

Application Reference: 2026/0377

Site Address: Stonehaven, 5 Church Street, Brierley, Barnsley, S72 9JR

Introduction: This application seeks full planning permission for the removal of side conservatory and erection of 2 storey side extension to dwelling

Relevant Site Characteristics:

The dwelling is large, contemporary styled stone built house, set within an enclosed, and a relatively large curtilage. There is a detached double garage located to the side of the front elevation, and a white UPVC extension on the western side elevation of the dwelling. A 2007 extension for a front extension does not appear to have been implemented.



Relevant Site History

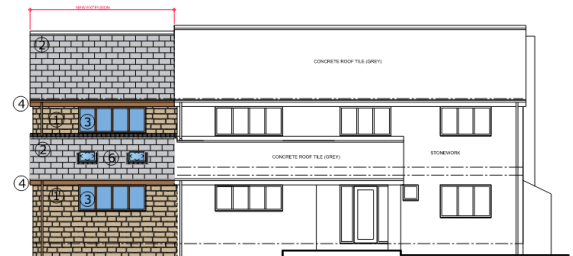
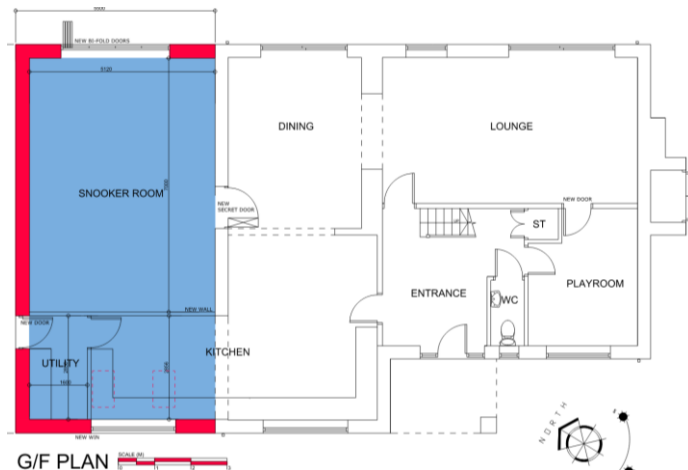
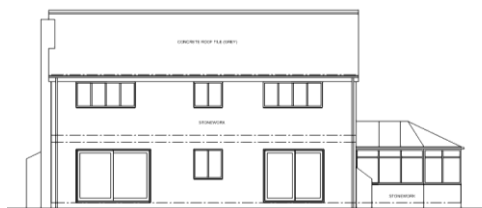
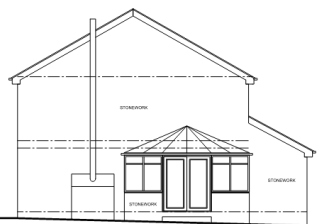
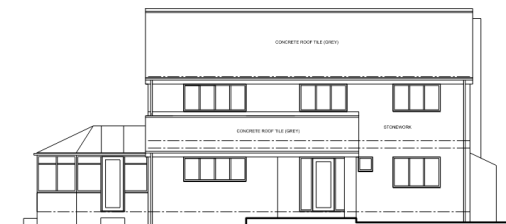
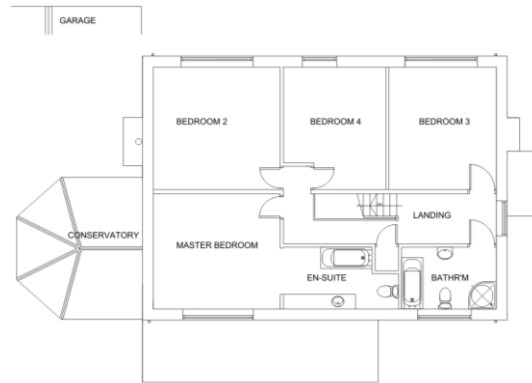
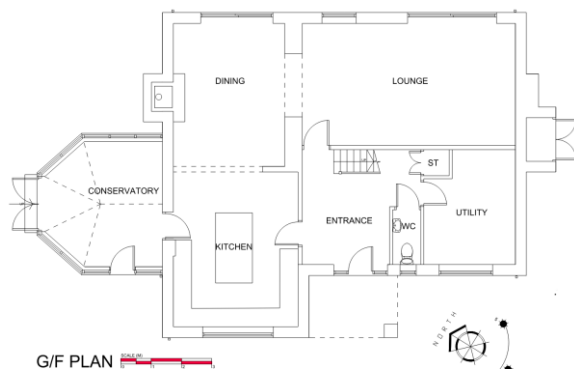
Application	Description	Status
2007/1757	Erection of single storey front extension to dwelling	
B/81/1015/HR	Erection of dwelling house and private double garage, and formation of vehicular access	Approved
B/79/2866/HR	Erection of one dwelling	Approved

