

Application Reference: 2026/0177

Site Address: 2 Cliffe Close, Brierley, Barnsley

Introduction: This application seeks full planning permission for the erection of single storey rear and side extensions.

Relevant Site Characteristics:

The dwelling is a buff brick detached bungalow located at end of Cliffe Lane, with the 4 detached bungalows of Cliffe Close creating a dead end for motor vehicles, although a public right of way runs adjacent to the western elevation dwelling heading south, and a second heading west away from the dwelling, The dwelling itself features an open plan front garden, driveway to the side, and a rear garden.



Site History

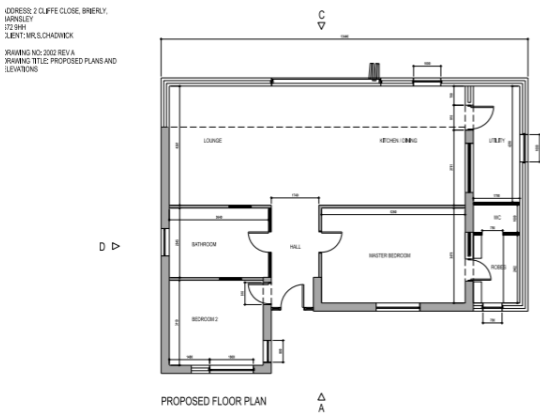
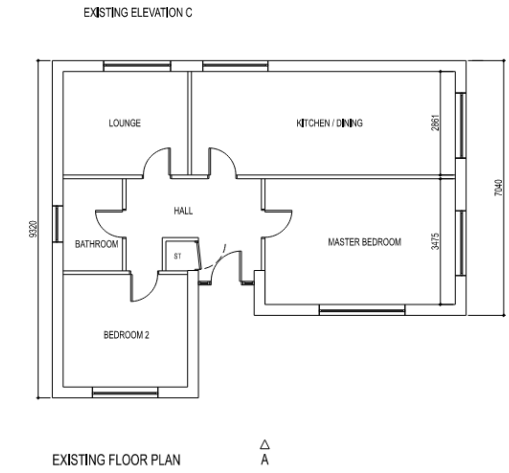
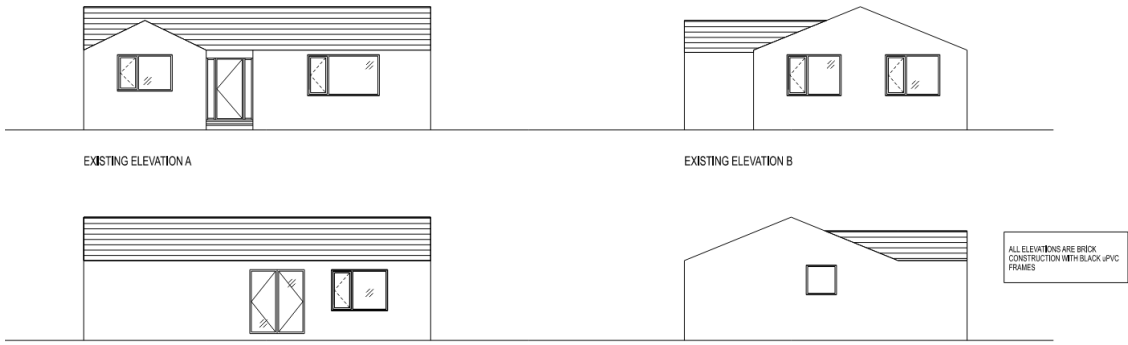
There is no site history for the address.

Detailed description of Proposed Works

The proposal is for a ground floor side and rear elevation wraparound shaped extension, located on the western side, and southern rear elevations of the of the dwelling. Initial proposals for cladding and rendering of the bungalow have been withdrawn in amended plans and now proposes matching brickwork.

An infill of approximately 1.3 sqm is proposed for semi-open porchway of the dwelling. This would be considered as permitted development as it is akin to a porch and has an area of less than 3sqm.

Existing and Proposed Floor Plan



GENERAL NOTES:

THE DRAWING HAS BEEN PREPARED FOR BUILDING REGULATIONS PURPOSES ONLY. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING REGULATIONS, RELEVANT BRITISH STANDARDS AND CODES OF PRACTICE. ALL WORKS TO BE EXECUTED TO THE COMPLETE SATISFACTION OF BUILDING CONTROL WHERE NECESSARY.

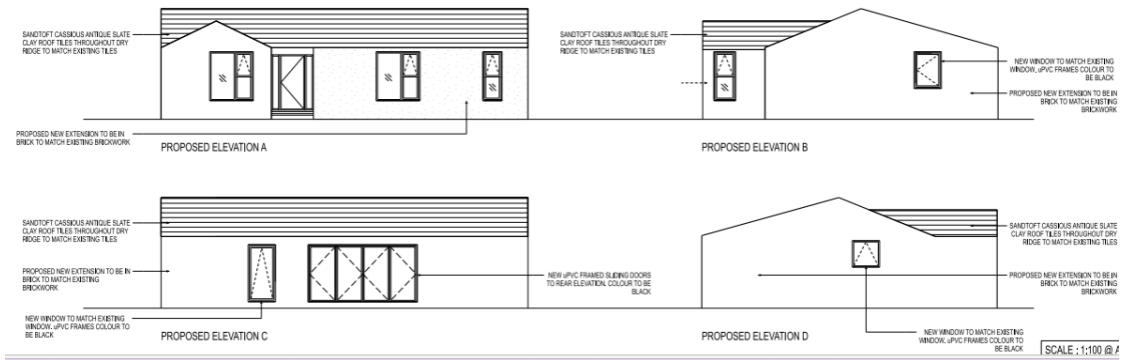
DO NOT SCALE FROM THIS DRAWING AND ANY DISCREPANCIES TO BE IMMEDIATELY REPORTED. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS STATED OTHERWISE AND ARE TO BE CHECKED ON SITE PRIOR TO ORDERING, FABRICATION OR COMMENCEMENT OF ANY WORKS BY THE CONTRACTOR.

