

Application Reference: 2026/0141.

Location: Beech Villa, The Avenue, Wortley, Sheffield, S35 7DB.

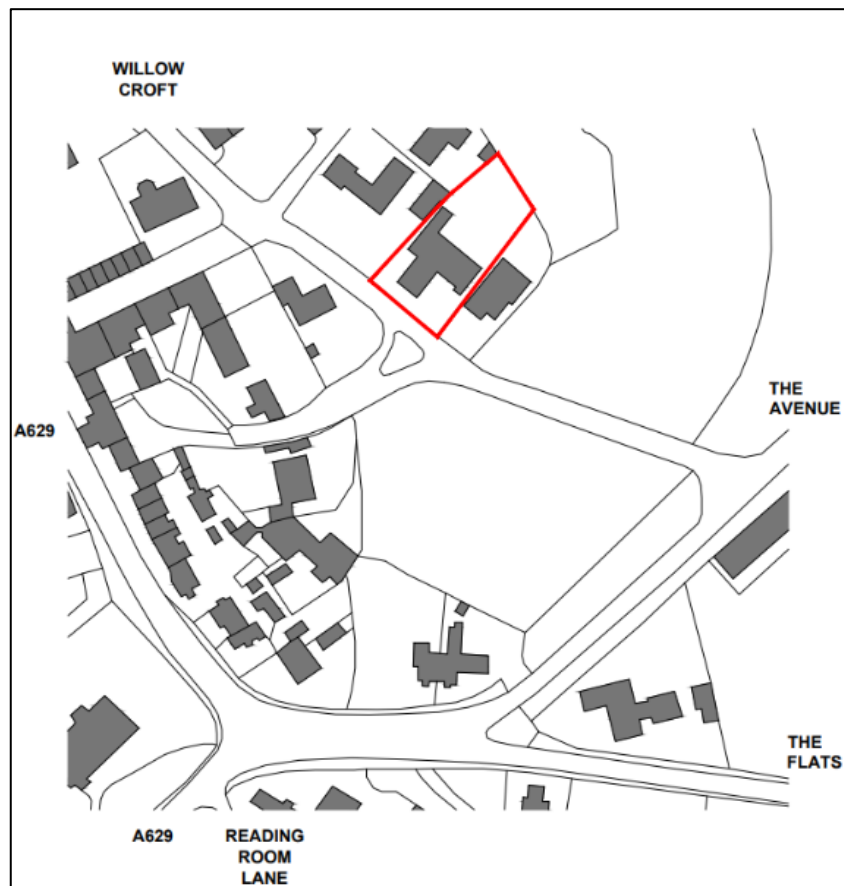
Introduction

This application seeks part-retrospective planning permission for the erection of a single storey front porch extension; erection of a two-storey front extension with integral garage; and erection of single storey side and rear extension.

Relevant Site Characteristics

This application relates to a large plot located on the south side of The Avenue and within an area that is principally residential characterised by varied dwelling types of varying scale and appearance. The development site is located in the Wortley Conservation Area and within the setting of a historic park and garden – Wortley Hall. The topography of the area falls north-west to south-east.

The property in question is a large, detached two-storey dwellinghouse constructed of brickwork with rosemary tiled jerkinhead roofs. The application dwellinghouse benefits from a modest single storey porch and a large, two-storey extension with a ground floor integral garage on the front (south-west) elevation. A single storey flat roof extension is located to the side (north-west) and rear (north-east). The development site is accessed from the south-east corner of the plot with areas of hard and soft landscaping to the front. To the rear is a large garden with a patio and sunken seating area. The site is bounded by a mix of stone walls, fences and trees and vegetation.



Site History

B/82/1030/WO	Erection of dwellinghouse.	Refused.
2020/1283	Removal of existing outbuildings, erection of one and a half storey extension to side/front of existing dwelling, erection of 1no detached two storey dwelling and associated alterations to the site layout including new access arrangements.	Approved.

Detailed Description of Proposed Works

During the application process, it was found that approved application 2020/1283 for the removal of existing outbuildings, erection of one and a half storey extension to side/front of existing dwelling, erection of 1no detached two-storey dwelling and associated alterations to the site layout including new access arrangements was subject to several pre-commencement and upon commencement conditions which were not discharged and therefore, the development undertaken is unauthorised (added to the fact the development has not been carried out in accordance with the approved plans).

