

**Application Reference:** 2026/0025

**Site Address:** 8 Stone Row Court, Pilley, Barnsley, S75 3BA

**Introduction:** Erection of 1st storey rear extension above existing single storey extension to dwelling

### **Relevant Site Characteristics**

The property is a detached dwelling located within the Pilley area. The site provides a modest rear garden and a small front garden including a driveway. The dwelling provides an existing single storey rear extension. The rear of the site is well screened by trees and bushes.

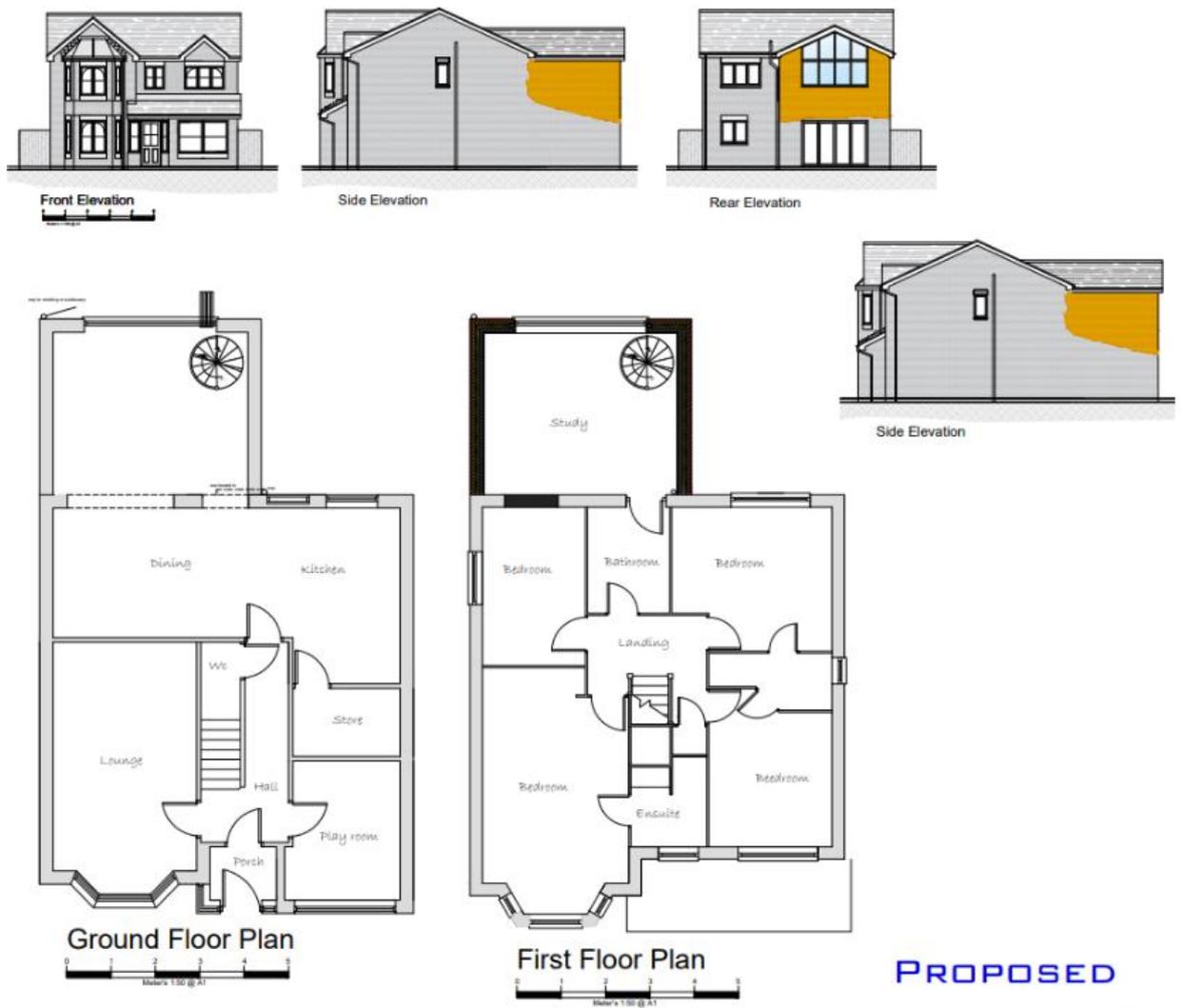
The surrounding area and street scene is characterised by detached properties constructed from similar materials to the site. Greenspace is located to the south of the site.

### **Relevant Planning History**

<b>Application Reference</b>	<b>Description</b>	<b>Status</b>
B/99/1056/WO	Residential development - 48 detached dwellings, construction of roads, sewers and public open space	Approved subject to Conditions

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

The applicant is seeking permission to erect a first floor rear extension above the existing single storey side extension. The proposal would provide an approximate rearward projection of 4 metres and an approximate width of 5 metres. A gable roof form is detailed with an approximate eaves height of 4.8 metres and an approximate ridge height of 6.3 metres. Glazing is proposed to the rear elevation continuing into the gable roof from of the rear elevation with an approximate width of 3 metres. The glazing is proposed to service a study room. Matching materials to the existing dwelling are proposed.



## 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.

Tankersley Parish Council – No Response

## **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 '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 proposed extension would be erected above an existing single storey rear extension. The proposed projection, therefore, matches the existing single storey rear extensions' projection 4 metres projection and is not considered excessive. The eaves height and ridge height of the proposal matches the existing dwelling, preventing the proposal from overly dominating the existing dwelling. The use of a gable roof from allows the proposal to remain in keeping with the character of the dwelling and street scene along with the use of matching materials. The rear first floor window is not a common feature in the area, however it is acknowledged the window is to the rear of the dwelling and could be installed under permitted development at a later date. It would therefore not be prudent to restrict this element of the proposal.

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 is set in from the east elevation of the dwelling by approximately 3.5 metre and is distanced from the east boundary by approximately 4.5 metres. The proposal would therefore have a minimal effect on the neighbouring property to the east. The proposal

would have a small potential to cause some loss of light during the evenings to the easterly neighbour, however the impact of this is reduced by the existing boundary treatment. The proposal is distanced far enough away from the easterly neighbour to prevent any overdominance or loss of outlook. The proposal also does not intersect with any neighbouring 45-degree angle of any neighbouring habitable windows.

Neighbours to the west of the proposal are substantially screened by existing on site trees, bushes and boundary treatment. Additionally, no side elevation windows are proposed, preventing any opportunity for overlooking to residential amenity space to the east and west.

The rear glazing is detailed to service a study room and is substantially screened by trees, bushes and boundary treatment in addition to an existing garage. The proposal would also be approximately 26 metres to the nearest rear windows, providing acceptable residential amenity distancing.

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 impact the amount of 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 substantial 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 make contact with the applicant to make amendments to the proposal.

**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:

Location, Existing and Proposed Site Plans DwgNo: 2025-115-01

Existing and Proposed Floor Plans & Elevations DwgNo: 2025-115-02

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 and Local Plan Policy HE1 The Historic Environment.**

- 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.**

**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. 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.