

Application Reference: 2026/0305

Site Address: 19 Carr Lane, Pilley, Barnsley, S75 3BE

Proposal: Erection of single storey side and rear wrap-around extension and re-rendering of original dwelling and proposed extension.

Relevant Site Characteristics

The property is a semi-detached dwelling located in the Pilley area. The street scene is characterised by various house types, including detached, semi-detached and terraced dwellings. Gable, pitched and hipped roof forms are common and various materials are used, ranging from white render to various brick types.

The site itself is a large plot, providing a large front garden and very large rear garden. A driveway leads to a detached garage to the side of the dwelling. The property is constructed from yellow render and features a pitched roof. A large historic outbuilding/garage is located in the rear garden space of the site.

Planning History

Reference	Description	Decision
B/98/0735/WO	Siting of building and use for radio control of private vehicle hire business - not open to the public (Retrospective).	Permission Granted
B/98/1349/WO	Modify Condition 4 of planning consent B/98/0735/WO, for use of 4 private hire vehicles.	Permission Granted

Detailed description of Proposed Works

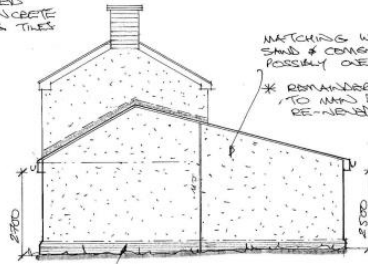
The applicant is seeking permission to erect a single storey side and rear wraparound extension. The side extension would have an approximate sideways projection of 3.2 metres and an approximate length of 9.6 metres. The side extension would have a pitched roof form with an approximate eaves height of 2.7 metres and an approximate ridge height of 4.8 metres. A window is detailed to the front elevation of the extension to service a kitchen, and a door and window arrangement is detailed to the rear elevation to service a utility room.

The rear extension is detailed to project to the rear approximately 4.3 metres and is proposed to have an approximate width of 11.6 metres. A lean to roof form is proposed with an approximate eaves height of 2.5 metres and an approximate roof height of 4 metres. Due to the roof height reaching a higher level than the cills of the first-floor windows, flat roofed elements have been detailed to the roof. Bifold doors and patio doors are detailed to the rear elevation along with a window to service a W.C. Three rooflights are detailed to the rear roof plane.

The rear and side extension is detailed to be constructed from render.

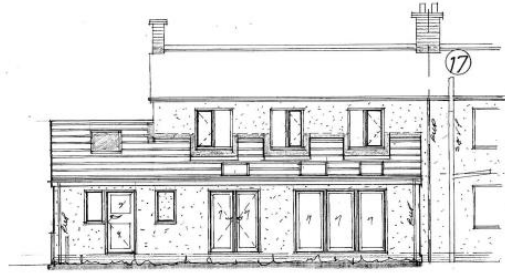


Front



Side

MATCHING RED BRICKWORK BELOW BPC (if possible)