Considering the above, it was suggested that this current application (2026/0141) could be used to regularise any unauthorised works/ changes to Beech Villa compared with the plans approved under application 2020/1283. This was agreed between all relevant parties and amended plans were then submitted to the Local Planning Authority (LPA). The LPA has proceeded on this basis.

This application seeks part-retrospective planning permission for the erection of a single storey front porch extension; erection of a two-storey front extension with integral garage; and erection of single storey side and rear extension.

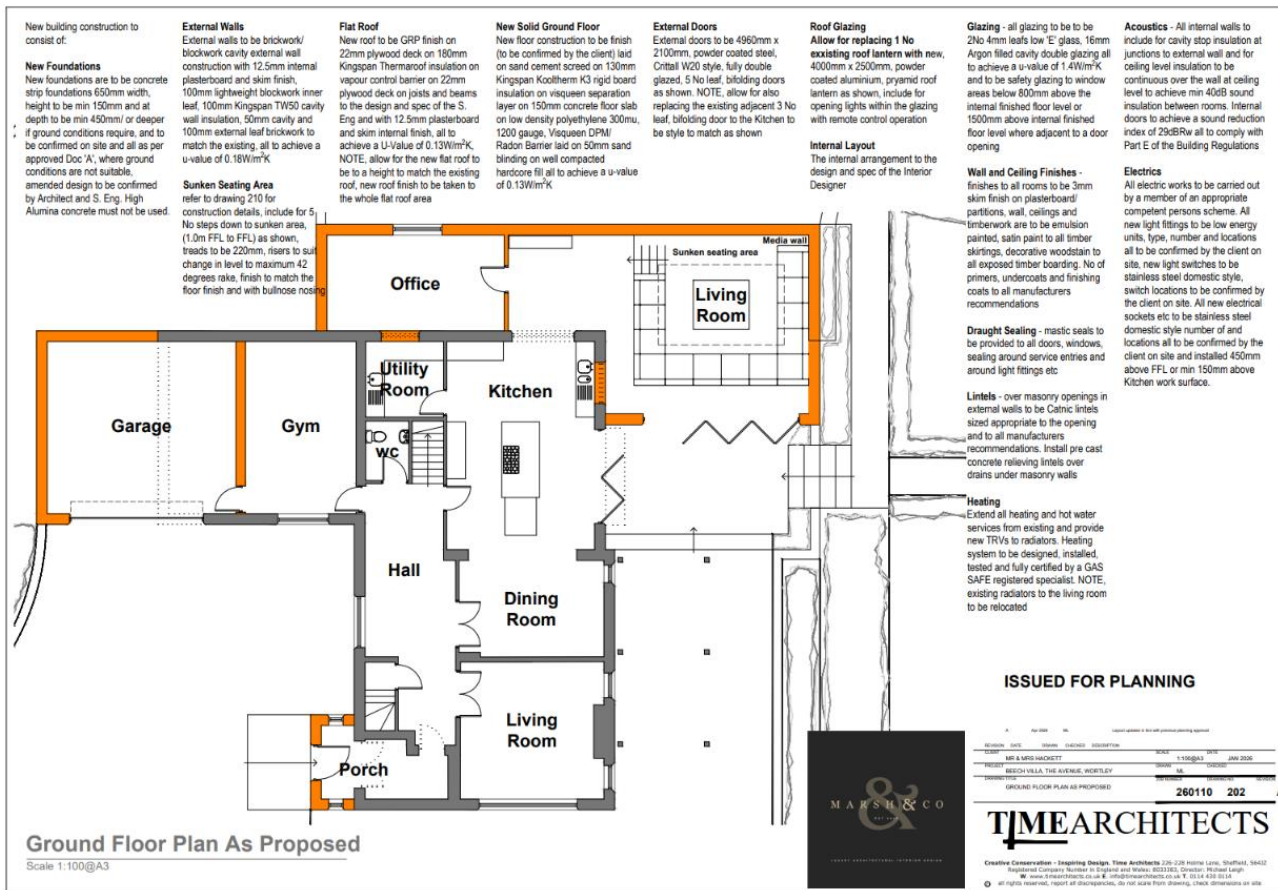
The retrospective elements comprise the erection of a single storey front porch extension and a two-storey front extension with integral garage and a single storey side and rear extension.