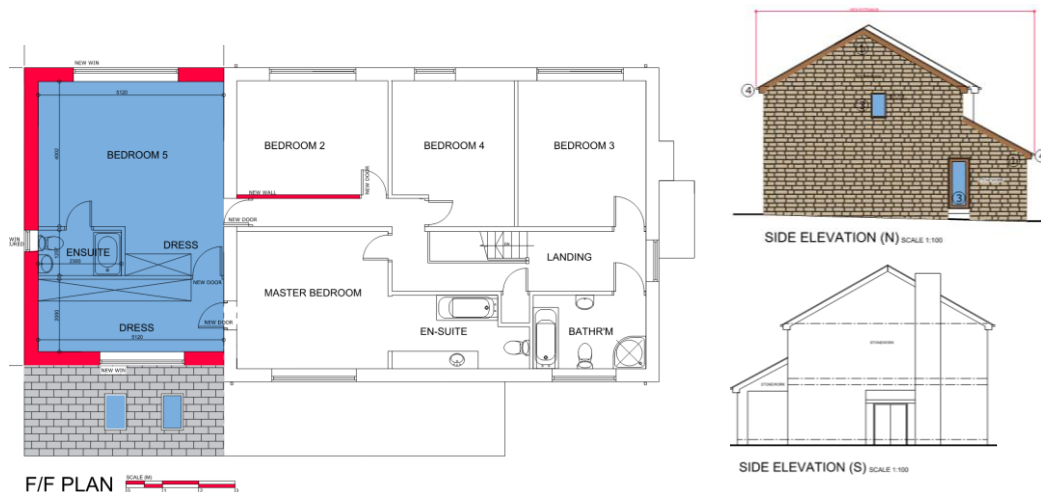
Detailed description of Proposed Works

The proposal is for the demolition of the existing side conservatory, and its replacement with a two-storey side extension, with an approximate side projection of 5m.

A Heritage Statement has also been submitted with the application.

Existing and Proposed Floor Plans, and Elevations





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:

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- Policy SD1: Presumption in favour of Sustainable Development.
- Policy D1: High Quality Design and Place Making.
- Policy GD1: General Development.
- Policy HE1: The Historic Environment
- Policy HE2: Heritage Statements
- 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

Section 16 - 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 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. In addition, due to the property being located within a Conservation Area, a site notice was posed close to the application dwelling, and a public notice was published in the local newspaper.

No comments were received.

Conservation Team: Comments noted that the dwelling was probably of 1980's construction and that it had a discrete location. Although matching materials have already been proposed within the plans, more specific conditions were requested to be added. Overall, there was no objection to the proposal.

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 the Brierley Conservation Area. Extensions and alterations to residential properties within Conservation Areas are considered acceptable where they would be respectful of local character and will conserve and enhance the significance and setting of the borough's heritage assets.

In addition, a standard requirement is that 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 of the Dwelling and Conservation Area

The proposal is a reasonably large side two-story side extension, with an approximate projection of 5m and a length 10.72m, which is the full length of the original side elevation of the dwelling. The proposal would be located on the northern side elevation of the dwelling, replacing an existing white UPVC conservatory. From an approximate existing footprint of 135 sqm, including the conservatory, the proposal would increase the ground floor footprint by approximately 41 sqm to 176 sqm. With a set back of the first floor of the extension proposed, the approximate floorspace would increase by 45 sqm from 104 sqm to 149 sqm. Whilst an 86 sqm increase in floorspace is quite large, it is proportionate to the approximate 239 sqm of the existing dwelling and is spread across two floors.

The local House Extensions and Other Domestic Extensions SPD offers guidance that a side extension should be set back, at least on the first floor of its front elevation, that at least a 1m gap is maintained between its side elevation and the boundary, and that the roof should be stepped down to demonstrate subordination to the host dwelling. In addition to meeting all those requirements, the width of the extension is also less than two thirds the width of the original house, which is a further SPD recommendation.

