

Application Reference: 2026/0262

Site Address: 1 Harvest Close, Worsbrough Bridge, Barnsley, S70 5AY

Introduction:

This application seeks full planning permission for the erection of a two-storey side extension, with a drive through carport at ground level.

Relevant Site Characteristics

The host dwelling is a semi-detached property finished in red brick and render, with dark windows frames and a small mansard roof. The property has an open frontage providing off-street parking for multiple cars. The rear garden is predominately lawned and is accessed from a drive along the southern boundary leading to a detached garage. To the side, there is a double gate which secures the rear garden.

The street scene is relatively varied with a mixture of semi-detached and terraced properties of various design and construction materials. The surrounding area is residential in nature, with dwellinghouses surrounding the application site in all directions.

Site History

Application Reference	Description	Status (Approved/Refused)
2006/0466	Erection of side detached garage	Approved with Conditions - May 2006

Detailed description of Proposed Works

The applicant seeks permission for the erection of a two-storey side extension with drive through carport.

The two-storey side extension is to project 2.7m from the side elevation of the dwelling, extending the full depth of the property. The extension is to be set back from the front elevation by 1m



Figure 1 Block Plan

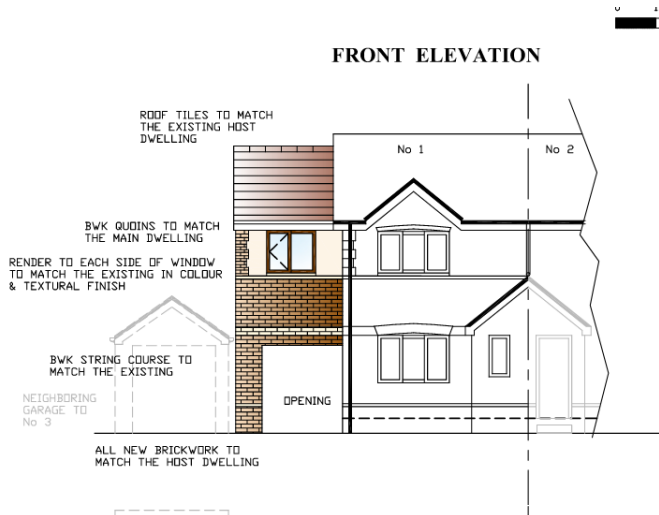


Figure 5 Front Elevation

The

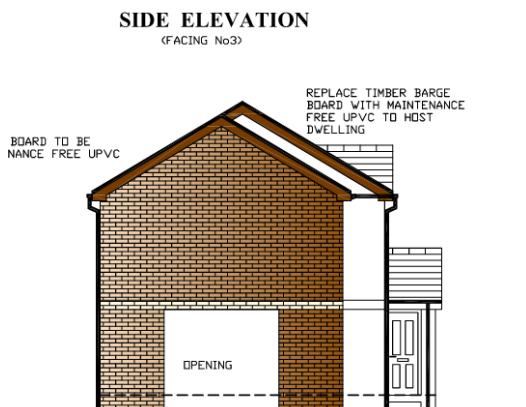


Figure 5 Side Elevation

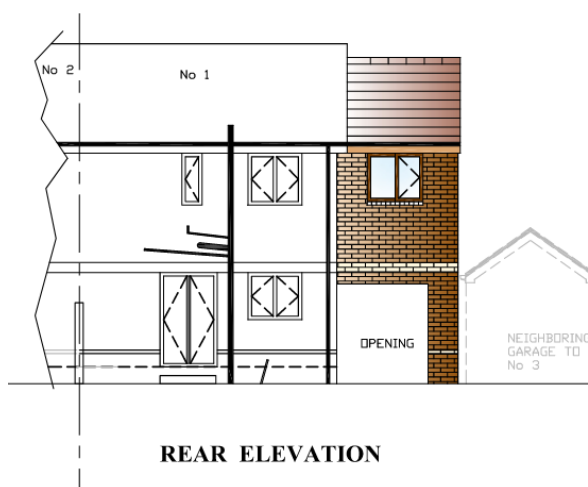


Figure 5 Rear Elevation

in this case:

