likely occur and be limited to the early morning and not at peak times for use of private gardens. Any potential impact would also likely be limited to the blank gable side elevation of The Bungalow and not its habitable room windows.

Existing separation distances would be maintained to the front and The Bungalow and although the proposal would introduce additional first-floor windows, these would unlikely contribute to increased levels of overlooking and loss of privacy compared with any level of impact which may already exist. Moreover, the orientation of the application dwelling within the development site means any windows would not directly face any habitable room windows of The Bungalow. The first-floor windows to the rear (including the balcony) would face into the development site and towards an area of trees within Locke Park and unlikely affect any surrounding neighbouring properties.

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

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

Impact on Highways

The proposal is not considered to be prejudicial to highway safety because existing off-street parking and access arrangements within the development site would not be affected and the proposal would not result in a requirement to provide additional spaces.

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 is considered acceptable regarding highway safety.

Impact on trees

The development site accommodates some protected trees in the rear garden, and this application is therefore supported by a Tree Protection Statement which states that no removal, pruning or other tree works are proposed to any trees within the development site. It is also stated that no construction activity would occur within proximity of any trees and would be limited to existing hardstanding areas.

The Council's Forestry Officer was consulted, and it was stated that the proposed measures would be acceptable in principle in this instance given the layout of the development site and the nature of the proposal. However, it was suggested that a physical barrier should be implemented marking off the rear garden area because of the protected trees located there. This was added to the block plan. Consequently, no objections were received from an arboricultural perspective.

The proposal is therefore considered to comply with Local Plan Policy BIO1: Biodiversity and Geodiversity and is considered acceptable from an arboricultural perspective.

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

- During the application process, the local planning authority (LPA) sought amendments to the roof of the proposed extension.

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.