

Application Reference: 2025/0998

Site Address: 54 Pinehall Drive, Monk Bretton, Barnsley, S71

Introduction: Erection of a two storey side and rear extension and first floor rear extension

Relevant Site Characteristics

The property is a semi-detached dwelling located within the Monk Bretton area. The dwelling provides a modest front garden a driveway and a modest rear garden. A single storey extension is located to the rear of the dwelling and a single storey side extension is located to the rear of the integral garage. The dwelling is constructed from brown brickwork and features a pitched roof form.

The surrounding area is characterized by a mixture of dwelling types and constructed from varying brick colours. Bromcliffe Industrial Park is located to the southeast of the site.

Relevant Planning History

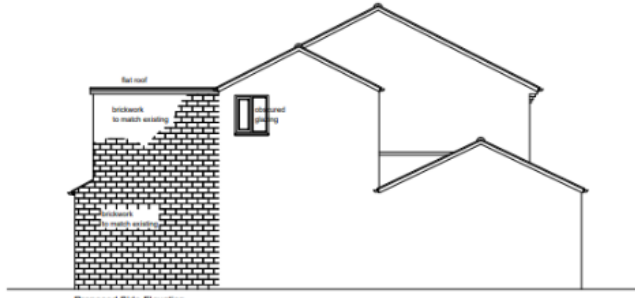
Application Reference	Description	Status
B/79/0521/BA	Residential development - 114 dwellings with construction of associated roads and sewers	Historic
B/79/3570/BA	Erection of 18 dwellings and private garages	Historic
B/81/0532/BA	Substitution of house types	Historic
B/82/1071/BA	Pre Dates Electronic Working	Historic

Detailed description of Proposed Works

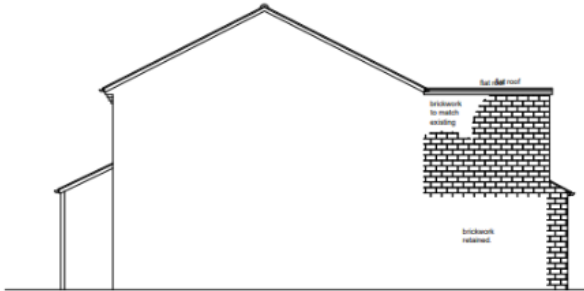
The applicant is seeking permission to erect a first floor rear extension and a two storey side extension. The proposed rear extension would provide an approximate projection of 3.5 metres and an approximate width of 8.1 metres. A flat roof is proposed with an approximate height of 5.2 metres. Glazing is proposed to the rear elevation servicing an en-suite and a Juliet balcony is proposed servicing a master bedroom. A two storey side extension is proposed above an existing single storey side extension. The side extension would have an approximate length of 7.5 metres and have an approximate width of 2.7 metres. A pitched roof is proposed with an approximate eaves height of 5.2 metres and an approximate ridge height of 6.5 metres. Obscured glazing is detailed to the side elevation along with glazing to the front elevation, both servicing a bedroom. Matching materials are detailed throughout.



Proposed Rear Elevation.



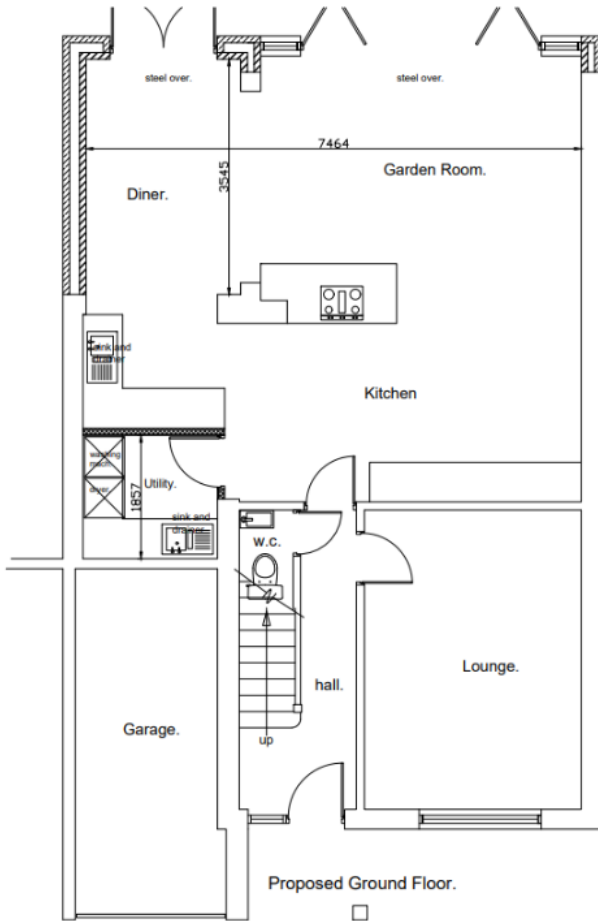
Proposed Side Elevation.