Relevant Policies

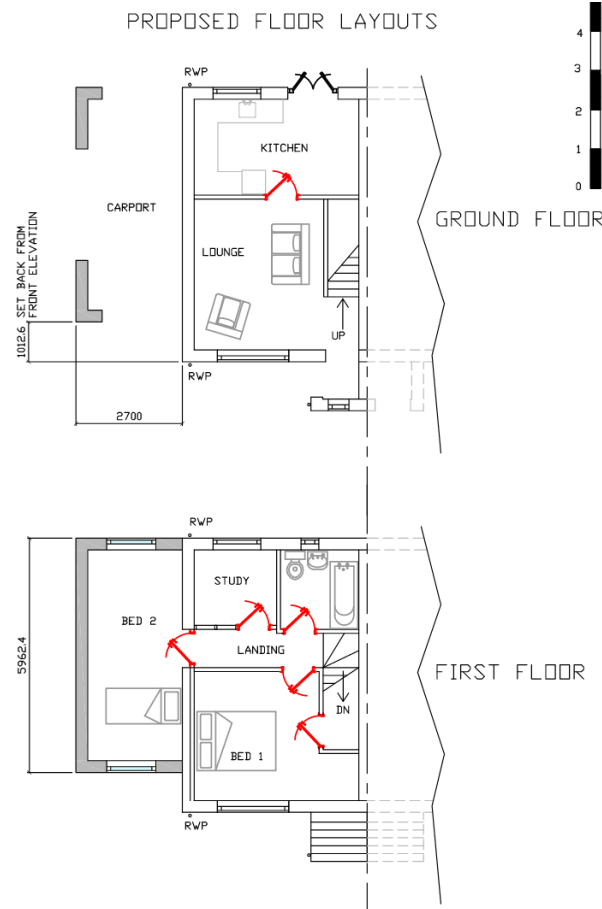


Figure 5 Floor Plans

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

- 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 representations have been 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 unless the NPPF establishes a specific weight:

- 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.

Impact on Neighbouring Amenity

The Supplementary Planning Document for House Extensions and Other Domestic Alterations states that proposals for house extensions, roof alterations, outbuildings and other domestic alterations should be of a scale and design which harmonises with the existing building and be subordinate; not adversely affect the amenity of neighbouring properties; maintain the character of the street scene and not interfere with highway safety.

The proposed two-storey extension would be located on the south-western side elevation of the dwelling and sit within the building line of the original dwelling. As such there would be no detrimental increase in overshadowing or reduction in outlook from the neighbouring dwelling. This carries considerable weight in favour of the application.

The SPD advises that a separation distance of 12m should be maintained between a blank gable wall and habitable room windows on existing properties. The proposed extension would be located at 90 degrees to the property to the south, 3 Millers Dale, and would be located approximately 11m from the rear elevation of this property. It is acknowledged that the development falls slightly short of the required separation distance. However, it is not considered that the shortfall would lead to a detrimental loss of outlook from this property to the detriment of residential amenity. This carries limited weight against the application.

No habitable room windows are proposed within the side elevation of the proposed extension and the windows located on the front and rear elevations do not project closer to the respective boundaries than the existing dwelling. As such the proposal would not increase levels of overlooking to an unreasonable level; the carries considerable weight in favour of the application.

In light of the above, 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 which carries considerable weight in favour of the application and as such is in compliance with Local Plan Policy GD1 General Development and Supplementary Planning Document House Extensions and Other Domestic Alterations.

Scale, Design and Impact on the Character

Supplementary Planning Document House extensions and other domestic alterations states that 'the design of a two-storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection, i.e. more than 2/3 the width of the original dwelling'. In this instance the proposed extension projects 2.7m from the side elevation and therefore complies with the guidance set out in the SPD.

The document also states that a two storey side extensions should have a set back from the front elevation by at least 500mm, to allow for a vertical break in the roof plane, a lowering of the ridge line and to reduce the terracing effect, the set-back also lessens the unsightly bonding of old and new materials. It goes on to state that the linking or closing the gap between semis or detached houses to give the effect of a terrace, is a detrimental change to the character of the street scene and must be avoided, therefore a side extension should also be set in by one metre from the side boundary with an adjacent property, to further avoid the terracing effect.

The proposed extension is located up to the side boundary, however it is not considered to lead to a terracing effect due to the neighbouring property to the south being located at 90 degrees to the application site. In addition, the proposal incorporates a set-back of 1m from the front elevation; this carries considerable weight in favour of the application.

As mentioned previously, the dwelling benefits from a small mansard roof, the applicant could change the design of the original roof to pitched roof, by undertaking a hip-to-gable extension which would not require planning permission. The change to a full gable wall has been indicated on the submitted plans. The proposed two storey side extension has therefore been designed to match this change rather than that of the existing dwelling.

The design of the proposed side extension relates well to that of the original dwelling in terms of roof style, pitch and detailing and the materials proposed, in addition the fenestration of the proposed matches that of the original dwelling. This carries considerable weight in favour of the application, and it is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1.

Highways

Supplementary Planning Document Parking sets out the parking standards for dwellings. A two-bedroom dwelling requires the provision of one off-street parking space, while dwellings with three or more bedrooms require two off-street parking spaces.

The proposed development would not result in the requirement for additional off-street parking provision; the proposal would however be located on the existing driveway potentially resulting in the loss of off-street parking. The plans submitted indicate that the area to the front of the car port is of a sufficient length to accommodate a vehicle, which is clear from the planning officer site visit photos. Therefore, there is no loss of off-street parking provision; in addition, there are no on-street parking restrictions to the front of the property. This carries significant weight in favour of the application. The development is therefore considered acceptable in terms of its impact on highway safety and complies with Local Plan Policy T4 New Development and Transport 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

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.

Justification

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

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.