

Application Reference: 2025/0473

Location: 6 Vicarage Lane, Royston, Barnsley, S71 4QY.

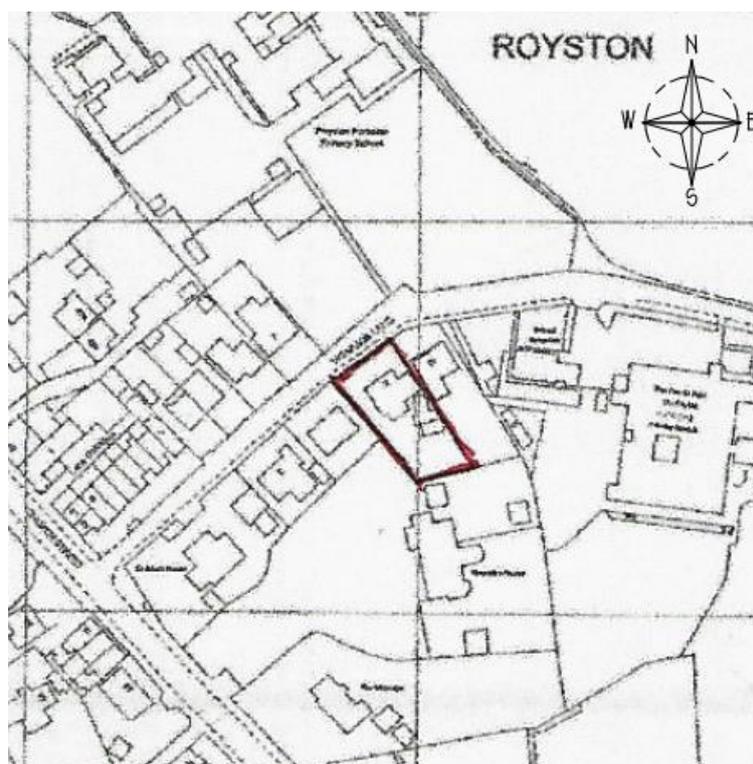
Introduction

This application seeks planning permission for the removal of garages, the removal of a rear porch, re-roof, the erection of a single storey side extension, the erection of a one and a half storey rear extension with a recessed balcony, the installation of 4no. side dormer windows and rendering of the property.

Relevant Site Characteristics

This application relates to a modest sized plot located on the south side of Vicarage Lane opposite the southern access to Royston Parkside Primary School. Royston St John the Baptist Church of England Primary School is located to the east. St John the Baptist Parish Church – a grade I-listed building is located to the south-east. Vicarage Lane is also a public right of way (footpath 16) which provides routes through Royston Park to the north-east and a nearby residential estate to the south-east. The surrounding area is principally residential characterised by two-storey detached, semi-detached and terraced dwellings of varying scale and appearance. The two adjacent neighbouring properties feature flat roof dormer windows on their frontages of varying scale and appearance.

The application property is a one and a half storey detached dwelling constructed of stone and brick largely painted white with a combination roof with red concrete tiles. The property is fronted by an enclosed garden bounded by a stone wall. There is an existing single storey pitched roof extension on the east elevation. There is a vehicular access and driveway to the west within the site which extends to the rear. To the rear is an existing single storey porch extension, first floor balcony and a few detached outbuildings set within a garden that is a mix of grass and hardstanding areas. The rear garden is bounded by hedges and some mature tree specimens, some of which are within neighbouring curtilages and protected.



Site History

B/80/0590/RO	Erection of one dwelling.	Approved.
B/04/1835/RO	Erection of single storey side extension.	Approved.
2021/0804	Alterations to dwelling consisting of first floor extensions on both sides and rear, front and rear facing dormer window extensions, altered roof configuration, single storey rear and front porch extensions and changes to the external facing materials.	Refuse.
2022/0099	Alterations and extensions to the dwelling including first floor extensions to the front and side, single storey and 1.5 storey extensions to the rear, front and rear facing dormer window extensions, front porch extensions and changes to the external facing materials. (Amended Plans).	Approved.

Detailed Description of Proposed Works

This application seeks planning permission for the removal of garages, the removal of a rear porch, re-roof, the erection of a single storey side extension, the erection of a one and a half storey rear extension with a recessed balcony, the installation of 4no. side dormer windows and rendering of the property.

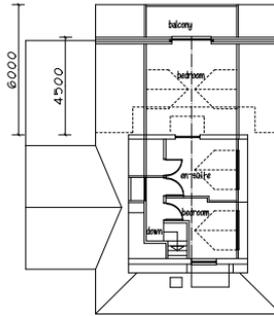
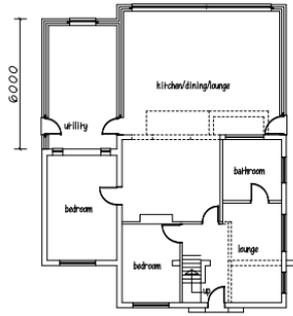
The proposed side extension would measure approximately 6 metres (L) x 3.4 metres (W) x 3 metres (H).

