

**Application Reference:** 2026/0423

**Site Address:** 25 Bank End Road, Worsbrough Dale, Barnsley, S70 4QH

**Proposal:** Erection of a single storey front extension to dwelling

### **Relevant Site Characteristics**

The property is a semi-detached dwelling within the Worsbrough Dale area. The surrounding area is characterised by various house types including detached, semi-detached and terraced dwellings. Hipped and pitched roof forms are commonplace. Brickwork and stone is predominantly used.

The property features a pitched roof form along with a gable feature to the front and is constructed from stone. A large garden is located to the rear of the dwelling. A modest garden is located to the front of the dwelling which leads down to the road level. A garage is located below the front garden and to the front of the dwelling.

### **Planning History**

| <b>Reference</b> | <b>Description</b>                                 | <b>Decision</b>         |
|------------------|----------------------------------------------------|-------------------------|
| B/78/3976/WB     | Alterations and extension to dwelling              | Historic                |
| B/82/0184/WB     | Extension to dwelling                              | Historic                |
| 2014/0180        | Erection of two storey side extension to dwelling. | Approve with Conditions |

### **Detailed description of Proposed Works**

The applicant is seeking permission to erect a single storey extension to the front of the dwelling. The extension would project approximately 1.3 metres to the front of the dwelling in line with the existing porch. The extension would have an approximate width of 6.5 metres. A lean-to roof form is proposed along with a gable roof elevation. An approximate eaves height of 2.4 metres is proposed along with an approximate 3.3 metre ridge height.

Two sets of glass doors are proposed to the front elevation in the form of bifold doors, spanning approximately 2.4 metres and patio doors spanning approximately 1.8 metres. A rooflight is detailed to the south facing roof plane and to the east facing roof plane. Matching stone materials have been detailed throughout.

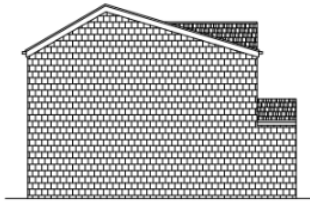
| Drawing No. | Rev No. |
|-------------|---------|
| MUS001      | -003    |

IF IN DOUBT ASK!

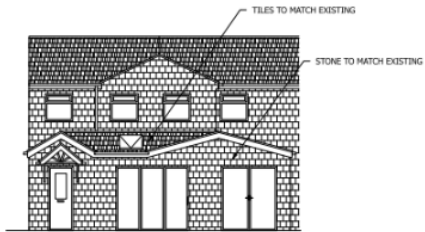
| SCALE BARS |    |    |    |    |    |
|------------|----|----|----|----|----|
| 1:100      | 1  | 2  | 3  | 4  | 5  |
| 1:200      | 2  | 4  | 6  | 8  | 10 |
| 1:500      | 5  | 10 | 15 | 20 | 25 |
| 1:1250     | 25 | 50 |    |    |    |

DO NOT SCALE: Contractor to check all dimensions and report any omissions or errors

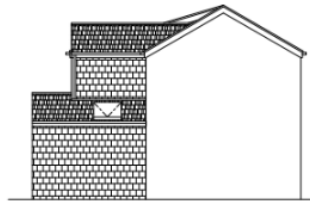
#### NOTES



PROPOSED END ELEVATION  
SCALE 1:100 AT A3



PROPOSED FRONT ELEVATION  
SCALE 1:100 AT A3



PROPOSED END ELEVATION  
SCALE 1:100 AT A3

| No. | Description | To | From | Date |
|-----|-------------|----|------|------|
|-----|-------------|----|------|------|

25 BANK END LTD  
1 Bank End  
Cannock  
Stafford  
ST10 1JH  
Tel: 01549 500000  
Fax: 01549 500001  
Email: j.spafford@25bankend.co.uk  
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Drawn by  
**J SPAFFORD**

