

**Application Reference:** 2026/0253

**Site Address:** 5 Catania Rise, Darfield, Barnsley, S73 9QZ

**Introduction:** This application seeks full planning permission for a rear extension to detached bungalow and demolition of existing garage

**Relevant Site Characteristics:**

The dwelling is a buff-brick detached bungalow set within front and rear gardens, with a driveway running along the side elevation of the dwelling, adjacent to No7. The main entrance door to the dwelling is also located on this side elevation. The front façade features brickwork, render, and a tiled front gable.



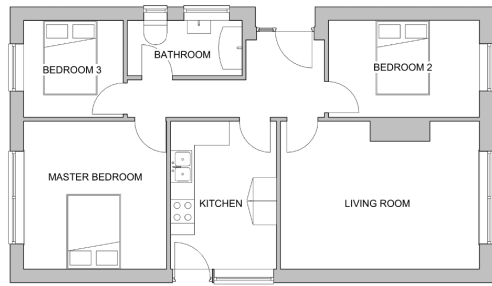
**Site History**

There is no site history for the address.

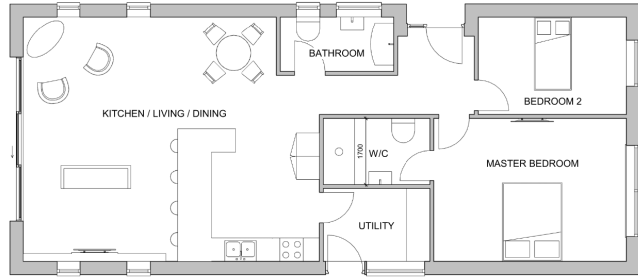
**Detailed description of Proposed Works**

The proposal is for a simple full width (of original bungalow) rear extension with a 4m projection, and roof extension to cover the extension.

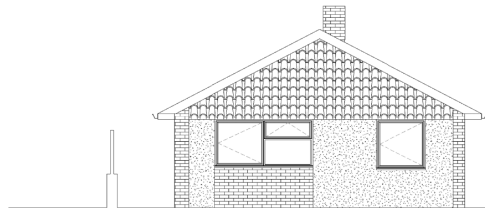
Existing and Proposed Floor Plan and Elevations



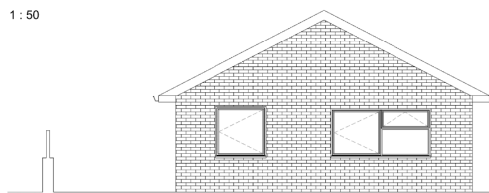
EXISTING GROUND FLOOR PLAN



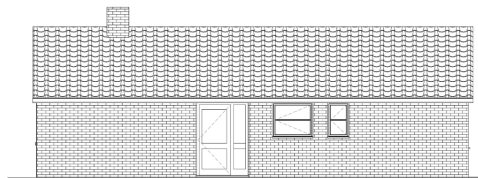
PROPOSED GROUND FLOOR PLAN



EXISTING FRONT ELEVATION

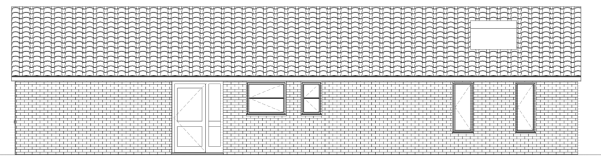


EXISTING REAR ELEVATION



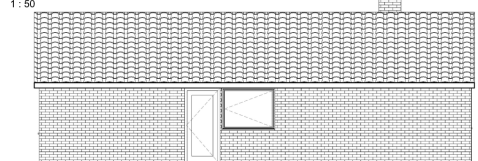
EXISTING RIGH ELEVATION

1 : 50

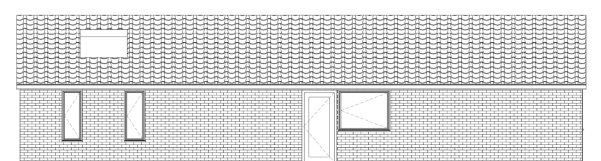


PROPOSED RIGHT ELEVATION

1 : 50



EXISTING LEFT ELEVATION



PROPOSED LEFT ELEVATION

## 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.

One objection was received in relation to loss of outlook. This objection is considered within the assessment below but was not found to be of significant material consideration to request amendments to or refusal of the application. The objection also raised an issue over impact on house value but this is not a material planning consideration.

