

Application Reference Number:	2025/0361
--------------------------------------	-----------

Application Type:	Householder
--------------------------	-------------

Proposal Description:	Erection of a new single-storey side extension to the west of the property and a replacement single-storey extension to the east. A new pitched-roof dormer is proposed to the western roof. External materials to both the dwelling and garage will be amended including natural stone and steel cladding panels.
------------------------------	--

Location:	34 Killclay House, Westgate, Monk Bretton, Barnsley, S71 2DJ
------------------	--

Applicant:	Mr Oscar Manterfield
-------------------	----------------------

Third-party representations:	None	Parish:	None
		Ward:	Monk Bretton

Summary:

This planning application seeks householder planning permission for the erection of a single-storey side extension to the west of the property and a replacement single-storey side extension to the east. Also, a pitched-roof dormer is proposed to the western roof as well as external material changes.

The site falls within Urban Fabric as allocated by the adopted Local Plan. Development comprising alterations to an existing residential building are considered acceptable in principle if proposals would not significantly adversely affect residential amenity, visual amenity, highway safety, and where satisfactory standards of design are achieved.

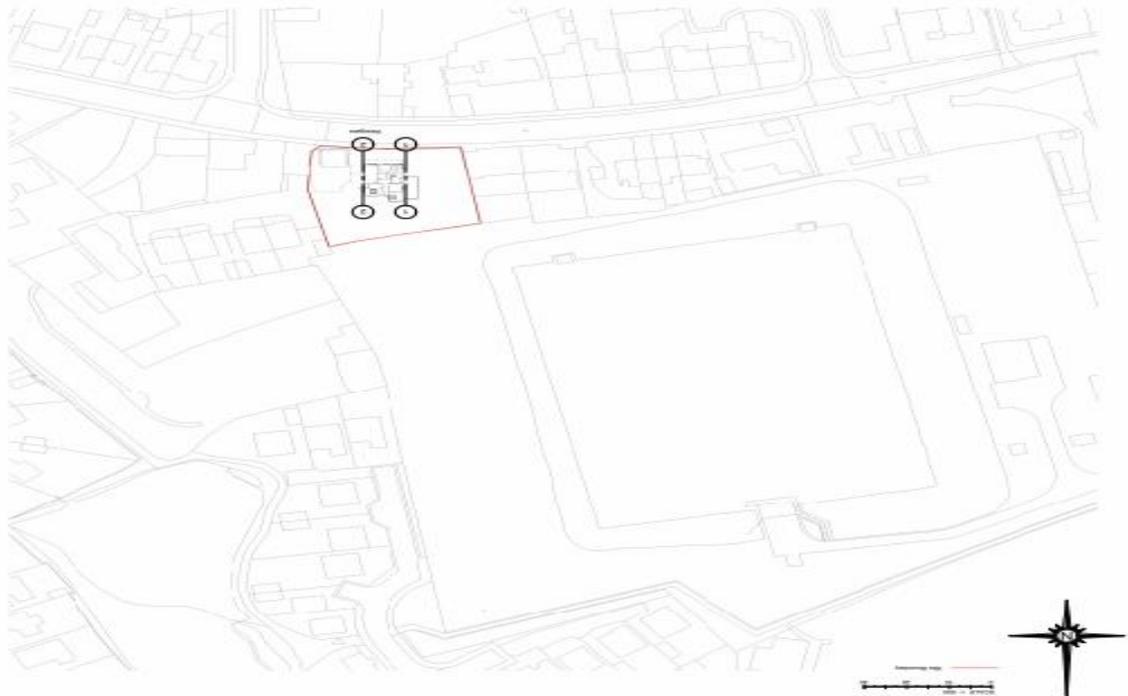
The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).

Recommendation:

Approve subject to conditions

Site Description

The dwelling is a single storey detached dwelling located on Westgate in Monk Bretton. The dwelling is located in a purely residential area however the style of properties and materials used is mixed. The dwelling has a detached garage to the front which is accessed from a shared access (The Hilltop) with a parking area to the side (west) and garden area to the side (east) and the rear.



