

Application Reference: 2026/0475

Site Address: 6 Meadowland Rise Cudworth Barnsley S72 8JQ

Introduction

This application seeks full planning permission for the erection of a first floor extension over existing garage and rear extension with small balcony at first floor level

Relevant Site Characteristics

The host dwelling is a semi detached property with a pitched roof. It is finished in a red/brown brick with brown windows and doors. To the front is a small porch projection which is located centrally between the pair of semis. The property forms part of a modern residential development comprising a mix of semi-detached and detached dwellings. The surrounding area is predominantly residential in character, with properties of a similar scale, design and appearance.

Site History

There is no relevant site history

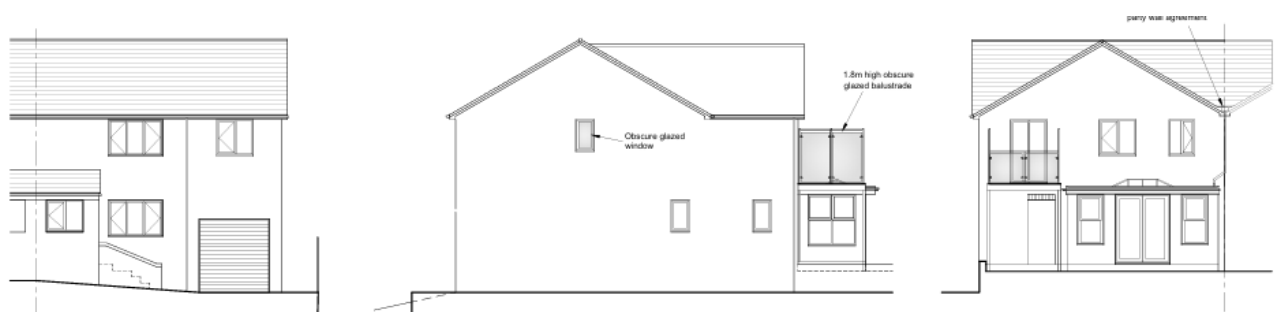
Detailed description of Proposed Works

The application proposes to erect an extension over the existing garage and an extension to the rear with a balcony above. The existing and proposed elevations are shown below:

Existing Elevations:



Proposed Elevations:



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.

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 proposal seeks planning permission for the erection of first-floor extensions to the side and rear of the dwelling above the existing garage and rear single-storey projections. The side extension would extend over the existing garage, bringing the first-floor elevation flush with the front elevation of the dwelling and resulting in a modest increase in ridge height to create a continuous roof form. The rear extension would be positioned directly above the existing single-storey off-shot, extending across the full width of the dwelling, with the roof pitch rising to meet the existing ridge.

The House Extensions and Other Domestic Alterations SPD states that two-storey side extensions should generally incorporate a pitched roof reflecting the form of the existing dwelling. To avoid a terracing effect and harm to the character of the street scene, side extensions should normally be set back by at least 500mm from the principal elevation, creating a visual break in the roofline and allowing a reduction in ridge height. The SPD further advises that, where practicable, side extensions should be set at least 1 metre from the side boundary to maintain spacing between dwellings and provide access to the rear.

In this case, the proposed side extension would not be set back from the principal elevation and therefore does not fully accord with the SPD guidance. However, it is noted that the

adjacent pair of semi-detached properties have been extended in a similar manner, establishing a precedent within the street scene. Furthermore, the proposal is contained within the footprint of the existing garage and therefore retains the existing side access to the rear of the property. The dwelling is also located adjacent to the head of the cul-de-sac, providing a substantial visual break between neighbouring properties and ensuring that the proposal would not give rise to a harmful terracing effect.

Whilst the proposed side extension does not strictly comply with the SPD guidance, its scale and form are considered modest and are reflective of extensions already present within the surrounding street scene. On balance, it is therefore considered acceptable in this instance.

With regard to the rear extension, the SPD states that two-storey rear extensions to semi-detached dwellings should generally project no more than 3.5 metres beyond the original rear elevation.

The proposed rear extension would project approximately 3 metres from the rear wall of the dwelling at first floor level and would mirror a similar extension on the attached neighbouring property. As such, the proposal accords with the guidance set out within the SPD and is considered to be of an appropriate scale and form.

Overall, the proposed extensions, when considered cumulatively, represent a modest form of development that remains subordinate to the host dwelling and reflects the established built form of the surrounding area. The extensions would be constructed using materials to match the existing dwelling, ensuring they integrate well with the host property and the wider street scene.

Accordingly, the proposal is considered acceptable in terms of its scale, design and impact on the character and appearance of the area, in accordance with Policies GD1 and D1 of the Local Plan. This carries moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

The proposed side extension is not considered likely to result in any significant impact on neighbouring residential amenity. There is adequate separation between the dwelling and the adjacent property, and the extension is largely contained above the existing garage footprint. The proposal includes only one additional side-facing window at first-floor level, which would serve a bathroom and is proposed to be obscure glazed. Consequently, the development would not give rise to unacceptable overlooking or loss of privacy. This element of the development is also sufficiently distanced to prevent any overshadowing to neighbouring occupiers.

The proposed two-storey rear extension would be positioned directly adjacent to the existing two-storey rear extension of the adjoining property, No. 8, and would project to a comparable depth. Given this relationship, the proposal would not introduce any additional harmful impacts in terms of loss of light, overshadowing, or overlooking beyond those already established by the existing built form. Furthermore, due to the siting and orientation of the dwelling relative to the sun's path, any limited overshadowing that may occur would predominantly fall within the applicant's own garden area rather than affecting neighbouring residential properties.

The scheme also incorporates a small balcony off one of the bedrooms at the rear. The balcony would not extend across the full width of the rear elevation and would be positioned approximately 5.5 metres from the boundary with the attached neighbouring property and approximately 11.5 metres from the boundary with the neighbouring property on the opposite

side. The balcony would be enclosed on both sides by 1.8-metre-high obscured-glazed privacy screens, with only the rear elevation remaining open behind a balustrade facing the open field beyond. These measures would effectively prevent direct views towards neighbouring properties and ensure that unacceptable overlooking does not occur. To safeguard neighbouring amenity in the longer term, a condition will be included requiring the retention of the privacy screens for the lifetime of the development.

Overall, the proposal is not considered to result in any unacceptable impact on the amenity of neighbouring occupiers in respect of overlooking or overshadowing and is therefore considered to accord with Policies GD1 and D1 of the Local Plan. This consideration carries moderate weight in favour of the proposal.

Highways

The proposed works will increase the number of bedrooms within the property, however the parking requirements between a 3 and 4 bed house are the same. There are already two off-street parking spaces available and this remains sufficient for the size of the dwelling as proposed.

As such there would be no harm to highways safety and the proposal accords with policy T4 of the Local Plan.

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