### **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

Excluding the proposed height of the proposal which at approximately 4.25m high exceeds the 4m allowance of permitted development, the width, rear projection and choice of materials would all be in accordance with permitted development rights. In terms of SPD guidance, this is a rear extension not prominently visible from public view, and the eaves are no higher than 2.5m, which meets the SPD guidance

With the proposal matching the width and height of the existing bungalow with a roof extension of similar appearance, the proposed extension is quite literally an extension of the existing dwelling. The only noticeable external difference to the original bungalow is the inclusion of a larger glazing unit on the rear elevation of the dwelling. Internally the dwelling, despite an extension, would be reduced from a three to two bedroomed home, but this does not require planning consent.

With no proposed external changes other than the extension, located on the rear elevation of the dwelling, including the new glazing unit and four small windows, two on each side elevation proposed, the impact on the scale, design and character of the dwelling would be considered as limited. 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

The existing garage located just behind the rear elevation of the dwelling is proposed to be removed. Whilst this would remove a structural barrier between the application dwelling and their neighbour at No7, there is an existing fence, which is reasonably high and would continue to provide a strong boundary treatment. If the fence was not in place, the two small windows proposed within the side elevation of the extension would overlook the neighbouring garden, rather than their dwelling.

In contrast to No7, the neighbouring dwelling at No3 features its own garage, located towards the end of the side elevation adjacent to the application dwelling, and extends along the side elevation of their rear extensions. Leading up to, and along the garage are two relatively low wooden fences, with a higher wooden fence continuing beyond the garage. As No3 has been previously extended, and without a high boundary treatment, there is a window in the side elevation of the extension which directly overlooks the applicant's garden. With two small windows proposed within the side

elevation of the extension, these would mutually overlook the existing extension, and potentially directly overlook the side elevation window of the neighbouring dwelling.

To resolve the issue of overlooking the neighbouring dwelling, and to avoid any unnecessary design changes, it was agreed that the two small windows overlooking No3 would feature obscured glazing and be conditioned to that effect. With the new internal space being a large open plan area with a large glazing/door unit overlooking the rear garden, and two small windows overlooking the boundary fence, there would be sufficient natural light, as the obscured glazing would not lock out all light, and an acceptable outlook, particularly of the rear garden would remain for the occupants of the dwelling.

There has been an objection to the proposal from a dwelling on a neighbouring street, whose dwelling does not share a direct boundary with the application dwelling, but who's outlook includes the application dwelling and its garden. Their concern is about viewing the roof of the proposed extension, preferring a flat roof to be installed instead to preserve their view of the countryside beyond. Concern was also raised about a potential impact on their property value. Whilst loss of outlook in certain instances may be considered as a material planning condition, with an approximate 17m diagonal straight line distance from the rear elevation of their ground floor rear extension to the proposed rear extension at the application dwelling; on this occasion, it would not be considered as a significant detrimental impact. Likewise, the impact on property value is not a material planning condition.

With the most significant potential issue of overlooking being resolved through the implementation of obscured glazing, a less significant issue mitigated by an existing boundary treatment, and with only a limited impact on the amenity of other neighbouring dwellings, the proposal overall would be considered as having a limited impact on neighbouring amenity. The proposal would therefore be considered in accordance with Local Policy GD1 which carries moderate weight in favour of the proposal.

#### Highways

An existing garage is proposed to be removed, but with the bungalow reducing rather than increasing the number of bedrooms, only one parking space of at least 5m x 2.5m is required. However, there would remain at least two in-curtilage parking spaces of the required size using the existing driveway at the side elevation of the dwelling, meeting the minimum parking requirements for a three bedroomed bungalow. With no other changes proposed to access, 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:

- Due to potential overlooking concerns to a neighbouring dwelling, obscure glazing for two small side elevation windows have been agreed, and would be added as a planning condition.

**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.**