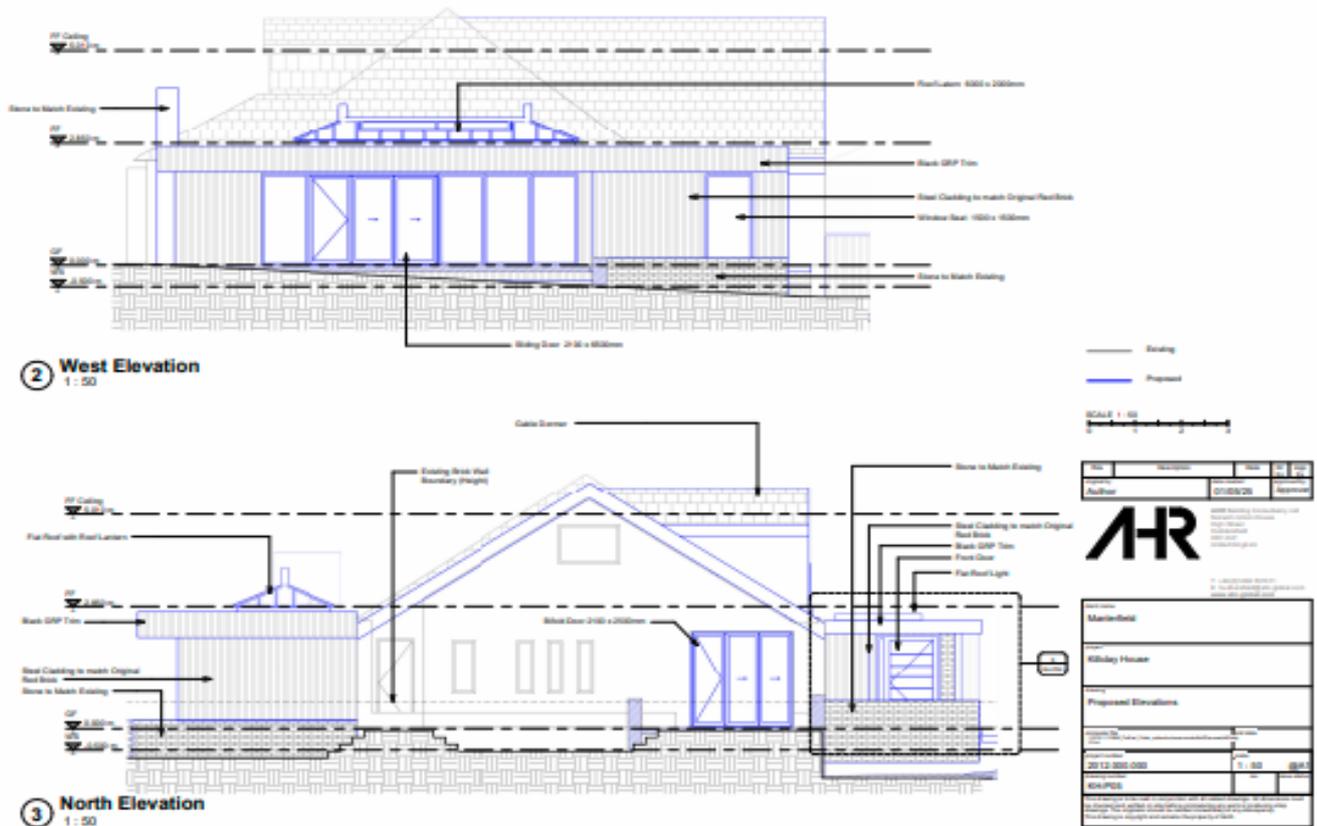
Planning History

There are various planning applications associated with the site.

