

Application Reference Number:		2026/0468	
Application Type:		Householder	
Proposal Description:		Demolition of existing single storey side extension and erection of 2 storey side extension and a single storey rear extension	
Location:		Sorrel Bank, Park Avenue, Wortley, Barnsley, S35 7DR	
Applicant:		Mrs Nadine West	
Third-party representations:	None	Parish:	Wortley
		Ward:	Penistone East

Summary:

This planning application seeks householder planning permission for demolition of the existing single storey side extension and the erection of a two-storey side extension and a single storey rear extension to the dwelling.

The site falls within Urban Fabric and the Wortley Conservation Area as allocated by the adopted Local Plan. Development comprising alterations to an existing residential building are considered acceptable in principle if proposals would not significantly adversely affect residential amenity, visual amenity, highway safety, and where satisfactory standards of design are achieved.

The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. There would also be no significant impact upon the setting of the Wortley Conservation Area. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 4 of the National Planning Policy Framework (NPPF, 2026).

Recommendation:

Approve subject to conditions

Site Description

The application site is currently a dwelling and curtilage on Park Avenue in the Wortley Conservation Area. The dwelling is a C20 design of little merit being a design typical of the time. It is a two-storey brick-built house with a number of side extensions (two storey and single) with a roof covered in concrete pantiles. The dwelling is within the Wortley Conservation Area whose setting is informed by numerous listed and unlisted historic estate buildings. The adjacent Top Lodge is a Grade II Listed Building. The access to the dwelling is currently to the south of the site. The Flats to which the dwelling fronts is part of the Trans Pennine Trail.



Planning History

There is one relevant planning applications associated with the site.

Application Reference	Description	Status
2024/0187	Demolition of the existing dwelling and erection of 2no detached dwellings with basements and integrated garages	Approved with Conditions

Proposed Development

The applicant is seeking approval for the erection of a two-storey side and single storey rear extensions. The side extension will project 3.5 metres from the side (west) elevation of the dwelling with a width of 7.35 metres. The extension will feature a pitched roof with a ridge height of 6.95 metres and an eaves height of 5.3 metres. The rear extension will project 3.3 metres from the rear elevation of the dwelling with a width of 14.45 metres. The extension will feature a mono-pitched roof with a ridge height of 3.5 metres and an eaves height of 2.95 metres. The materials used will be matching brickwork and roof tiles.



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 on 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.

Local Plan Allocation – Urban Fabric / Wortley Conservation Area

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Policy HE1: The Historic Environment – Positively encourage developments that help in the management, conservation and understanding of the historic environment.

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) 2026 sets out the overarching planning framework for England. It has replaced the previous version published in December 2024 and introduced a revised structure comprising national decision-making policies organised by policy code rather than paragraph number. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development, with paragraph 17 setting out the three overarching objectives of sustainable development: economic, social and environmental. Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The following NPPF sections are relevant in this case:

- Section 3 - Decision-making policies
- Section 4 - Achieving sustainable development
- Section 14 - Achieving well-designed places
- Section 15 - Promoting Sustainable Transport
- Section 20 - Conserving and enhancing the historic environment

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 Documents

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.

Representations

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. Additionally, a site notice has been placed at the site and a press notice issued; no comments have been received.

Consultations

Conservation – No objections

Forestry – No objections

Public Rights of Way – No objections

Trans Pennine Trail – No objections

Wortley Parish Council – No objections

Assessment

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that: *'Where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise'*.

The NPPF at paragraph 3 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan and is a material consideration in planning decisions.

The main issues for consideration are as follows:

- The acceptability of the principle of the development
- The impact on neighbouring residential properties
- The impact on the character of the area, host dwelling and Wortley Conservation Area
- The impact on the highway network and highways standards

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 of Development

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety. Also, the proposal should not have a detrimental impact upon the setting of the Wortley Conservation Area and adjacent listed heritage assets.

Impact on Neighbouring Residential Amenity

No objections were raised from the neighbouring properties. The proposed side extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing due to its modest projection and its height not exceeding that of the existing dwelling. This weighs significantly in favour of the proposal.

The side extension does not project beyond the existing front or rear elevations at first floor level. Potential overlooking will also be limited as there are no windows proposed on the side elevation of the extension. This weighs significantly in favour of the proposal.