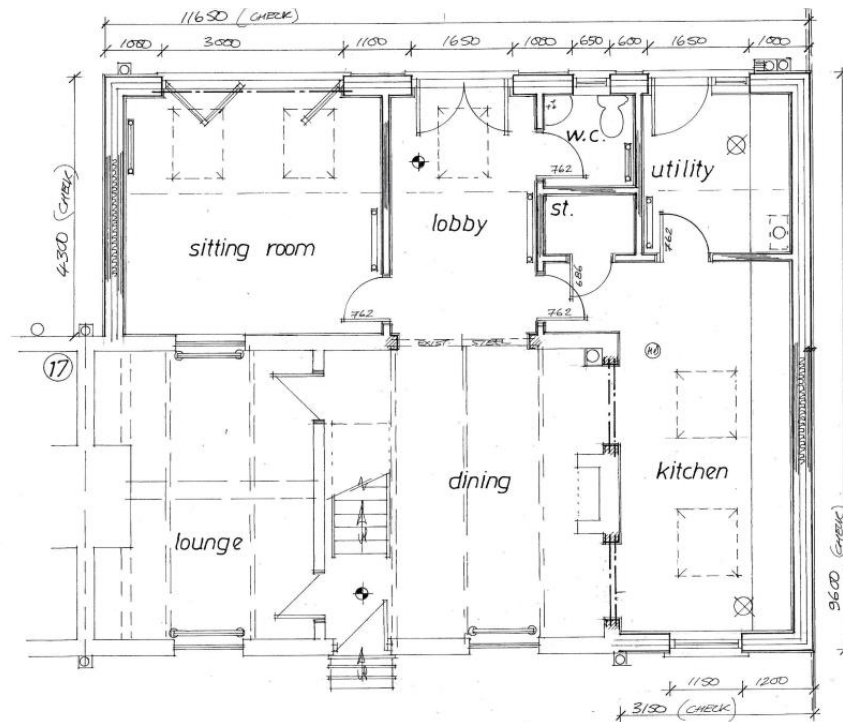


Rear

Garry Greetham Associates Residential Design Consultant
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 Tel 07786062364

Project	Extensions & Alterations
Client	Mr & Mrs Chris Whitton
Title	Elevations as Proposed
Address	19 Carr Lane, Tankersley, Barnsley, S75 3BE
Drawn By	GGG
Scale	1:100 @ A3 Date Apr 26
Drawing No	530-04 Rev

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Project	Extensions & Alterations
Client	Mr & Mrs Chris Whitton
Title	G. F. Layout as Proposed
Address	19 Carr Lane, Tankersley, Barnsley, S75 3BE
Drawn By	GGG
Scale	1:50 @ A3 Date Apr 26
Drawing No	530-05 Rev

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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.

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).

To combat the problems of loss of light, as well as loss of privacy and outlook, the size and projection of rear extensions need to be strictly controlled.

Single storey extensions to the rear of terraced houses should not exceed 3.5 metres in projection and where they exceed 3 metres in length the eaves height should not exceed 2.5 metres. On semi-detached dwellings an extension should not project more than 4 metres and again, the eaves height should not exceed 2.5 metres where the extension would project beyond 3 metres.'

The proposed side extension provides an acceptable sideways projection at less than two thirds the width of the dwelling. The use of a pitched roof form allows the proposal to remain

in keeping with the character of the dwelling and street scene. Glazing has been detailed centrally to the extension along with a rooflight providing similar fenestration to the existing dwelling. The side of the dwelling is currently home to a detached garage which is considered to be of poor quality. The proposal would therefore provide an improvement to the site and be more in keeping with the street scene.

The proposed rear extension provides a significant rearward projection, narrowly exceeding the 4 metres outlined within the House Extensions SPD. The rearward projection of the extension can be considered modest in the context of the property and the size of the rear garden. A modest eaves height has been proposed and the lean to roof is required in order to incorporate the rear roof pitch into the side extension roof pitch. Rear glazing has been proposed which is in keeping with the existing dwellings glazing.

Matching render has been proposed. Given the street scene fails to provide any dominant materials, the use of render is not considered to be controversial and is in keeping with the existing character of the dwelling.

It is therefore considered that the proposed development 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 side extension would be to the northeast of 21 Carr Lane and would therefore not be impactful on neighbouring loss of light. The side extension would replace the existing garage to the side of the dwelling. The impact of the side extension would therefore not be significantly more impactful than the existing garage, albeit there is a height increase. Due to the topography of the street, the neighbouring dwelling is also elevated higher than the site which would reduce the impact further. No side elevation windows have been proposed, preventing any opportunity for direct overlooking.

The proposed rear extension would be located to the southwest of the adjoining neighbour. Any overshadowing from the proposal would therefore be restricted to late evenings. The proposal is acknowledged larger than what could be built under permitted development but is only marginally larger than the recommended projection in the SPD. Furthermore, an extension with a similar projection (albeit not wrap around) could be applied under the larger homes' extension procedure. The impacts of the proposal are therefore likely to be limited and do not warrant refusal or amendment. The site provides significant boundary treatment, screening the majority of the proposal, and preventing the proposal from having a detrimental impact. The proposed rear elevation windows would not be likely to cause significant overlooking due to the boundary treatment.

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 site would retain a substantial driveway to the front of the house, and no additional bedrooms have been proposed. The site would therefore not be impactful on highway safety.

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 considerable 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

Amendments were requested to reduce the rearward projection down to 4 metres, however given the proposal would exceed the 4-metre rearward projection by 0.3 metres, the current proposal was on balance considered acceptable.

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 approved plans

Site & Location Layouts 530-01
Elevations as Proposed 530-04
G.F. Layout as Proposed 530-05

and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality 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.

Informatives

- 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.