

Application Reference: 2026/0456

Site Address: 24 Charles Street, Barnsley, S70 1RB

Proposal: Remove existing conservatory and erection of single storey side extension to dwellinghouse.

Relevant Site Characteristics

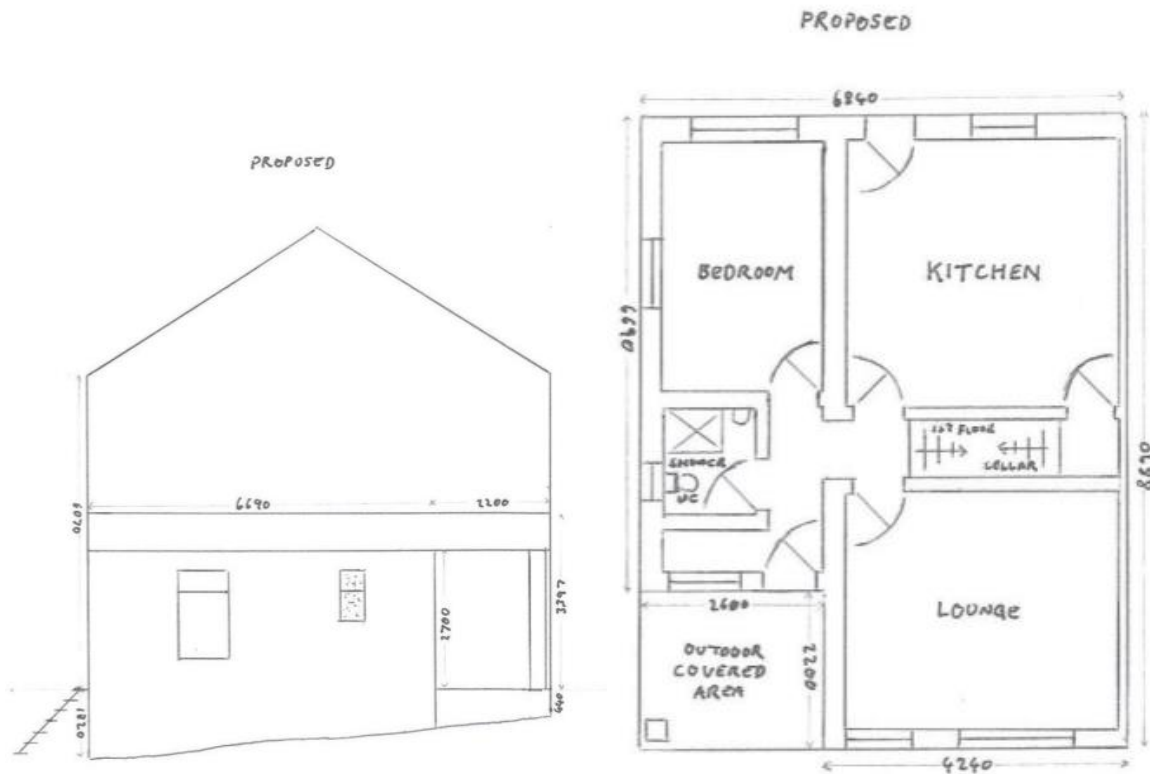
The surrounding area is characterised by pitched roofed terraced properties constructed from stone front elevations and red brickwork side and rear elevations.

The property is an end terraced property constructed from stone to the front and red brickwork to the side and rear. A small conservatory extension is located to the side of the dwelling. The site provides a modest side and rear garden.

Detailed description of Proposed Works

Permission is sought for a proposed single storey side extension. The side extension would have an approximate sideways projection of 2.6 metres and an approximate length of 8.8 metres. A lean-to roof form is proposed with an approximate eaves' height of 2.6 metres and an approximate roof height of 3.4 metres. The rear 6.6 metres of the extension would accommodate a bedroom and a shower room. The front 2.2 metres of the side extension would be a covered outdoor area. This area is supported by a pillar on the southwest corner of the extension. Glazing is proposed to the rear and side elevation to service a bedroom. A second window is detailed to the side elevation to service the shower room. A window and door providing access to the covered area is proposed to the front elevation. Red brickwork is proposed to the front elevation and pillar and the side and rear elevation is proposed to be constructed from render.





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

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 2026 sets out the overarching planning framework for England

and has replaced the previous version published in December 2024. It has 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 and states that in all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in the NPPF should be approved without delay.

Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The most relevant sections are:-

Section 3 – Decision-making policies

Section 4 - Achieving sustainable development

Section 14 - 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.

Other Guidance

South Yorkshire Residential Design Guide

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 representations have been received.

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).'

The proposal would have an acceptable sideways projection at less than two thirds the width of the existing dwelling. A lean-to roof form is proposed which is in keeping with the character of the dwelling and the surrounding area. A modest eaves and roof height is proposed which is acknowledged to be greater at the rear of the extension; however, this is due to the topography of the site and therefore is considered acceptable.

The proposed covered area to the front of the extension is acknowledged to differ from the street scene, however given the proposal features matching materials and would be a similar design to a car port which could be erected under permitted development, the proposed covered area is considered acceptable.

The proposed glazing is not considered to be controversial and provides a similar fenestration to the existing dwelling. The use of matching materials to the front is to the proposal benefit. The use of render to the rear and side elevation is not preferred, however given it is to the side and rear, it would not be prominent in the street scene and is therefore considered acceptable.

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 significant weight in favour of the application.

Impact on Neighbouring Amenity

The extension is significantly distanced to the nearest westerly dwelling and would therefore not be impactful on neighbours to the west. Neighbouring residential amenity space is located to the west and north of the proposal, however given the extension would be a modestly sized single storey extension, the proposal would not have an adverse impact on residential amenity. The extension is acknowledged to be to the south of neighbours, however, would be no more impactful than the existing dwelling in terms of loss of light or overdominance.

Glazing is proposed to the rear elevation of the extension to service a bedroom; however, the proposed glazing is at single storey level and would provide no more opportunity for overlooking to the rear than the existing rear elevation glazing of the dwelling. The proposed

side elevation window to service a shower room shall be conditioned to be obscured glazing in order to protect the privacy of the applicant and of neighbours to the west.

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 significant weight in favour of the application.

Highways

The proposal would increase the number of bedrooms at the property by 1, however would not reduce the parking facility at the site. Given n street parking is commonplace in the area, the continued use of on-street parking would not be considered to be out of character or detrimental to 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 significant 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 not been necessary to request amendments from the applicant.

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.