

Application Reference: 2026/0636

Site Address: 12 Lidgett View, Pilley, Barnsley, S75 3FQ

Proposal: Erection of first floor rear extension to dwelling

Relevant Site Characteristics

The property is a detached dwelling within the Pilley area and located on a newly built housing estate. The surrounding area is characterised by detached and semi-detached properties constructed from brickwork and features pitched roof forms. Dwellings are located to the rear of the site and at a significantly lower level than the site.

The site dwelling provides a modest rear garden and a small front garden and driveway. The dwelling is constructed from red brickwork and features a pitched roof form along with hipped and gable roofed features.

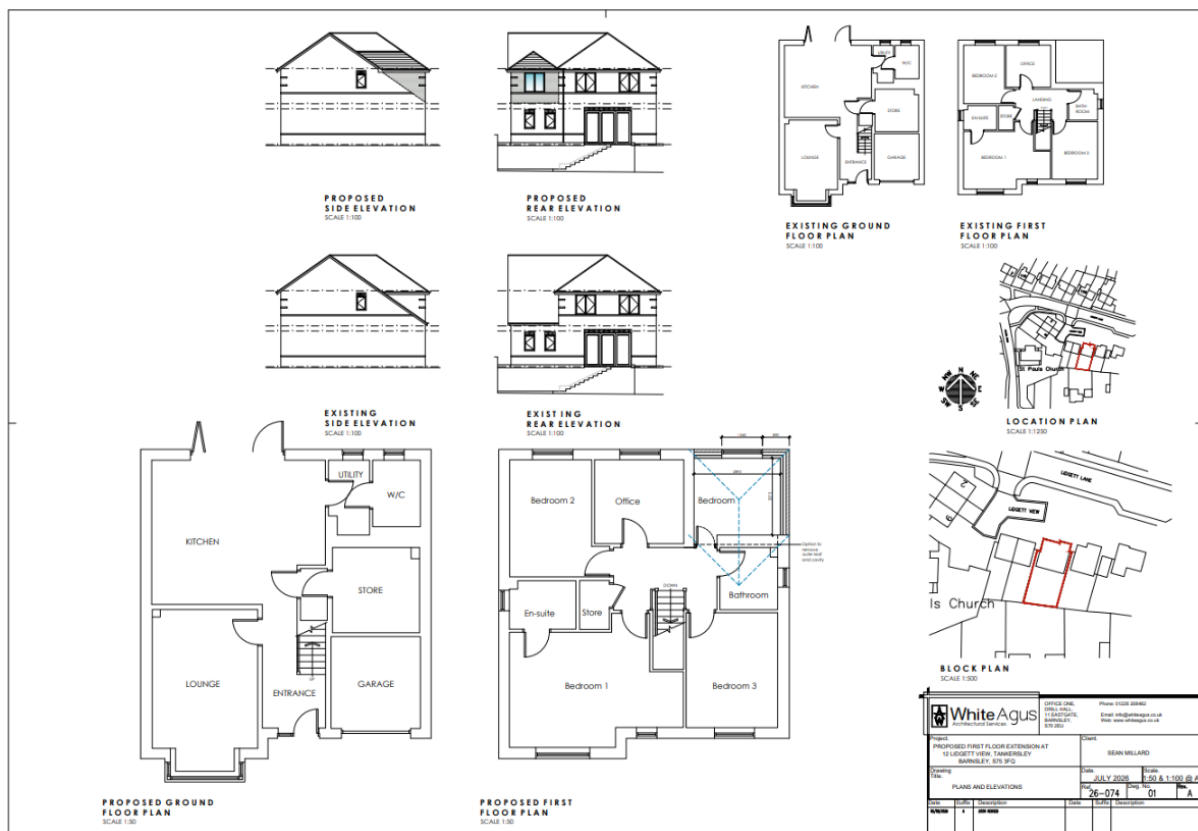
Site History

Reference	Description	Decision
2013/1006	Residential development for up to 35 dwellings and public open space, including means of access (Outline)	Approved Subject to Legal Agreement
2016/1308	Proposed development of 49 dwellings and associated roads and infrastructure (Amended Plans)	Approved Subject to Legal Agreement
2019/1464	Variation of conditions 2 (approved plans), 20 (highway mitigation works), 27 (removal of future permitted development rights) and removal of condition 13 (relating to affordable housing due to provision being secured by a S106 Agreement instead) of planning permission 2016/1308 - Development of 49 dwellings and associated roads and infrastructure	Approved Subject to Legal Agreement
2020/0255	Details of conditions 8 (contaminated land), 9 (tree protection), 11, 12 and 13 (drainage), 17 (highway improvement works) and 18 (sales cabin and parking area) of planning permission 2019/1464 - Development of 49 dwellings and associated roads and infrastructure	Approve
2020/0277	Details of conditions 3 (materials), 22 (CMS) and 25 (Broadband) of planning permission 2019/1464 -	Approve

