

**Application Reference:** 2025/0726

**Site Address:** Colmarlee, 2A Lee Lane, Royston, Barnsley, S71

**Introduction:** Erection of a single storey side extension

**Relevant Site Characteristics**

The application relates to a detached dwelling within the Royston area. The property is constructed from red brickwork with a tiled pitched roof and a gable frontage. A detached garage is located to the rear of the dwelling. A modest front and rear garden is provided along with a driveway to the south of the dwelling.

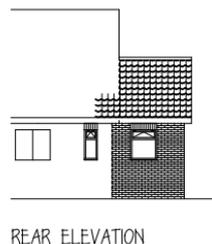
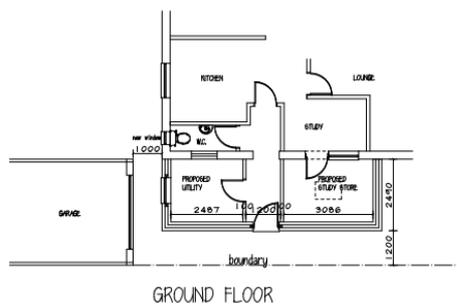
The surrounding area is characterised by predominantly detached dwellings along with some semi-detached dwellings. Red brickwork is predominantly used and pitched or gable roof forms are commonplace.

**Planning History**

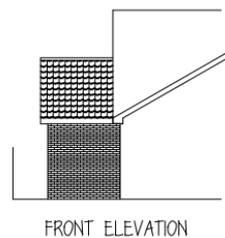
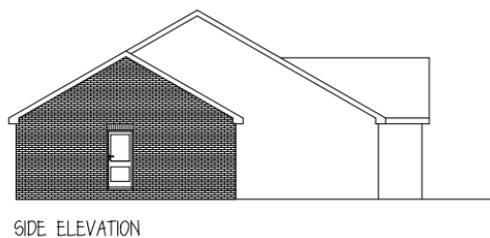
Reference	Description	Decision
B/88/0774/RO	Erection of detached bungalow and garage	Permission Granted
B/88/0966/RO	Erection of bungalow and garage	Permission Granted

**Detailed description of Proposed Works**

The applicant is seeking permission to erect a single storey side extension. The proposed extension would have an approximately sideways projection of 2.5 metres. A pitched roof form is proposed with an approximate ridge height of 5.2 metres and an approximate eaves height of 2.6 metres. A door is proposed to the side elevation, and a window is proposed to the rear elevation servicing a utility room. Matching materials are detailed throughout.



WALLS - brick to match existing  
 ROOF - concrete tiles to match existing  
 WINDOWS & DOORS - brown UPVC to match existing



Mr & MRS G MOORE  
 PROPOSED SIDE EXTENSION  
 2A LEE LANE  
 ROYSTON S71 4RT

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PLAN & ELEVATIONS  
 1:100/A3 AUG 25

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## **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 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:

- 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 'The design of a single 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 two thirds the width of the original dwelling).'

The proposed side extension provides a pitched roof, replicant of the existing roof form. This allows the proposal to remain in keeping with the dwelling. A modest sideways projection is proposed and retains a distance of approximately 1.2 metres to the boundary. This allows for access to the rear of the property and garage to be maintained. It is noted no window has been detailed to the front elevation of the proposal, however, given the proposal is a minor projection and an extension could be proposed in the same location under permitted development, the blank elevation on this occasion is considered acceptable. The Proposal is

set down from the ridge and is set back from the front elevation by approximately 4.9 metres allowing the proposal to remain subordinate to the existing dwelling. The use of matching materials is welcomed and ensures the proposal remains in keeping with the site.

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

#### Impact on Neighbouring Amenity

The proposal is to the north of 2 and 2B Lee Lane and will therefore not impact loss of sunlight. It is acknowledged that the separation distance would fall below the 12m set out in the SPD between rear habitable rooms windows and a side elevation, however, the proposal is substantially screened by boundary treatment and is set away from the boundary by approximately 1.2 metres. This allows for the avoidance of any dominance from the proposal and prevents any loss of privacy. In addition, there are no side windows detailed to the proposal. A door is proposed however this is substantially screened by boundary treatment and services a hallway.

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 considerable weight in favour of the application.

#### Highways

The proposal would not result in the addition of any bedroom facility however would result in the loss of some potential parking facility. Use of the garage as a parking facility would be lost due to the siting of the proposal, however parking facility for two cars will be retained on the existing driveway.

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 significant 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 agent in order to amend the proposed projection. The original projection was considered too large and would have provided a poor precedent within the street scene and detracted from the character of the dwelling. Amendments were received on 25<sup>th</sup> September 2025, reducing the projection.

**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.**