The proposed one and a half storey rear extension would measure approximately 6 metres (L) x 7.7 metres (W) x 7.2 metres (H). The roof would be constructed of Marley Modern Grey tiles. This extension would be rendered white and would feature a recessed balcony at first floor level.

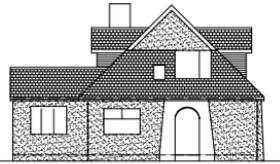
The proposed dormer windows would be installed on the east and western roof planes, would adopt pitched roofs and would be equally sized. The roofs would be constructed of Marley Modern Grey tiles, and the dormers would be clad with anthracite cladding.

The existing property would be rendered white.

During the application process, the applicant amended the proposal to increase the length of the proposed side extension from 5 metres to 6 metres, change the external materials of the proposed dormer windows and include apertures to more dormer windows.



ROOF - existing roof tiles removed, new tiles Marley Modern Gray
 WALLS - all ground floor walls (new & existing) to be rendered white
 existing stone to front porch to be retained
 DORMER WALLS & GABLES - Lpvc horizontal cladding in anthracite



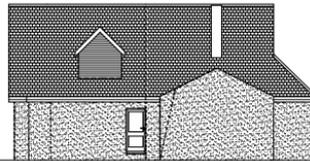
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

Mr & Mrs M CROWE
 6 VICARAGE LANE
 ROYSTON
 BARNGLEY S71 4QY

PRO PLANS & ELEVATIONS

1:100&A3 JUNE 25 Rev C

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Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. 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 HE1: The Historic Environment.*
- *Policy HE3: Developments affecting Historic Buildings.*
- *Policy GD1: General Development.*
- *Policy POLL1: Pollution Control and Protection.*
- *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 NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF 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. The 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 (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *Section 2: Achieving sustainable development.*
- *Section 4: Decision-making.*
- *Section 12: Achieving well designed places.*
- *Section 16: Conserving and enhancing the historic environment.*

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 this guidance 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 following SPDs are relevant in this case:

- *House extensions and other domestic alterations (Adopted March 2024).*
- *Parking (Adopted November 2019).*

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Planning (Listed Buildings and Conservation Areas) Act 1990

- *Section 16: Decision on application.*
- *Section 66: General duty as respects listed buildings in exercise of planning functions.*

Consultations

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended).

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.

Conservation Officer	<i>No objection.</i>
Forestry Officer	<i>No objection.</i>
Public Rights of Way	<i>No objection subject to informative(s).</i>

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 of Development

Extensions and alterations to a dwelling are acceptable in principle if the development would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Scale, Design and Impact on Character

The rendering of the application property and proposed extensions in white would not significantly alter or detract from the character of the existing property or the character of the street scene given that the existing character of the street scene is varied and the existing property is largely painted white. An existing stone arch surrounding the property frontage would be retained. As such, the application property would retain some of its existing character and would not appear materially different within the context of the street scene.

The re-roof of the existing property and the adoption of Marley Modern Grey tiles throughout the scheme would not significantly alter or detract from the character of the existing property or the character of the street scene given that neighbouring properties benefit from either red or grey coloured roof tiles.

The proposed side extension would not adopt an excessive sideways projection more than two thirds the width of the original property, and whilst it would adopt a flat roof, it would adopt a restrained height and would adjoin the rear of an existing side extension where it would not be visible from the surrounding public realm.

The House extensions and other domestic alterations SPD states that extensions to the rear of detached houses will be considered on their design merits where no adjacent properties are affected.

In this instance, the proposed one and a half rear extension would adopt a relatively large rearwards projection. However, the extension would maintain the form of the existing property and would maintain the existing eaves and ridge height. The extension would adopt a sympathetic form and features, including a gable pitched roof and rendering to match that proposed to other elements of the proposal. The extension would incorporate a recessed balcony at first floor level that would replace an existing balcony. The recessed balcony would appear as a subservient feature and would be an improvement on the existing balcony which appears more prominently on the rear elevation. Whilst this extension would be partially visible from the street scene of Vicarage Lane, it would not materially affect its character.

The House extensions and other domestic alterations SPD establishes specific design guidance for proposals for dormer windows. It states that the design should reflect the character of the area, the surrounding buildings and the age and appearance of the existing building, and to determine whether a dormer window on the front or principal elevation would be appropriate, the roofs of the surrounding buildings should be examined. Unless the street scene is characterised by dormers on the frontage, or these are a feature of the surrounding area/street/terrace, dormer windows should be located on the rear or secondary elevations. Dormer windows should be set within the roof plane and not built off external walls. Dormer windows should also be set below the ridge, set back from the eaves and set away from party walls with adjacent properties.