Drawing Title  
**PROPOSED ELEVATIONS**  
**25 BANK END ROAD**  
**S70 4QH**

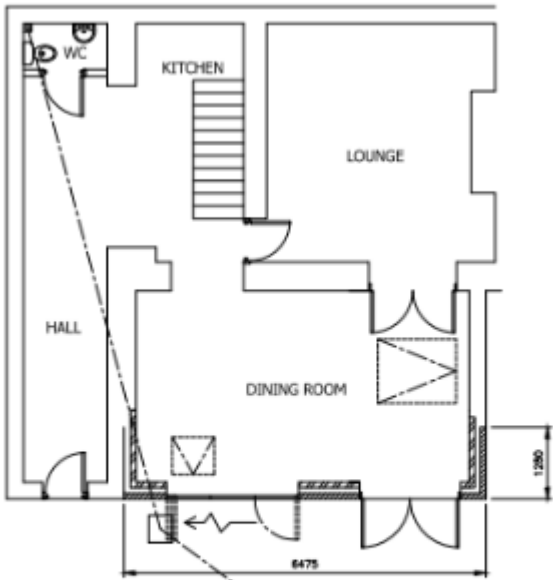
Project Name  
**PROPOSED SINGLE STOREY FRONT EXTENSION**

Project Phase  
**PLANNING**

Drawing Issue  
**FIRST ISSUE**

| Drawn by    | Drawn for       | Date          |
|-------------|-----------------|---------------|
| J Spafford  | 25 Bank End Ltd | 28/04/2018    |
| Checked by  | Checked for     | Date          |
| J Spafford  | 25 Bank End Ltd | 28/04/2018    |
| Project No. | Project Name    | Project Phase |
| MUS001      | 003             | PLANNING      |

Version: 001  
Author: J Spafford  
Date: 28/04/2018  
Status: Draft



PROPOSED GROUND FLOOR PLAN  
SCALE 1:100 AT A3

## **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 Supplementary Planning Document for House Extensions states 'The front elevation of a building is the most important for its contribution to the street scene. Generally, therefore, such extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene or cause overshadowing to neighbouring dwellings. Large extensions and conservatories are likely to appear particularly intrusive and will not normally be acceptable.

Extensions at the front of individually-designed, detached houses, which are set back from the highway or set on staggered building lines, may, in certain circumstances, be acceptable. However, the extension must complement the original house and not adversely affect any adjacent property or the street scene.'

The proposed front extension provides a modest forward projection and would not project forward of the existing porch, reducing the impact of the proposal on the street scene. The

site is significantly set back from the highway and screened from the street scene by boundary treatment. Due to the topography of the site, the street level is significantly lower than the site, resulting in limited views of the proposal from the street. The impact of the proposal would therefore be minimal.

The proposal details a lean to roof along with a gable element to the east of the front elevation. The use of a lean-to roof form allows the proposal to remain in keeping with the character of the dwelling, and the gable element is in keeping with the existing gable feature to the first floor of the front elevation and the existing porch.

The proposed glazing to the front elevation would be of a similar engastration to the existing glazing. The use of matching stone materials allows the proposal to remain in keeping with the character of the dwelling and the 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 extension would be erected to the west of the adjoined property and would therefore only result in any loss of light in the late evenings. Given the proposal is single storey, the impact of the proposal to the east would be minimal and would not have an overbearing nature. The adjoined property to the east provides a conservatory extension to the front of the dwelling which would project further than the proposed extension. The proposal would therefore have little impact on loss of outlook or loss of light. Significant boundary treatment is in place to the east of the site which would reduce the impact of the proposal.

The proposal would be screened to the west by the existing porch and the existing boundary treatment. The proposal details glazing to the front elevation to service a dining room. There would be no concerns relating to overlooking. Additionally, although the proposal would be at an elevated position, the extension would be distanced to the nearest opposite dwelling by approximately 34 metres and to the nearest opposite garden space by 23 metres. The site is also significantly screened to the front by hedges. The proposal would therefore not have any adverse impact on neighbouring residential amenity.

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 on site or reduce the 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. This carries considerable 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.**

#### **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 approved plans

20260423 Location Plan Received 26<sup>th</sup> May 2026  
Site Plans MJS001 DwgNo:001  
Proposed Elevations MJS001 DwgNo:003  
Proposed Plans MJS001 DwgNo:004

and specifications as approved unless required by any other conditions in this permission.

**Reason: In the interests of the visual amenities of the locality 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.  
**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.**

#### **Informatives**

- 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) This permission shall not be construed as granting rights to carry out works on, under or over land not within the ownership, or control, of the applicant.