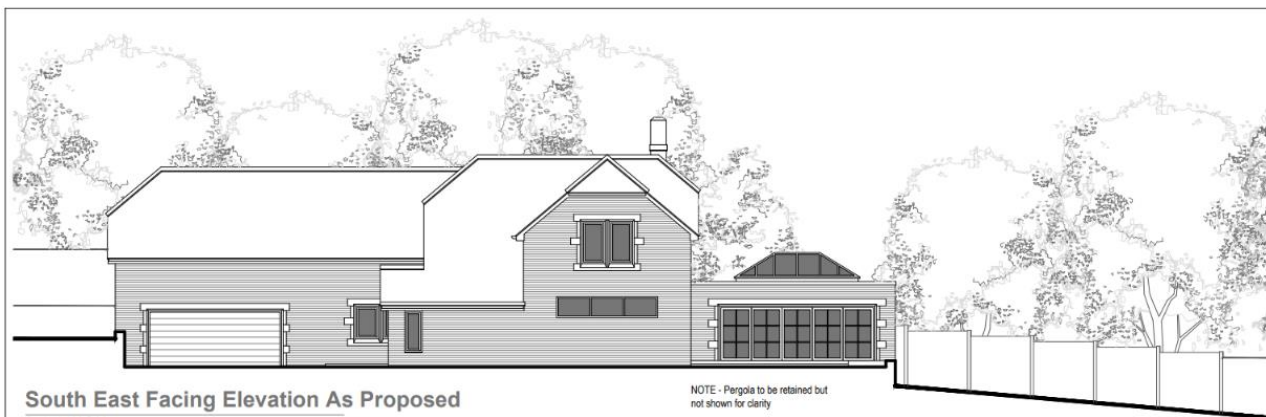
The retrospective single storey front porch extension measures approximately 3.0 metres (W) x 1.4 metres (L) x 3.3 metres (H) and is constructed of brickwork with a rosemary tiled gable pitched roof.

The retrospective two-storey front extension measures approximately 6.2 metres (W) x 10.1 metres (L) x 6.4 metres (H) and is constructed of brickwork with a rosemary tiled jerkinhead roof.

The retrospective single storey side and rear extensions measures approximately 3.4 metres (W) x 16 metres (L) x 2.7 metres (H) and is constructed of brickwork and render with a flat roof.

The proposed single storey side and rear extensions would be attached to the rear elevation (north-east) of the main dwellinghouse and the side elevation (south-east) of the existing single storey side and rear extension and would measure approximately 2.7 metres (W) x 6.8 metres (L) x 2.7 metres (H) and would be constructed of brickwork with a flat roof.





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 development site is in the Wortley Conservation Area and in the setting of a grade II-listed Historic Park and Gardens – Wortley Hall.

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 HE2: Heritage Statements and General Application Procedures.*
- *Policy HE4: Developments affecting Historic Areas or Landscapes.*
- *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 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:

- *Heritage Impact Statements (Adopted May 2019).*
- *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 72: General duty as respects conservation areas in exercise of planning functions.*

Other Material Considerations

- *South Yorkshire Residential Design Guide (SYRDG) 2011.*

Representations

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) and paragraph 5a of the Planning (Listed Buildings and Conservation Areas) Regulations 1990.

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

A site notice was posted nearby which expired 01st June 2026.

A press notice was used which expired 01st June 2026.

This included a 21-day re-consultation exercise undertaken because of an amended description and plans.

Two representations were received from one address. The first representation raised objections, but The second representation withdrew the objection, and it was confirmed there were no objections to the part-retrospective application.

Consultees

Conservation Officer	<i>No objection(s).</i>
Highways Development Control	<i>No objection(s).</i>
Wortley Parish Council	<i>No comment(s) received.</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 unless the NPPF establishes a specific weight:

- 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. Development should also conserve and enhance the significance and setting of the borough's heritage assets.

