

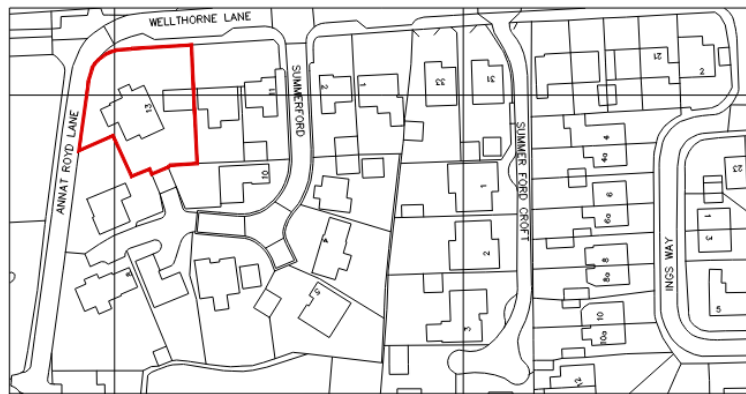
Application Reference: 2026/0209

Site Address: Corner House, 12A Summerford, Ingbirchworth, Barnsley, S36 7GS

Introduction: This application seeks full planning permission for the Erection of 2 storey rear extension (built on existing single storey extension)

Relevant Site Characteristics:

The dwelling is a contemporary yellow stone, five bedroomed detached house, located in corner plot at the edge of the village of Ingbirchworth. The dwelling already features an original detached garage, along with ground floor extensions on the front, side and rear elevations.



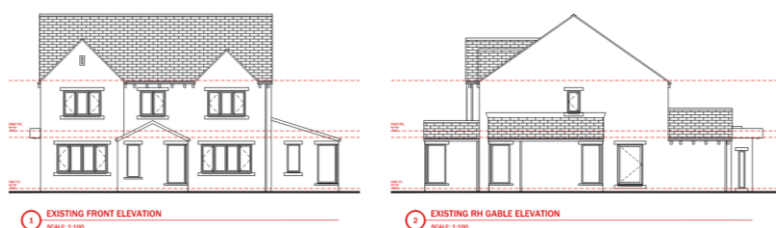
Site History

Application	Description	Status
2014/0198	Erection of 13 detached dwellinghouses with associated access, car parking and landscaping.	Approved
2015/0835	Variation of conditions 2 and 17 of app 2014/0198 Erection of 13 detached dwellinghouses with associated access, car parking and landscaping.	Approved
2019/1207	Single storey extension to rear and single storey extension to side of existing garage.	Approved
2020/0732	Erection of a single storey front porch extension	Approved
2023/0204	Single storey side extension	Approved

Detailed description of Proposed Works

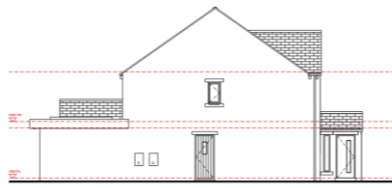
The proposal is for a first-floor extension, to be constructed on top of an existing ground-floor rear extension. Additional works include the addition of a first-floor side elevation window with the existing dwelling.

Existing and Proposed Elevations and Floor Plans





1 EXISTING REAR ELEVATION
SCALE: 1:500



2 EXISTING LH GABLE ELEVATION
SCALE: 1:500



3 PROPOSED FRONT ELEVATION
SCALE: 1:500



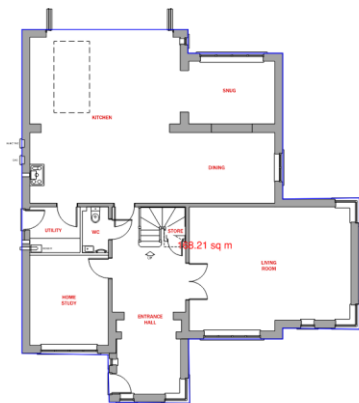
4 PROPOSED RH GABLE ELEVATION
SCALE: 1:500



