

**Application Reference:** 2026/0059

**Site Address:** 11 Grange Road, Brierley, Barnsley, S72 9HU

**Introduction:** This application seeks full planning permission for the removal of detached shed and erection of single storey side extension to dwelling.

**Relevant Site Characteristics:**

The dwelling is a red-brick, semi-detached bungalow located in a corner plot, with a relatively large side garden but a modest sized, triangular shaped rear garden. There is a small conservatory attached to the rear elevation of the dwelling, and a semi-detached outbuilding (shed) located at the end of the driveway which runs adjacent to the western side elevation of the dwelling.



**Detailed description of Proposed Works**

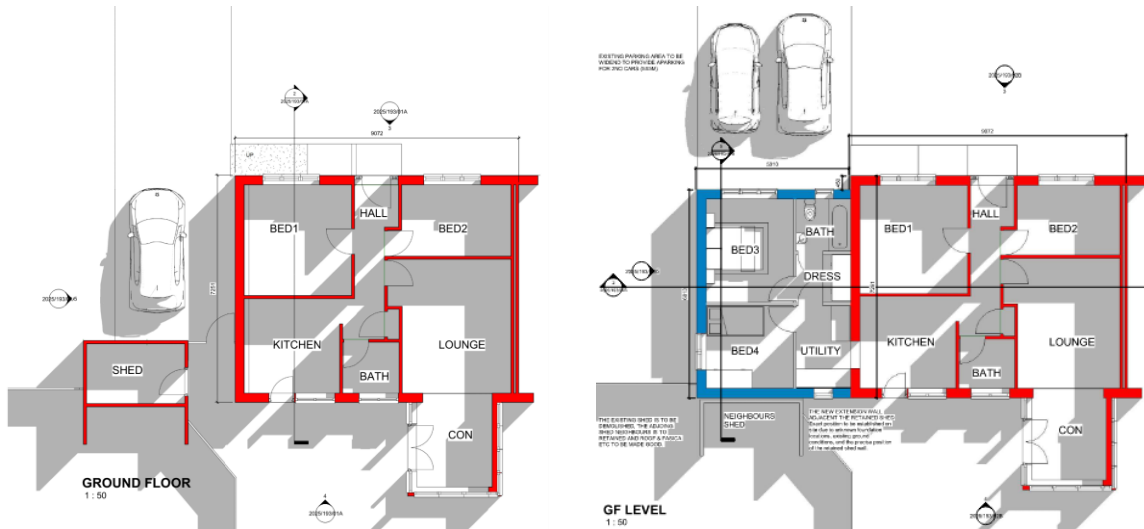
The proposal is for the removal of the applicant's section of the semi-detached shed, and the erection of a single storey side extension on the western elevation of the dwelling. The driveway would be extended to compensate for the loss of one of two current parking spaces.

The proposed extension would allow for two additional bedrooms, making this a 4 bed property, and includes an ensuite/dressing room and utility. The extension would be accessed via the existing kitchen.

Existing and Proposed Elevations



Existing and Proposed Ground Floor Plan



**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.

No comments were received.

### **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. 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

With the original dwelling having a width of approximately 9.1m, and a 10m distance from its side elevation to the boundary, the proposed 5m ground floor side extension would be both proportionate in scale to the original dwelling, and meet the guidance outlined in SPD House Extensions and Other Domestic Extensions. The SPD guidance allows side extensions to corner plot dwellings of up to 50% of the distance between the original dwelling and the boundary, up to a maximum of two thirds of the width of the original dwelling.

The design of the extension would also ensure that it would have a minimal impact upon both the scale and character of the original dwelling. This is achieved through inclusion of a 0.45m set back of the extension from the front elevation, and the extension's roof being stepped down in height from the height of the original roof. The set back and step down, along with use of materials of a similar appearance would be in accordance with the local SPD guidance; as the extension would be subordinate to the host dwelling whilst not having significant detriment to the original design or character.