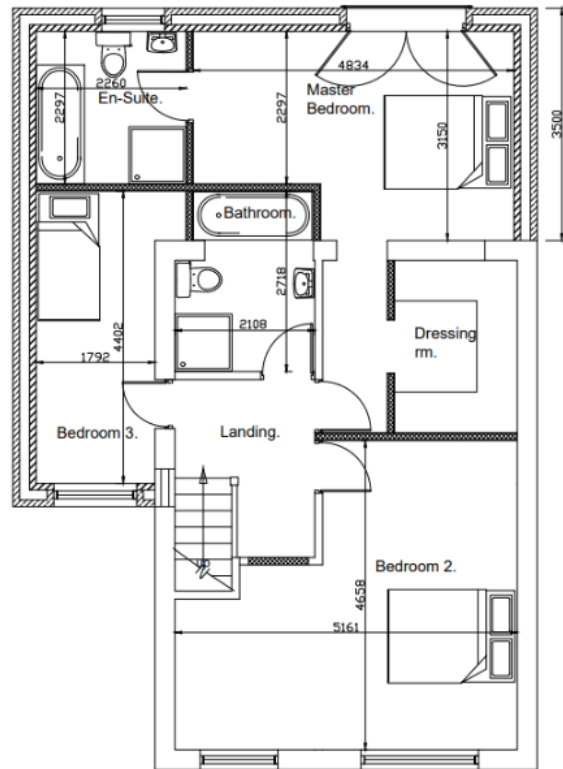
Proposed Opposite Side Elevation.



Proposed Front Elevation.



Proposed Ground Floor.



Proposed First Floor.

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.

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 where 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 Supplementary Planning Document for House Extensions states 'Two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook. Two-storey extensions to terraces and semi-detached properties which abut a party boundary and adversely affect main windows will not normally be allowed. Two-storey rear extensions to semi-detached houses should, therefore, generally be designed with a rear projection of less than 3.5 metres and for terraced houses 2.5 metres. Larger extensions may be acceptable in certain circumstances -for instance: where the neighbouring house has been extended; or where there is a strong boundary treatment, such as a high wall or an outbuilding or garage built close to the boundary. Similarly, there may be circumstances where only smaller extensions are acceptable for instance: on sloping sites or where neighbouring houses are already overshadowed.

All two-storey side extensions should have a pitched roof following the form of the existing roof. To prevent a terracing effect and to avoid detrimental changes to the character of the

street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling. A setback from the front elevation allows for a vertical break in the roof plane and a lowering of the ridge line. The sideways projection of a two storey side extension should not exceed more than two thirds the width of the original dwelling.'

The proposed rear extension provides an acceptable rearward projection at first floor level of 3.5 metres. The proposal details a flat roof. Although a pitched roof would be preferred, given the proposal is to the rear and would impact upon the existing solar panels, on this occasion the flat roof is considered acceptable as it would not be detrimentally impactful on the street scene.

The proposed side extension provides an acceptable sideways projection less than two thirds the width of the existing dwelling. A pitched roof form is proposed providing a matching eaves height and a significant set down of the ridge, allowing the proposal to remain subordinate to the existing dwelling. The proposed side extension is also substantially set back from the front elevation of the dwelling, reducing its impact on the street.

All proposed glazing has been proposed with similar fenestration to the existing dwelling particularly the proposed window to the front elevation of the side extension. Matching brickwork and materials have been proposed which assists in allowing the proposal to remain in keeping with the character of the dwelling.

It is therefore considered that the proposed extensions are acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making and as such carries significant weight in favour of the application.

Impact on Neighbouring Amenity

The proposed rear and side extensions would be erected to the south of 56 Pinehall Drive. The proposal provides an acceptable rearward projection of 3.5 metres. Although aesthetically a flat roof would not be preferred, the flat roof does on this occasion reduce levels of overshadowing to the north. The current proposed rear projection has been reduced allowing for a lessened impact on neighbouring properties. The proposed reduction also prevents any intersection with the 45 degree angle of the nearest neighbouring rear elevation window. It is acknowledged that the nearest neighbouring windows to the north would be impacted, however these windows do not service any habitable rooms and are already obscured glazing windows. The proposed side extension would be erected above an existing single storey side extension and provides a pitched roof. The ridge of the pitch has been reduced to 6.5 metres, reducing the dominance of the proposal. The impact of the proposal to neighbours to the north is therefore not considered to be detrimental to residential amenity.

Due to the positioning of the site, the neighbouring property to the south will not be impacted in terms of overshadowing. The proposed rear elevation would also not protrude further to the rear than the existing rear elevation of 52 Pinehall Drive.

An approximate distance of 20 metres is maintained to the residential property to the rear of the site. This is considered substantial enough to prevent any detrimental impact from the proposal.

Substantial boundary treatment is in place to the north, south and east of the site, reducing the proposals impact.

The proposed rear elevation Juliet balcony would allow for some overlooking to rear neighbouring gardens; however the balcony could be installed without the need for planning

permission and is not considered to allow for any greater levels of outlook than what a standard window would allow for.

The proposed side elevation window has been detailed to be obscured glazing and to service a bedroom. Although this would usually not allow for acceptable levels of outlook, given a window is detailed to the front elevation to service the bedroom, the room is considered to provide acceptable levels of outlook.

The proposed rear elevation glazing servicing an en-suite will be conditioned to be obscured glazing in order to protect the privacy of both the applicant and neighbours.

It is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1 General Development. This carries significant weight in favour of the application.

Highways

The proposal would not increase the number of bedrooms on site or impact the amount of on-site parking facility.

As such the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety. This carries little to no weight in favour of the application.

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

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

It has been necessary to make contact with the applicant to make amendments to the eaves height of the front elevation of the side extension, to provide a pitched roof for the rear extension and to reduce the rearward projection to 3.5 metres.

Amendments were received reducing the eaves height to match the existing front elevation eaves height. Amendments were received to reduce the first floor of the rear extension to 3.5 metres on the 20th January 2026.

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.