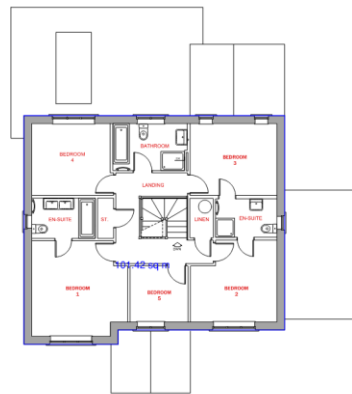
5 PROPOSED REAR ELEVATION
SCALE: 1:500



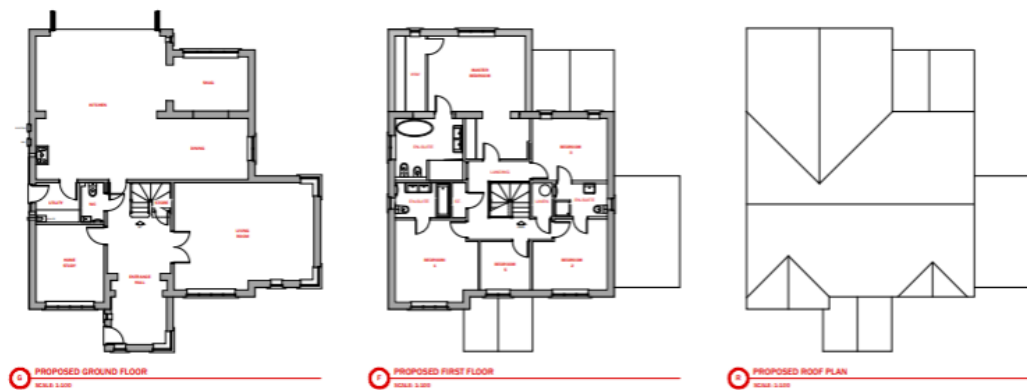
6 PROPOSED LH GABLE ELEVATION
SCALE: 1:500



6 EXISTING GROUND FLOOR
SCALE: 1:500



7 EXISTING FIRST FLOOR
SCALE: 1:500



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

The dwelling has already been extended with a small front extension, akin to a large porch of approximately 11 sqm, a modest sized side extension of approximately 18 sqm and a larger rear extension of approximately 28 sqm. With a cumulative total of 57sqm of ground floor extensions on an original dwelling footprint of around 115 sqm equates to around 50% of additional ground floor space. Unlike the previous additions, this proposal seeks to erect a first-floor extension above an existing ground floor extension adding approximately 28 sqm to the circa 102 sqm of the original first floor.

With no further increase in the ground floor footprint, this first extension of the first-floor would increase the habitable space by around 25% whilst not creating an additional bedroom. Whilst the proposal would add additional mass to the dwelling, being within the current footprint of the dwelling would reduce its impact and not infringe any further of the garden space of the dwelling.

The design of the proposed extension would sit very comfortably within the existing structure of the dwelling, including two rear windows of a similar design to the original dwelling, and a complementary tiled gable roof. Whilst there will always be some minor colour difference with the stone work to the original used, the front and side elevations have been assimilated very well in the design of the original dwelling, so there would be no reason to suggest that this proposal would not integrate equally as well.

There would be a potential limited impact to the scale of the proposal when considered on its own merits, although potentially a modest impact when existing extensions are considered. Regarding impact on the design and character of the dwelling, the proposal would be considered as having a limited impact. Therefore, the proposal would be compliant with local policy GD1 and D1, which carry moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

With a relatively good layout of the estate, the proposed first floor extension would not have any impact on overbearing or overshadowing of neighbouring dwellings. There are two windows proposed within the rear elevation of the extension. These are compliant with local SPD guidance by being (just) over 10m from the rear boundary treatment, and they are more than 21m from any neighbouring dwellings to the rear.

Separate to the extension, there is a first-floor window proposed within the original eastern elevation of the dwelling. As the window is within an en-suite bathroom, it would be assumed to be obscure glazed, but as this is not identified on the plan, a condition would be added to ensure this.

With no other potential impacts on the amenity of neighbouring dwellings, the proposal would be considered as having little or no impact on neighbouring amenity. As such, the proposal would be considered in accordance with Local Policy GD1 which carries moderate weight in favour of the proposal.

Highways

There are no proposed changes to access or parking at the dwelling, and with the sufficient parking provision already established, there would be no impact on Highway 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:

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 plans
 - Site Plan HA26014 (PL) 001
 - Existing Floor Plans and Elevations HA26014 (PL) 002
 - Proposed Floor Plans and Elevations HA26014 (PL) 003and 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 en-suite bathroom window on the eastern elevation of the building facing No 11 Summerford, shall at all times be fitted with obscure glass to Pilkington Level 3 obscurity or equivalent and retained as such thereafter.
Reason: To safeguard the privacy and amenities of the occupiers of adjoining residential property and in accordance with Local Plan Policy GD1 General Development

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.