In respect of impact within the broader street scene, whilst the dwelling mirrors the adjacent neighbouring bungalow, separated by the junction with Chestnut Avenue, which is also sited within a large corner plot, enough space (circa 5m) would remain between the extension and the boundary not to have a significantly detrimental impact on visual amenity. Whilst the similarity to the adjacent neighbouring bungalow would be lost, the proposal would result in a similar sized corner garden plot as that of two corner dwellings on the opposite side of the road from the application dwelling.

As the proposal is of an overall acceptable design, which is in accordance with local SPD guidance and would have a limited impact on the scale design and character of the original dwelling and broader street scene, the proposal would be compliant with local policy GD1 and D1. This carries moderate weight in favour of the proposal.

#### Impact on Neighbouring Amenity

The attached neighbouring dwelling, along with the adjacent neighbouring dwelling separated by Chestnut Avenue, would be very unlikely to be impacted by the proposal due to its location directly adjacent to the application dwelling's western elevation. The neighbouring dwelling located on Chestnut Avenue, which currently shares a semi-detached outbuilding with the application dwelling, may notice some impact.

With the Chestnut Avenue neighbour's side elevation approximately 3.1m to the south of the proposed extension's rear elevation, usually there may be expected to be some notable impact. However, on this occasion, with the neighbour's side elevation being a blank brick wall, and with much of the extension built close or attached to the remaining neighbour's section of outbuilding, which is sited in between their side elevation and the extension, any impact would be significantly reduced.

In more detail, with the extension featuring a width of approximately 5.01m, and the neighbours outbuilding covering approximately 3.35m or 67% of the extension, only 1.66m of the extension's rear elevation would be prominently visible, of which, half would be in the applicant's garden due to the unusual boundary shape. The height of the extension would be higher than the outbuilding, at approximately 4.43m instead of 2.61m but unlike the outbuilding's flat roof, the proposed side gable roof would have an approximate eaves height of 2.43m which would put the maximum ridge height of 4.43m, about 3.65m from the extension's rear elevation. Therefore, any impact on light levels or being overbearing would be significantly reduced.

Regarding privacy, there are rooflights proposed within both the front and rear roof planes of the extension, but like with the western side elevation window, they would have a negligible if any impact on overlooking of neighbouring dwellings and instead aid light into the extension due to limited window openings. There is a utility room window on the rear elevation, but this is a small ground window located in a non-habitable room close to a boundary fence, so again any impact would be limited.

With impact on neighbouring amenity only considered limited, the proposal would be considered in accordance with Local Policy GD1 which carries moderate weight in favour of the proposal.

#### Highways

The dwelling currently features two parking spaces. The proposal would have an impact on this existing provision and with additional bedrooms, would also trigger a requirement for a minimum of two parking spaces of 2.5m x 5m each. The proposed plan indicates that two in curtilage parking spaces would be provided by extending the existing driveway to provide 5m x 5m of parking space. With the extended driveway implemented, and a 5m distance maintained between the extension and the side, corner boundary, there would be no impact upon highways safety.

## 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**

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- There was difficulty in calibrating the scale of two of the original plans, but there was no request for amendments to the proposal as it was deemed acceptable. Replacement plans with additional measurements, which were easier to calibrate were provided.

#### **STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015**

**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 and Informative**

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 amended plans
  - Existing Floor Plan, Elevations, Section and 3D Views 01A Drawing Number 2025/193/01A
  - Location Plan 2025-193 Dwg. No. LOC01
  - Proposed 3D View Drawing Number 2025/193/03A
  - Proposed Floor Plan, Elevations, Sections and 3D Views 02B Drawing Number 2025/193/02B
  - Proposed Site Plan 2025-193 Dwg. No. LOC-03

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 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.**
  
4. The parking facilities, indicated on the submitted plan, shall be and made available for the parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.  
**Reason: In the interest of highway safety and in compliance with Local Plan Policy T4 New development and Transport Safety.**
  
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.