THE DRAWINGS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT, STRUCTURAL AND CIVIL ENGINEERS AND ALL OTHER SPECIALIST DRAWINGS, DETAILS AND SPECIFICATIONS.

THE CONTRACTOR MUST ENSURE AND BE RESPONSIBLE FOR THE OVERALL STABILITY OF THE BUILDING STRUCTURES EXISTING AT ALL STAGES OF THE WORKS. ALL WORKS BY THE CONTRACTOR MUST BE CARRIED OUT IN SUCH A MANNER THAT ALL REQUIREMENTS UNDER THE HEALTH AND SAFETY AT WORK ACT ARE SATISFIED.

FOR THE PURPOSES OF CONSTRUCTION (COM) THE CONTRACTOR IS TO ACT AS THE PRINCIPAL CONTRACTOR AND IS TO ENSURE COMPLIANCE WITH ALL ASPECTS WITHIN THE REQUIREMENTS OF REGULATORY SITE NOTIFICATION REQUIREMENT IF APPLICABLE.

ALL PROPRIETARY ITEMS AND MATERIALS ARE TO BE OF A SUITABLE NATURE AND ACCURATELY PREPARED, APPLIED, USED OR USED FOR THE PURPOSES IN WHICH THEY WERE INTENDED AND IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.



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.

Public Rights of Way:

As long as the adjacent rights of Way remain open and unobstructed, then there is no objection but an informative has been requested to be added to any planning permission granted.

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

The design of the proposed extension is acceptable and complements the existing dwelling well, but it must be noted that there is no step down of the roof or set back of the elevation. On this occasion, the practicality of achieving such design features, given the modest side projection and height of the proposal, it would be difficult to achieve, and the side extension, along with the original front

elevation remain set back from the front gable protrusion located on the eastern side of the dwelling.

The amended plans removed the originally proposed cladding and render from the dwelling. The amendments now show matching brickwork, which would retain the original character of the dwelling and would continue to align with the other bungalows within the street. What would be altered though is the scale and design of the windows, across the whole bungalow. In mitigation of this, whilst the existing windows retain the same style, they are dark frames instead of white, as found on other bungalows. Additional mitigation arises from the fact that all windows on the front elevation would match each other, and together they share a similar design to the windows featured within the contemporary dwellings opposite on Cliffe Lane.

The proposed front extension, which would be considered as permitted development, as it would be less than 3sqm, is in the form of an infill of a current inset within the front elevation. As the proposed glazing and door complement the proposed new windows. It would not be expected to have any negative impact.

With much of the proposal in accordance with local SPD guidance, the impact on the design scale and character of the dwelling would only be considered as modest. 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

With just one neighbouring dwelling located to the east, the proposed side extension located on the western elevation, and with the front extension (porch) being an Infill; any potential impact would be limited to the rear aspect of the proposed extension.

The rear extension features a rear projection of approximately 1.5m, which is below the 4m which could have been constructed through permitted development, if it was not connected to the side extension and its height was under 4m. With such a modest projection, there already would be a minimal impact on the unattached neighbouring dwelling.

With the neighbouring dwelling featuring a relatively large detached garage, close to the rear elevation of their dwelling, and boundary treatment between it and the application dwelling; despite the approximate 4.05m of the extension, there would be little or no impact to the neighbouring dwelling, with any impact exceeded by the impact of their own garage.

With the proposed extension being single storey and approximately 7.2m from the rear boundary, there would be no concern to the impact on neighbouring dwellings to the rear or other dwellings within the street scene.

With little or no impact on neighbour amenity in terms of overlooking, overbearing or overshadowing, the proposal would be considered in accordance with Local Policy GD1 which carries moderate weight in favour of the proposal.

Highways

The proposal does build upon the current driveway which passes along the western elevation of the dwelling. However, with no increase to the current number of bedrooms, only one parking space of a minimum dimension of 2.5m by 5m is required for a two bedroomed dwelling, and according to the plans, just over 10m of driveway length would remain. The width of the driveway would be unaltered and appears to be over the 2.5m width required, which with the 10m length, potentially provides two in curtilage parking spaces. With no proposed changes to access, there would be no impact on parking provision or 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:

- The proposed rendering of the dwelling, and installation of cladding was removed from the plans as it would have not been deemed in accordance with local policy D1: High Quality Design and Place Making.

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 amended plans
 - Existing Floor Plan and Elevations Drawing NO: 2000
 - Proposed Floor Plan and Elevations REV A Drawing NO: 2002 Rev A
 - Site Plan Drawing NO: 2000
 - Location Plan PP-14745822v1

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.
2. Two public rights of way Brierley FP 13 and Brierley BW 11 run alongside the proposed development site. Safe public access on the right of way should remain available at all times, with no obstruction of or encroachment onto the width of the path and no building debris, storage of materials or parked vehicles limiting access at any time. Appropriate measures should be taken to protect the public, including fencing if necessary. If safe public access is not possible at any time then a temporary closure must be arranged, providing at least 4 weeks' notice and details of how public access will be managed. For further information contact publicrightsofway@barnsley.gov.uk.