Application Reference	Description	Status
B/99/1472/BA	Erection of side conservatory extension	Approve with Conditions
B/00/0534/BA	Erection of fence on existing boundary wall (retrospective)	Approve with Conditions
2007/0467	Erection of single storey front extension with loft conversion and installation of rear dormer to dwelling	Approve with Conditions
2007/1006	Erection of front extension	Approve with Conditions
2011/0895	Erection of detached double garage with office space	Approve with Conditions

Proposed Development

The applicant seeks approval for the erection two single storey side extensions to the dwelling with projections of 3.35 metres and 3.9 metres respectively. The widths are 8.45 metres and 13.2 metres. The extensions both feature flat roofs with total heights of 2.7 metres and 3.3 metres. A dormer window is also proposed to a side elevation. The materials used will be red brick, white render, stone and steel cladding.



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 on 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.

Local Plan Allocation – Urban Fabric

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

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 Documents

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.

Representations

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 comments have been received.

Consultations

The LPA's Forestry Officer was consulted and raised no objections.

Assessment

The main issues for consideration are as follows:

- The acceptability of the principle of the development
- The impact on the character of the host dwelling
- The impact on the character of the area
- The impact on neighbouring residential properties
- The impact on the highway network and highways standards

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

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

Impact on Neighbouring Residential Amenity

The SPD states that single storey side extensions “*should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling)*”. The design is in keeping with the existing dwelling and the proposed extensions have modest projections of 3.35 metres and 3.9 metres, both of which are less than two thirds the width of the dwelling which is acceptable. This weighs significantly in favour of the proposal.

The proposed extensions will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing due to the modest projection as discussed above and no dwelling being set directly to the west. With regards to the dwelling to the east a strong boundary treatment is present. The extensions are not of an excessive size or scale and are both an extension of the existing building form rather than a separate, stand-alone addition which are therefore subservient to the existing dwelling.

Equally, they are not considered overbearing due to the restrained size and massing. Potential overlooking will also be limited as the dormer is located facing west. This weighs significantly in favour of the proposal. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Scale, Design and Impact on the Character of the Dwelling

The SPD states that ‘*materials should normally be of the same type, colour and texture to the existing house or as close a match as possible*’. In this case, the proposed materials will match the existing dwelling as the main materials are already featured on the dwelling including cream render, red brick and stone. The change to white render is not deemed harmful, nor will it be harmful to the street scene. This weighs moderately in favour of the proposal.

The proposed extensions both utilise flat roofs which are usually not a supported roof type due to flat roofs being deemed an inferior form of construction. However, in this circumstance it is

acceptable as the proposed roofs are also set at the same height as the eaves of the dwelling, and the extensions are setback from the front elevation. This weighs modestly in favour of the proposal.

The SPD states “*to assess whether a dormer on the front or principal elevation will be appropriate, the roofs of the surrounding buildings should be examined*”. There are existing front dormers located within close visible range of the host dwelling, this being at Orchard Lodge, 1 Orchard Close which is approximately 135 meters from the application site. The host dwelling has dormers facing in the direction of the host dwelling as well as fronting Westgate. The proposed dormer is also on the side elevation which reduces its visual impact. This weighs moderately in favour of the proposal.

The proposed extensions partially conform to the SPD in terms of the external materials and roof types used, however it will have little impact upon the character of the street scene due to the size and scale and positioning away from the front elevation of the dwelling. This weighs significantly in favour of the proposal. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Highway Safety

There will be no impact upon highway safety. There is no change in the number of bedrooms which will not lead to a change in parking requirements nor is there any change to the existing parking arrangements. This weighs significantly in favour of the proposal.

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 make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

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

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.

The development hereby approved shall be carried out strictly in accordance with the amended plans:

2012.000.000 Dwg No. KH-P03

2012.000.000 Dwg No. KH-P05

2012.000.000 Dwg No. KH-P06

Arboricultural Method Statement AWA6757 received 09/07/2025

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

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

The external materials shall match those specified within the application and plans outlined above.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

Informative

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.