With the materials proposed to match the existing dwelling, through the use of matching stonework, matching concrete roof tiles, and brown coloured fascia, soffit, drainpipes, and windows, along with new aluminium bi-fold doors, also in a brown colour, the proposal would have little or no impact on the character of the dwelling. When combined with the acceptable scale, and design meeting SPD requirements, the proposal overall would also have little or no impact on the scale, design and character of the dwelling.

Although the design of the original dwelling, constructed in circa 1980 would be considered as a contemporary design within its era, as it was constructed sympathetically in relation to the local character of Brierley, its design remains strong, and in keeping with the area. Given the dwelling's position within a large curtilage, set back from the highway, and with a positive and suburbanite design proposed for the extension, there would be little or no impact on the character of the conservation area.

With little or no impact identified on the character of the dwelling or the Conservation Area, along with no objection from the conservation team; the proposal would be compliant with local policies GD1, D1, and H1, which carry moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

Due to the dwellings large curtilage, there are only a small number of potential dwellings which may notably see the proposed extension, and fewer who have the potential to be impacted by its construction. With an approximate 20m distance from the extension to the adjacent neighbouring dwelling to the west, and with a 29m distance between the extension and the eastern rear boundary, there would be no impact on these neighbouring dwellings. Adjacent to the eastern boundary of the dwelling what appears to be a farm, due to the location of the proposed extension, there would be no direct visibility of the extension, and through distance, no impact on the farm or any residents living there.

The three dwellings which may experience some impacts are Nos 9 – 13 Haldane Close, particularly No 11 whose rear gardens backs on to the northern boundary of the application dwelling, where the proposed extension would be sited. The proposed extension would be approximately 0.45m closer to the boundary than the conservatory, at 3.95m, but would also feature a much longer length and height. A door at ground floor, and a first-floor en-suite window are proposed within the extension. The ensuite window would feature obscure glazing and would have a condition to ensure this remains. In contrast the ground floor door is to a utility room, so would pose less harm than the current glazed conservatory.

With the impact on overshadowing not being a issue for the potentially most affected neighbouring dwelling of No 11, and the proposal not directly overlooking other neighbouring dwellings or their gardens, the potential impact of the proposal would be limited to potential overbearing. Starting with No 11 again, with an approximately 3.95m between the extension and their rear garden, and approximately 12.3m between the extension and their rear elevation (which complies with the separation distance set within the SPD), whilst the extension would be clearly noticeable, it would only be likely to have, at most a modest impact on their amenity. No 13 is located further away than No 11, and is not directly next to the proposed extension, so any impact would be considered as little or none.

The final potentially affected dwelling would be No 9. However, with its angled position 9, the proposed extension would only be directly visible from their side garden, as there does not appear to be any side elevation windows. Therefore, the proposal would not pose any impact due to the distance and position of their dwelling and rear garden.

With measures in place to protect overshadowing of neighbouring dwellings, and with the extension not being significantly overbearing, the proposal would be considered to be in accordance with Local Policy GD1 and the SPD which carries moderate weight in favour of the proposal.

Highways

There are no proposed changes to access or parking provision which is more than adequate for this large dwelling, even with the addition of two extra bedrooms.

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

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

Justification

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 plans
 - Existing Location and Site Plans, Floor Plans and Elevations 2025/164 01
 - Proposed Location and Site Plans, Floor Plans and Elevations 2025/164 02 Rev C

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 within the existing dwelling, with specific requirements listed below:-
 - The stonework shall be sandstone and match the existing dwelling in terms of its type, colour, coursing style and face dressing.
 - The roof materials shall match the existing dwelling in type, colour, profile and finish.
 - The windows shall match the existing dwelling in design and colour.
 - The fascia, soffit and rainwater goods shall match the existing dwelling in style and colour.
 - Any new external entrance door shall match the style and colour of the existing doors.
 - The proposed aluminium bi-fold door, in a brown colour to match the existing windows is acceptable.
 - The proposed roof lights should be specific conservation style rooflights.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1, and in the interests of the preserving and enhancing the local Conservation Area in accordance with Local Plan Policy HE1

4. The first-floor window on the northern elevation of the extension facing Haldane Close shall at all times be fitted with obscure glass to Pilkington Level 3 obscurity or equivalent and retained as such thereafter.

Reason: To safeguard the privacy and amenities of the occupiers of adjacent residential properties and in accordance with Local Plan Policy GD1 General Development

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.