

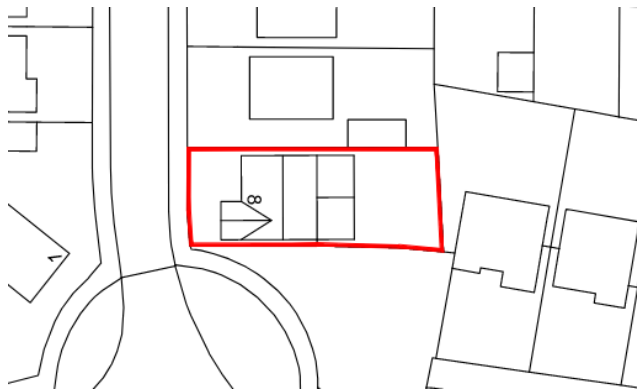
Application Reference: 2026/0376

Site Address: 8 Lidget Road, Maplewell S75 6GZ

Introduction: This application seeks full planning permission for the Removal of rear single storey extension, and erection of new rear single storey extension to dwelling

Relevant Site Characteristics:

The red brick, detached dwelling is located in prominent corner style plot within a contemporary housing estate in the village of Maplewell. The dwelling features an integrated garage, a large bay window on the side elevation, and an original small projection on the rear elevation, akin to a small extension.



Site History

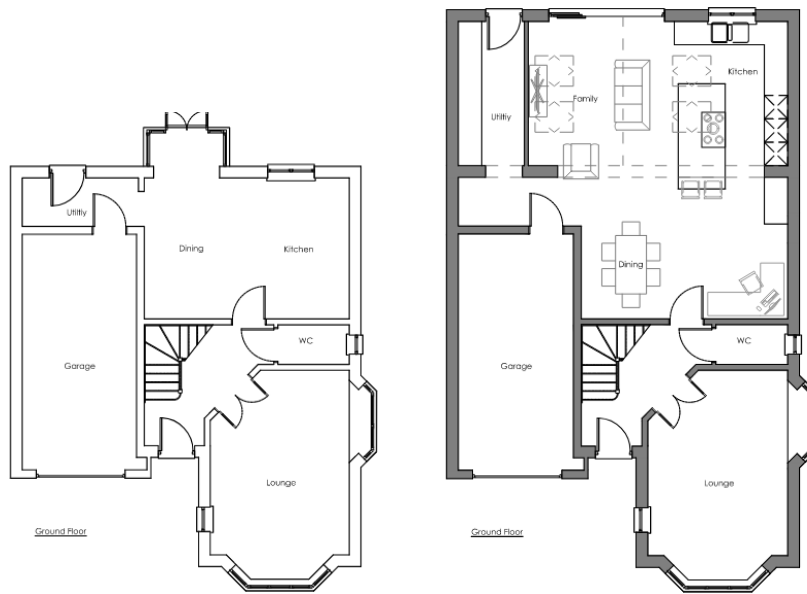
Application 2026/0198 for a Certificate of Lawful Development for proposed single storey rear extension, had to be refused in May 2016 because the proposal did not strictly meet the requirements of permitted development.

Detailed description of Proposed Works

The proposal is for the same full width rear extension, with a 4m rear projection which was proposed in the previous application.

Existing and Proposed Elevations and Floor Plans





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

On many other dwellings, the proposal would be allowed through the rights afforded to homeowners through permitted development. Unfortunately, as was highlighted in the refused previous Certificate of Lawful Development application, because the rear elevation included an original small protrusion on the rear elevation of the dwelling, the extension would have been constituted as attaching an extension to the rear and side elevation of a dwelling. Whilst such extensions may be allowed, the width of such an extension is limited to no more than half of the width of the original dwelling, at its widest point. Because of this technicality, the proposal required a planning application.

The proposal is for the same rear extension, which would incorporate the removal of the rear protrusion, and its replacement with a ground floor rear extension featuring an approximate 4m rear projection, and a width of 9.03m, covering the whole rear elevation. With an approximate eaves and roofs heights of 2.55m and 2.93m respectively, along with the use of matching materials, including roof tiles on the dual pitched roof, the proposal would usually be considered as permitted development.

The proposal would also feature rooflights, a set of glazed doors and an additional entrance door, all of which would again meet permitted development requirements. As the proposal has been submitted as a planning application, the guidance in the SPD House Extensions and Other domestic Extensions must be considered. As expected, the proposal meets almost all the requirements, except for the eaves height only being 0.05m above the recommended height for rear extensions. However, unlike with a Certificate of Lawfulness Development, discretion is allowed, and in this instance the proposal would have at most a limited amount of harm to the scale design and character of the dwelling.

In consideration of the above the proposal would be compliant with local policy GD1 and D1, which carry moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

Unlike for a Certificate of Lawfulness, or any form of permitted development, a planning application must consider any potential impact from the proposal on neighbouring dwellings. With no neighbouring dwelling to the south of the application dwelling, and an approximate 9.3m distance from the proposed extension to the rear boundary treatment with neighbouring dwellings, the only potentially impacted neighbour would be No 10, adjacent to the northern side elevation of the dwelling.

There is an approximate 0.8m gap between the application dwelling and the northern boundary treatment with No 10, and a 3.8m between the neighbouring dwelling houses. The extension would retain the 0.8m gap to the boundary but partially extend beyond the rear elevation of the neighbouring dwelling but equally would be partially bound by the neighbour's outbuilding. A 45-degree angle from the centre of a ground floor window of neighbour's rear elevation would not be

intersected by the extension and as a result there would not be any significant impact to No 10, overall, the proposal would be considered as having little or no impact on neighbouring amenity.

With little or no impact on neighbouring amenity, 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 provision, which would mean the proposal would have no impact upon 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

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.

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: Location and Block Plans, and Existing and Proposed Floor Plans and Elevations 03.06.26 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.

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.