	Development of 49no dwellings and associated infrastructure	
2020/0279	Discharge conditions 4 (Retaining Structures), 6 (Landscape Management), 19 (Highway Condition Survey) and 27 (Landscape and Ecology Timetable) of application 2019/1464	Approve
2020/0307	Details of conditions 21 (travel plan) & 23 (ecological mitigation) of planning permission 2019/1464 - Development of 49no dwellings and associated roads and infrastructure	Approve

Detailed Description of Proposed Works

The applicant is seeking permission to erect a first-floor extension to the rear of the rear elevation roof plane. The extension would project to the rear elevation by approximately 2.8 metres and have an approximate width of 3.2 metres. A hipped roof form is proposed with the ridge line projecting to the rear by approximately 3.2 metres. A window is detailed to the rear elevation to service 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

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.

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.

Consultees

Tankersley Parish Council – No objection

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

Although not strictly a two storey rear extension, given the proposal would be at first floor level, section 7.5 of the House Extensions and other Domestic Alterations SPD relating to two storey extension would be the most relevant guidance to the proposal.

The Supplementary Planning Document for House Extensions states 'Two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook. Two-storey extensions to terraces and semi-detached properties which abut a party boundary and adversely affect main windows will not normally be allowed. Two-storey rear extensions to semi-detached houses should, therefore, generally be designed with a rear projection of less than 3.5 metres and for terraced houses 2.5 metres. Larger extensions may be acceptable in certain circumstances -for instance: where the neighbouring house has been extended; or where there is a strong boundary treatment,

such as a high wall or an outbuilding or garage built close to the boundary. Similarly, there may be circumstances where only smaller extensions are acceptable for instance: on sloping sites or where neighbouring houses are already overshadowed.

Extensions to the rear of detached houses will be considered on their design merits and where no adjacent properties are affected.'

The proposal will project to the rear of the existing roof plane, however, would not project beyond the rear of the existing rear elevation of dwelling. The proposal would also be set down from the existing ridge line of the dwelling by approximately 1.2 metres. Given the proposal is significantly set down from the existing ridge line and does not project further to the rear of the existing rear elevation of the property, the proposal is not considered to detrimentally impact the visual amenity of the dwelling.

The use of a hipped roof form is welcomed and matches the existing roof type and roof features of the dwelling. The proposed glazing has a matching fenestration to the existing dwelling. The use of matching materials is welcomed and allows the proposal to remain in keeping with the dwelling and surrounding area. Furthermore, the extension is to the rear of the dwelling in a non-prominent position with limited views from public vantage points.

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 significant weight in favour of the application.

Impact on Neighbouring Amenity

The proposed extension would be erected to the east of 10 Lidgett View. The rear elevation of 10 Lidgett View is already located further to the south than the rear elevation of the site dwelling. The proposal would not project further to the rear than the existing rear elevation of the dwelling and would act as an 'infill'. The proposal would also not project further to the rear than the neighbouring property and therefore would have minimal overbearing/overshadowing or loss of outlook impact.

The proposed glazing is acknowledged to allow for overlooking to the rear of the dwelling towards to the neighbours to the south, which are on a lower level than the application property. However, given the proposal would not project further to the rear than the existing adjacent rear elevation bedroom window, the proposal would not allow for any significant additional overlooking compared to the existing arrangement and would match the existing separation distances. The significant level differences also mean the views are generally over the neighbouring property roof rather than towards the habitable room windows and private amenity spaces.

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 but would not reduce the on-site parking facility. The site retains a driveway to the north of the dwelling and an integral garage, facilitating parking for 2 cars. Given the site already facilitates parking for a dwelling with 3 or more bedrooms, an additional bedroom would not impact upon the required on-site parking facility.

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 and SPD 'Parking'. 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

No amendments have been requested during the assessment of the application.

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.