Scale, Design and Impact on Character

Sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be had regarding the desirability of preserving a conservation area or its setting or any features of special architectural or historic interest which it possesses.

The development site is in the Wortley Conservation Area and the setting of a grade II-listed Historic Park and Gardens – Wortley Hall. As such, the Council's Conservation Officer was consulted on this application.

The Conservation Officer noted that the application dwellinghouse was previously extended and remodelled under application 2020/1283, supported by a Heritage Impact Statement (HIA), that noted that the application dwellinghouse and its outbuilding were considered to be non-designated heritage assets of low significance and that the proposed development would have an impact on these assets and has potential for negative impacts upon the character and setting of the Wortley Conservation Area without any design mitigation.

In response, the Conservation Officer noted that overall, they felt the size of the extensions to Beech Villa (the application dwellinghouse) and the length and depth of the new dwellinghouse would have been too large. While it was agreed that Beech Villa was a non-designated asset of low significance, it was pointed out that there was a group value relationship with the conservation area and that the plot was close to the registered parkland. Therefore, it was felt that there was a degree of sensitivity to this plot which requires some restraint in terms of scale and massing. The design detailing and materials appeared to be in-keeping, and this strategy was supported to mitigate some of the impact. However, it was still felt that the excessive scale of new elements did require reducing. Regarding the demolition of the pre-existing outbuilding(s), it was accepted this may be necessary but that there would need to be mitigation by way of archive quality building recording to level II.

Regarding this current application (2026/0141) the Conservation Officer considers that the proposals would result in very limited additional impact when assessed against the application dwellinghouse as it now exists on-site. It is noted that the application dwellinghouse is substantial and the proposed changes are comparatively modest. It is noted that the application dwellinghouse has been extended and altered in a manner that does not accord with the plans approved under 2020/1283 which is of course regrettable. However, the retrospective changes and proposed extensions are considered to be of limited overall consequence and do and would not harm to the character or appearance of the conservation area or the setting of the Registered Park and Garden, and therefore, the Conservation Officer raised no objections.

The Local Planning Authority (LPA) has no reason to disagree with the professional opinions of the Council's Conservation Officer in this instance, and this proposal is considered acceptable from the conservation perspective, on balance, and accords with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraphs 207, 208, 212 and 216 of the NPPF and Local Plan Policies HE1, HE2 and HE

The retrospective single storey front porch extension adopts a modest scale and sympathetic design and materials and replaces a pre-existing conservatory. The porch is a welcome change which better reflects the Council's adopted design guidance.

The retrospective two-storey front extension with integral garage adopts a greater forward projection (approximately 3.9 metres) than approved under 2020/1283. This represents a significant increased forward projection that draws some conflict with the House extensions and other domestic alterations SPD. However, it is acknowledged that the extension approved under 2020/1283 was significant but was considered acceptable because of the substantial size of the application plot, the demolition of existing outbuildings, and the adoption of a reduced ridge height, all of which were considered to aid the extension being read as a later addition and to maintain the main dwellinghouse as the dominant feature. Despite the increased forward projection and lack of reduced ridge height, this extension is generally sympathetic in respect of design and materials, and the surrounding area is characterised by other similar substantial properties. Therefore, on balance, it is not considered that this extension significantly detracts from or alters the character of the street scene or the application dwellinghouse.

The retrospective single storey side and rear extensions adopt a modest scale and restrained height and sympathetic design and materials. Whilst the flat roof is not desirable, this extension is relatively hidden from public viewpoints with the existing two-storey front extension and boundary treatments and landscaping providing an acceptable degree of screening. On balance, it is not considered that this extension significantly detracts from or alters the character of the street scene or the application dwellinghouse.

The proposed extension would adopt a modest scale and restrained height and sympathetic design and materials. Whilst the flat roof is not desirable, this extension would be located to the rear of the application dwellinghouse and hidden from public viewpoints. It is not considered that this extension significantly detracts from or alters the character of the application dwellinghouse.

