

Application Reference: 2025/0869

Site Address: 4 Warren Walk, Royston, Barnsley, S71 4QB

Introduction: Erection of single storey front extension to dwelling

Relevant Site Characteristics

The property is a detached dwelling within the Royston area. The dwelling is constructed from red brickwork and features a pitched roof along with hipped roof element including an undercroft, providing access to a leisure facility to the rear of the site.

The site is substantially screened to the south, east and west by trees and hedges. The surrounding area consists of predominantly residential properties including both detached dwellings and terraced dwellings. Red brickwork is predominantly used although some rendered dwellings are noted.

Planning History

Application Reference	Description	Decision
B/74/1140/RO	Winning and working of coal by underground methods in the Sharlston Top	Historic
B/76/2165/RO	Erection of dwellinghouse	Historic
B/79/2367/RO	Predates electronic working	Historic
B/80/0214/RO	Erection of 1 dwelling and private garage	Permission Granted
B/80/2058/RO	Erection of a dwelling	Permission Granted
B/90/0166/RO	Erection of detached bungalow	Refused
B/91/0034/RO	Installation of covered swimming pool	Permission Granted
B/94/0249/RO	Erection of side single storey extension and side attached car port	Permission Granted
B/96/0005/RO	Erection of extension to dwelling.	Permission Granted
2015/0164	Demolition of 40 Ruston Drive, erection of 9 no. detached residential dwellings and creation of access for 4 Warren Walk.	Approve with Conditions

Detailed description of Proposed Works

The applicant is seeking permission to erect a single storey extension to the front of the dwelling. The extension would project forward by approximately 4 metres and have an approximate width of 5 metres. A hipped roof form is proposed with an approximate eaves' height of 2.2 metres and an approximate ridge height of 4.2 metres. Glazing is proposed to the south elevation, and a door is proposed to the east elevation. A small window is also proposed to the east elevation to service a W/C. Three rooflights are proposed, one to each of the east, south and west roof planes.



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 'The front elevation of a building is the most important for its contribution to the street scene. Generally, therefore, such extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene or cause overshadowing to neighbouring dwellings. Large extensions and conservatories are likely to appear particularly intrusive and will not normally be acceptable.

Extensions at the front of individually-designed, detached houses, which are set back from the highway or set on staggered building lines, may, in certain circumstances, be acceptable. However, the extension must complement the original house and not adversely affect any adjacent property or the street scene.'

The proposal details a significant forward projection of approximately 4 metres which would normally be considered significant enough to not be found acceptable, however given the site is substantially screened in all directions, and the proposal would in any case not form a significant addition to the street scene, the projection of the proposal is considered acceptable on this occasion. The proposal benefits from a matching, hipped roof form and a modest eaves height. The ridge would also be approximately 0.5 metres lower than the existing side extension, and substantially lower than the existing dwelling, allowing the proposal to remain subordinate to the existing dwelling.

The proposed glazing to the front elevation would match the glazing of the elevation the proposal will replace. The proposed east elevation door and W/C window are considered to be modest and in keeping with the existing dwelling fenestration. It is acknowledged the proposed roof lights could be installed under permitted development. It would therefore not be prudent to restrict the proposed roof lights.

The use of matching materials is welcomed and allows the proposal to remain in keeping with the street scene and 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 proposed extension would be substantially screened in all direction through existing on-site boundary treatment to the east, south and west and is screened to the north by the existing dwelling. The proposal details glazing to the south elevation which would face an existing neighbouring property, however given the glazing is at ground floor, is substantially screened and would face a mostly blank side elevation, the glazing would not allow for any detrimental overlooking or loss of privacy.

Given the proposal is a single storey extension and is substantially screened, the proposal would not have an overbearing impact on neighbouring properties.

The proposed east elevation window to service a W/C shall be conditioned to be obscured glazing in order to protect the privacy of the applicant, and any visitors entering the property and the public.

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 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 modest 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 proposal in order to alter the initially proposed flat roof to a more in keeping hipped roof. Amendments were received on the 25th February 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.

Conditions:

- 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 the amended plans:

Site Plan Ref:25-059 DwgNo:01 Rev:E

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 and Local Plan Policy HE1 The Historic Environment.

- 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.
- 4) The east elevation window servicing a W/C shall be of obscured glazing with an obscurity rating of no less than 4 in the Pilkington Glass Range (or an equivalent obscurity rating). The glazing shall be retained as such thereafter.
Reason: In order to safeguard amenities of the applicant, visitors and the public in accordance with Local Plan Policy GD1 General Development.

Informative(s):

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.

2. This permission shall not be construed as granting rights to carry out works on, under or over land not within the ownership, or control, of the applicant.