In this instance, the proposal includes the installation of 4no. dormer windows on the secondary side elevations of the application property. The proposed dormers would be modest in size and would adopt gable pitched roofs. The proposed dormers would be set within the roof plane, set back from the eaves and set below the ridge, in accordance with the Council's adopted guidance. The proposed dormers would be clad in anthracite cladding to closely match the proposed re-roofing materials. The roofs of the proposed dormers would also be constructed of Marley Modern Grey tiles. The proposed dormers would not appear as overbearing features and would not significantly alter or detract from the character of the existing property or character of the street scene, especially within the context of large, flat roofed dormers on the frontages of adjacent neighbouring properties.

The grade I-listed St John the Baptist Parish Church is located approximately 80 metres to the south-east of the development site. As such, the Council's Conservation Officer was consulted. No objections were received as it was considered the potential for harm to the setting of Gransden House and St John the Baptist Parish Church is nil.

Considering the above, the proposal as a whole would retain some existing character whilst introducing additional sympathetic elements that would not appear overtly dominant or prominent and would not detract from the character of the existing property or street scene. As such, this is considered to weigh significantly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and Local Plan Policy HE1: The Historic Environment and is considered acceptable regarding visual amenity.

Impact on Neighbouring Amenity

It is not considered that the proposal would contribute to significant overshadowing, overlooking and loss of privacy, or reduced outlook impacts which may otherwise adversely affect the amenity of the occupants of the application and neighbouring properties.

The proposed side extension would adopt a single storey and would be erected adjacent to the blank gable elevation of 10 Vicarage Lane. Whilst the proposed one and a half rear extension would project beyond the rear elevation of 10 Vicarage Lane, the extension would be located to the west of the neighbouring property and would comply with the 45-degree-rule. As such, any potential impact is likely to occur and be limited to the evening and not at peak times for use of a rear garden. The proposal would also maintain sufficient separation distances to the rear boundary and neighbouring property beyond and would not face habitable room windows. The proposed recessed balcony would replace an existing first floor balcony on the rear elevation. Existing trees bounding the rear boundary and within the neighbouring curtilage could offer further mitigation. Apertures would be limited to the foremost proposed dormer windows on the western roof plane and would face towards the blank gable elevation of 4 Vicarage Lane. The existing separation distance between the application property and 4 Vicarage Lane would be maintained and as such, it is not considered that outlook would be significantly reduced, and amenity levels would be maintained at reasonable levels. Adjacent neighbouring properties were notified, and no objections were received.

There could be some potential disturbance and disruption because of construction works, and whilst any potential impact is anticipated to be temporary, should the application be approved, a condition could be used to control construction hours.

Considering the above, this is considered to weigh significantly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and Local Plan Policy POLL1: Pollution Control and Protection and is considered acceptable regarding residential amenity.

Impact on Highways

The proposed development is not considered to be prejudicial to highway safety as existing off-street parking arrangements would not be significantly impacted and at least two off-street parking spaces would be maintained.

Considering the above, this is considered to weigh modestly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.

Planning Balance and Conclusion

In accordance with the provisions of paragraph 11 of the NPPF(2024), the proposal is considered in the context of the presumption in favour of sustainable development and therefore, for the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant local and national planning policies and guidance and planning permission should be granted subject to necessary conditions.

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 this 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 representations, 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 amended plans:

Site and Location Plans.

Phase 2 Pre-development Arboricultural Report prepared by Wharncliffe Trees and Woodland Consultancy dated 13th August 2025.

Proposed Plans and Elevations Rev. C received 21st August 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 and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. The external materials shall match those specified by the approved documents listed above.

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.

4. Construction or demolition-related activity shall only take place between the hours of 08:00 to 18:00 Monday to Friday and 09:00 to 14:00 on Saturdays and at no time on Sundays or Bank Holidays.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1 Pollution Control and Protection.

Informative(s):

5. 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.

6. A public right of way (Royston FP 16) runs along the road adjacent to the proposed development site. Safe public access on the right of way should remain available at all times, with no obstruction of or encroachment onto the width of the path and no building debris, storage of materials or parked vehicles limiting access at any time. Appropriate measures should be taken to protect the public, including fencing if necessary. If safe public access is not possible at any time, then a temporary closure should be arranged, providing at least 4 weeks' notice and details of how public access will be managed. For further information contact publicrightsofway@barnsley.gov.uk.
7. It is recommended that measures are taken to prevent a nuisance/ or effect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke or dust. No waste should be burnt. If a statutory nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore recommended that you give serious consideration to the steps that may be required to prevent a noise, dust or smoke nuisance from being created.