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

This proposal is therefore considered to conserve or enhance the character and appearance of the Wortley Conservation Area and nearby grade II-listed Wortley Hall Registered Park and Garden in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and would comply with Local Plan Policies D1: High Quality Design and Placemaking, HE1: The Historic Environment and HE4: Developments affecting Historic Areas or Landscapes and is considered acceptable regarding visual amenity.

Impact on Neighbouring Amenity

The retrospective single storey front porch extension adopts a relatively modest scale and restrained ridge height and is located to the north-west of Beech Lodge. This extension is set in from the party boundary and set back from the front elevation of the neighbouring two-storey front gable projection. Its scale is also considerably smaller than the previous conservatory, and therefore, this element is not considered to contribute to significant detrimental overshadowing impacts.

The retrospective two-storey front extension with integral garage adopts a greater forward projection and roof height than approved under 2020/1283. This extension is also located to the south-east of Paddock House. While such circumstances would normally contribute to increased potential of overshadowing impacts, the development site is set lower than the neighbouring plot, and the extension is set away from the part boundary. As such, it is anticipated that any potential overshadowing impact would likely be limited to the application curtilage. It is also noted that an extension of a similar scale was previously approved, and while the as-built development is larger, it is not considered to result in significantly detrimental impacts, especially as it has been in situ for some time with no complaints raised. The occupants of Paddock House were also notified of this application; and no response was received.

The retrospective single storey side and rear extensions adopt a modest scale and restrained height. This extension is also located to the south-east of Paddock House and while there is the potential for some overshadowing, the extension is set away from the party boundary, set down from the land adjacent, and adopts a flat roof, which is likely to further lessen the extent of any potential impact to the neighbouring plot. As such, the as-built development is not considered to contribute to significant detrimental impacts. The occupants of Paddock House were also notified of this application; and no response was received.

The proposed single storey side and rear extension would adopt a modest scale and restrained roof height. This extension would be located to the south-east of Paddock House and would be built off the south-east side elevation of the existing extension and the north-east rear elevation of the main dwellinghouse. As such, any potential overshadowing impacts would be limited to the development curtilage with a negligible impact on neighbouring properties.

First floor windows are limited to the front and rear elevations of the main dwellinghouse and existing two-storey front extension and the south-east elevation of the existing dwellinghouse. These window locations were previously approved under 2020/1283, and despite some retrospective changes, they remain acceptable regarding not facing toward neighbouring habitable room windows and achieving acceptable separation distances. Existing trees located to the south of the development site provide some screening to the rear curtilage of 1 Home Farm Court. The as-built development has been in situ for some time with no complaints raised. The occupants of 1 Home Farm Court were also notified of this application; and no response was received.

The retrospective and proposed development does not and would not contribute to reduced levels of outlook because of the positioning of the development within the development site and the existing topography differences and boundary treatments.

Considering the above, it is not considered that the proposal would contribute to significant increased overshadowing, overlooking and loss of privacy, or reduced outlook impacts which could otherwise adversely affect the amenity of the occupants of the application or adjacent neighbouring properties.

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

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

Impact on Highways

The proposal is not considered to be prejudicial to highway safety because existing off-street parking and access arrangements within the development site would not be affected and the proposal would not result in a requirement to provide additional spaces.

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 provision 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.

In dealing with the application, the local planning authority (LPA) has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- *To include retrospective development that was not built out in accordance with the approved plans under application 2020/1283.*
- *To agree an amended description to include retrospective development.*

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:

260110 100 Location Plan.

260110 201 Rev. A Site Plan as Proposed received 29th April 2026.

260110 202 Rev. A Ground Floor Plan as Proposed received 29th April 2026.

260110 203 Rev. A First Floor Plan as Proposed received 29th April 2026.

260110 203 Roof Plan as Proposed.

260110 204 Elevations as Proposed.

260110 205 Elevations as Proposed.

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 HE1: The Historic Environment and Local Plan Policy D1: High Quality Design and Place Making.

3. The external materials shall match those used in the existing building and those specified by the approved document(s) listed above.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy HE1: The Historic Environment and 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. 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.
3. The applicant/contractor should note that to deposit mud/debris on the public highway, or anything which may cause a nuisance or possible danger to road users, is an offence under provisions of the Highways Act 1980.