



Barnsley Metropolitan Borough Council,
Planning and Building Control,
Barnsley MBC,
Barnsley,
S70 9GG

Dear Sir/Madam,

Householder Application for a first-floor rear extension at 385 Darton Ln, Mapplewell, Barnsley S75 6AL.

This application seeks permission for the erection of a first-floor rear extension at 385 Darton Ln, Mapplewell, Barnsley S75 6AL.

Site and Surroundings

The application property is located on Darton Lane in Mapplewell. Mapplewell is located to the north of Barnsley and south west of Royston. The property is in a residential area adjacent to a small row of convenience store, takeaway, laundrette and pharmacy on the junction between Darton Lane and Croft Drive. There are no protected trees on site. There is no identified flood risk associated with the site.

Relevant Planning History

The Barnsley Borough Council's online database has been consulted to identify the planning history at the site. The history is summarised below.

Application reference	Description of Development	Approved & Date
B/02/0371/DT	Erection of side and rear single storey extension to dwelling.	Approved April 2002.

Pre Application History

The applicant has engaged with Barnsley Council at pre application stage. An initial enquiry was submitted by Mr Harry Lillis in early 2026, reference 2026/ENQ/00209. The pre application response highlighted that good design to minimise impacts on residential amenity would be important in gaining planning permission. The feedback raised concerns over habitable windows to the rear of the proposed extension and the minimum distance that should be maintained between habitable windows of other dwellings, especially to 9 Croft Drive at the rear.

Relevant Planning Policy

Statutory Development Plan

The Development Plan for the site comprises the Barnsley Local Plan 2019.



Barnsley Local Plan 2019

These are the relevant policies from the Barnsley Local Plan:

- **Policy GD1** – General Development
- **Policy D1** – High Quality Design and Place Making
- **Policy SD1** – Presumption in favour of Sustainable Development.
- **Policy T4** – New development and Transport Safety

Supplementary Planning Document

House extensions and other domestic alterations (2024)

National Planning Policy Framework (February 2025)

Section 2 – Achieving sustainable development

Section 4 – Decision Making.

Section 12 – Achieving well-designed places.

Planning Assessment

The applicant wishes to gain planning permission for a first-floor rear extension. The proposed development is subsidiary to the host dwelling, of a scale and design which is appropriate to the host property and is not detrimental to the amenity afforded to adjacent properties.

Design

The House Extensions SPD states that ‘The front elevation of a building is the most important for its contribution to the street scene.’ The proposed changes to the front (south east) elevation are minimal and do not significantly impact upon the existing street scene. The existing chimney will be retained but reduced in height due to the lowering and reworking of the rear gable. The existing single-storey side extension will be retained and will link to the proposed extension and will have stone parapet capping. All existing front facing windows will be retained. The proposed alterations rebalance the existing dwelling within the streetscene to create a more traditional roof that is in keeping with the residential character of the area.

The rear of the property will have twin gables that will house a bedroom and a bathroom. Following advice within the pre-application response, the uses of the rooms have been altered to allow the development to deliver obscure glazing in the proposed bathroom, with a high-level secondary window proposed for the bedroom. The main window serving this bedroom will be located on the side elevation of the extension facing the applicants own garden.

The proposed rear extension will have the roof tiles match to the existing development. The rendering will also match the existing property. The proposed windows will match the existing white uPVC windows.

The Two-Storey extension section within the SPD state that they will be considered on the ‘basis of overshadowing, loss of privacy and outlook.’ The proposed rear extension has been carefully designed following advice from the preapplication feedback. The window locations will not unduly impact on residential amenity as the rear elevation (facing 9 Croft Drive) would host of 1 obscurely glazed window and 1 high-level window over 1.8m high. This results in the neighbouring properties not being unduly overlooked. There will be no undue increase in the overshadowing of adjacent neighbouring properties due to the property being detached and the existing roof line being higher than the proposed extension. Therefore, the proposed

extension does not significantly impact the neighbouring amenity especially that of 9 Croft Grove. The proposal is compliant with Policy GD1 and Policy D1. The proposal demonstrates an innovative response to existing site constraints and reworks the existing property to comply with the House Extensions SPD as well as achieving high-quality design to comply with Policy GD1 and Policy D1 following advice contained within the pre-application enquiry.

Parking

Policy T4 states that new development should be designed to provide development with suitable transport connections. The proposal retains the existing parking provision on site. The dwelling is also served by an existing public transport network. The proposal is compliant with Policy T4 as the development poses no changes to the transport provision on site.

Conclusion

In conclusion, the proposed rear extension presents a policy compliant scheme that is an innovative solution to the site constraints and prevents undue overlooking of neighbouring properties. The design has been informed by the pre-application advice and the House Extension SPD as well as Barnsley Local Plan.

I trust the information enclosed is sufficient for the purposes of positively determining this application and look forward to hearing from you once this has been validated. Should you require anything further, please do not hesitate to contact me.

Yours faithfully,

Joe Flanagan MPLAN
Associate