The rear projection is modest and at only 3.3 metres and is acceptable for a detached dwelling. This weighs significantly in favour of the proposal. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Scale, Design and Impact on the Character of the Dwelling and Wortley Conservation Area

The submitted plans propose the retention of the principal house, with the existing west-facing single-storey lean-to element removed and replaced by a two-storey gabled extension. This extension would replicate the existing span of the dwelling, while sitting below the main ridge line to retain visual subordination to the host building. The application also includes the infilling of the northern ground-floor porch area in brick and the removal of the east-facing window that currently serves the garage. To the southern elevation, a single-storey extension with a simple lean-to roof would extend the footprint southwards across the width of the house. Internally, the dwelling would be reconfigured to extend the existing central dining room and western lounge to the south, forming an open-plan kitchen, dining and living area.

The existing kitchen would become an entrance lobby, and the existing ground-floor snug would be extended southwards to form a master bedroom. At ground-floor level, the fenestration of the southern elevation would be amended to include a pair of French doors, flanked by casement windows to either side. At first-floor level, the two-storey extension would accommodate an additional bedroom with an en-suite. The overall composition would result in a more strongly ordered and symmetrical southern elevation which, although larger, would appear more balanced and architecturally coherent.

In terms of the location the setting of the Registered Park and Garden is noted. Furthermore, consideration over how the proposed design would relate to and integrate with the character and appearance of the conservation area is important. As set out above, the dwelling itself is of limited architectural and historic value. However, Sorrel Bank is visible in context with several immediately adjacent heritage assets and historic buildings, including the School House and Top Lodge, the latter being listed at Grade II. There is, however, significant screening provided by large mature trees and hedging to the east of Sorrel Bank.

The property is also set well back, approximately 20 metres, from the access road serving both the property and the School House. This screening limits intervisibility and would reduce the visual impact of the ground floor extension. In relation to the two-storey element on the west gable, its scale, massing and gabled form are consistent with the appearance of the host dwelling. When extended, the new gable wall would remain within the footprint of the existing ground-floor lean-to and would still be positioned over 25 metres from Top Lodge.

On this basis, the proposed extensions are considered proportionate, restrained and compatible with the appearance and architectural character of the existing dwelling. The resulting building would continue to exhibit an architectural style of limited value and would not make a positive contribution to the wider group value. However, the scale, height, massing and details of the proposal would not unduly intrude upon, compete with, or erode the setting of neighbouring heritage assets.

Similarly, the impact on the setting and significance of the Registered Park and Garden would be minimal. Overall, the proposal is considered to preserve the character and appearance of the Wortley Conservation Area and would cause no harm to the significance of nearby designated heritage assets. This weighs significantly in favour of the proposal.

The SPD states that *'materials should normally be of the same type, colour and texture to the existing house or as close a match as possible'*. In this case, the proposed materials will match the existing dwelling with matching brickwork and roof tiles to be used. The side extension utilises a pitched roof which is akin to the existing dwelling's pitched roof. The rear extension utilises a mono-pitched which is also acceptable. This weighs significantly in favour of the proposal.

The SPD states *"all two-storey side extensions should therefore have a pitched roof following the form of the existing roof"*. The proposed extension utilises a pitched roof which follows the form of the existing dwelling's pitched roof, is set down from the main roof line and aligned at the eaves. This weighs significantly in favour of the proposal.

The SPD states *"to prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling"*. The extension is setback 0.25 metres from the front wall of the existing dwelling. Due to the arrangement of the front elevation this is an acceptable setback distance in this specific circumstance. This weighs significantly in favour of the proposal.

The SPD states that *"the sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling"* in order to ensure subordination and that the original dwelling is retained as the dominant feature of the dwelling. A projection of two thirds of the original dwelling is 5.2 metres, and the proposed projection is less than this at 3.5 metres. This weighs significantly in favour of the proposal.

The proposed extension partially conforms to the SPD in terms of its materials, roof type, projection and setback; however, the proposal won't be detrimental to the character of the street scene due to the harmony with the existing dwelling and the dwelling remaining balanced when viewed from the front elevation. This weighs significantly in favour of the proposal. The proposed development is therefore not considered to be contrary to Local Plan Policies D1 High Quality Design and Place Making and HE1 The Historic Environment and is considered acceptable in terms of visual amenity and heritage conservation.

Highway Safety

There will be no impact upon highway safety. The area for the proposed extension is not currently used for parking therefore there is no change to the existing parking arrangements. This weighs significantly in favour of the proposal.

Planning Balance and Conclusion

In accordance with NPPF the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be located within a sustainable location and would not impact on the character of the area, highway safety, or upon residential amenity, and this weighs considerably in favour of the application.

All other material planning considerations have been fully explored by the appropriate consultees who have raised no objections to the proposal and holistically this weighs moderately in favour of the application. The proposal is therefore, on balance, recommended for approval. 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.

Recommendation

Approve subject to conditions

Justification

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

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:

- Tree Protection measures

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.