

Application Reference: 2025/0421

Location: Cliffe Lodge, Burton Road, Monk Bretton, Barnsley, S71 2HE.

Introduction

This application seeks planning permission for the re-roof of an existing extension and conservatory, alterations to the external materials of an existing conservatory and the erection of a sloped roof to an existing flat roofed garage.

Relevant Site Characteristics

This application relates to a corner plot located at the junction of Cliffe Court with Burton Road and in an area that is principally residential characterised by detached bungalows and two-storey semi-detached and detached dwellings of varying scale and appearance. The topography of the area falls north-west to south-east.

The application property is a detached bungalow constructed of stone with a hipped slate roof. The property benefits from an existing flat roofed attached garage on its north-west elevation, a flat roofed porch extension on its south-east elevation, and a flat roofed extension and conservatory on its south-west elevation. The development site is bounded by hedging and mature tree specimens which are protected by Tree Preservation Orders (TPO).



Site History

There are three TPO applications associated with the development site. There is no other planning history associated with the development site.

Detailed Description of Proposed Works

This application seeks planning permission for the re-roof of an existing extension and conservatory on the south-west elevation of the application dwelling, the erection of a lean-to roof to a flat roofed garage on the north-west elevation and alterations to the external materials of the conservatory. The proposal also shows window replacements and internal alterations.

The existing flat roof to the garage on the north-west elevation of the application dwelling would be removed and a new lean-to roof erected. The lean-to roof would be constructed of closely matching external materials and would adopt an eaves and ridge height of approximately 2.5 metres and 3.5 metres respectively.

The existing flat roof to the extension on the south-west elevation of the dwelling would be removed and a new hipped roof erected. The hipped roof would be constructed of closely matching external materials and would adopt a ridge height of approximately 3.8 metres.

The existing conservatory frame would be removed, and the base would be built upwards in closely matching stone. A new flat roof with a roof lantern would be installed which would adopt a height of approximately 3 metres.

			66 Low Grange Road Thurston Rufford Merseyside L35 9LE Mobile - 07595 488028 email - info@abdesignandbuild.co.uk web - www.abdesignandbuild.co.uk																																
1 North Proposed 1 : 100	2 East Proposed 1 : 100			Roof tiles to be changed to Marley type tiles.																															
				Garage Roof to be changed from a flat roof to a pitched roof. All water run off from roofs to be kept within the site.																															
				Rear conservatory frames and roof to be removed and stone walls re-built to accommodate new orangery style flat roof with lantern skylight.																															
		<table border="1"> <thead> <tr> <th colspan="3">Revision Schedule</th> </tr> <tr> <th>Revision</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Revision Schedule			Revision	Date	Description																											
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Revision	Date	Description																																	
3 South Proposed 1 : 100	4 West Proposed 1 : 100	Project Material Changes and alterations Cliffe Lodge Burton Road Monk Bretton Barnsley S71 2HE																																	
		Drawing Proposed Elevations																																	
		Drawn By Stuart Allen																																	
		Date 05/03/25																																	
		Scale @ A3 Size As Indicated																																	
		Drawing Number ABPACliffeLodgeS712HE A103																																	

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.*

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. One representation was received enquiring in relation to drainage details, and the possibility of commencing works to the garage from September.

A response was issued on 24th June 2025. It is understood that the applicant intends to take steps to ensure drainage would be maintained within the development site, although this would be matter for future regulatory stages. Whilst the local planning authority cannot defer commencement should planning permission be granted, a condition could be included to control constructions hours to limit any potential noise and disturbance impacts.

Forestry Officer	<i>No objection.</i>
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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.

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 lean-to and hipped roofs to existing extensions on the north and south-west elevations of the application dwelling would maintain existing eaves heights and adopt ridge heights in line with the Council's adopted design guidance. The application dwelling is also set down from neighbouring properties on Cliffe Court, is largely screened by existing boundary fencing and benefits from existing separation in places. As such, it is not considered that the proposal would contribute to significantly increased levels of overshadowing or reduced levels of outlook.

New windows would face into the application site and away from surrounding properties, whilst most existing windows would be replaced in existing locations. No new windows would be installed on the north-west elevation facing properties on Cliffe Court. Notwithstanding this, the development site is

set below neighbouring properties and is well-screened by existing boundary treatments. Therefore, it is not considered that the proposal would contribute to significantly increased levels of overlooking and loss of privacy, or reduced levels of outlook.

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

The proposed development involves minor alterations to the external appearance of the application dwelling that are not considered to significantly alter or detract from its character or that of the street scene.

The proposed lean-to roof to the garage on the north-west elevation of the application dwelling would introduce a more sympathetic roof type that would improve the appearance when viewed from Cliffe Court. The proposed hipped roof to the extension on the south-west elevation would also introduce a more sympathetic roof type that would better reflect the character of the existing dwelling.

The removal of the existing conservatory frame and the building upwards of the existing stone base would also introduce an improved external appearance that would better reflect the character of the existing dwelling. Whilst the new flat roof is not preferred, it would replace the existing conservatory flat roof, and the development site is well-screened by existing vegetation that would limit views from the surrounding public realm.

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

The development site is served by an existing attached garage fronted by a driveway.

The proposed development would significantly reduce the size of the garage to accommodate a new en-suite. However, the size of the existing garage falls below modern internal spacing standards to be counted as a parking space, and therefore, it is considered that the development site is serviced by one off-street parking space in the form of the existing driveway. Whilst the increase from two-bedrooms to three-bedrooms would normally require the provision of an additional off-street parking space, the existing driveway would be retained, and at least one off-street parking space would be provided within the development site. The proposed internal alterations could also be implemented without planning permission and pursued separately to this application. In such circumstances, the LPA could not consider the provision of an additional parking space, and therefore, on balance, the proposal is not considered to be prejudicial to highway safety and is acceptable in this instance.

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 is bounded by mature tree specimens along its south-eastern boundary that are protected by Tree Preservation Orders (TPO). This application is not supported by a tree survey. However, following consultation with the Council's Forestry Officer, it was not considered necessary to provide such a survey in this instance due to the extent of the proposal. Tree protection measures were requested however, and the applicant submitted a tree protection statement, which the Officer considered acceptable in this instance. The statement does not indicate that any works to the trees would be required at this time but may be needed in the future. If future works are required, these will be subject to consideration under a separate TPO application.

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

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:

- Provide tree protection measures and details.

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 plans:

ABPACliffeLodgeS712HE A101 Existing and Proposed Floor Plans.

ABPACliffeLodgeS712HE A103 Proposed Elevations.

ABPACliffeLodgeS712HE A104 Location and Site Block Plans.

Tree Protection Statement V2 received 4th August 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. 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.