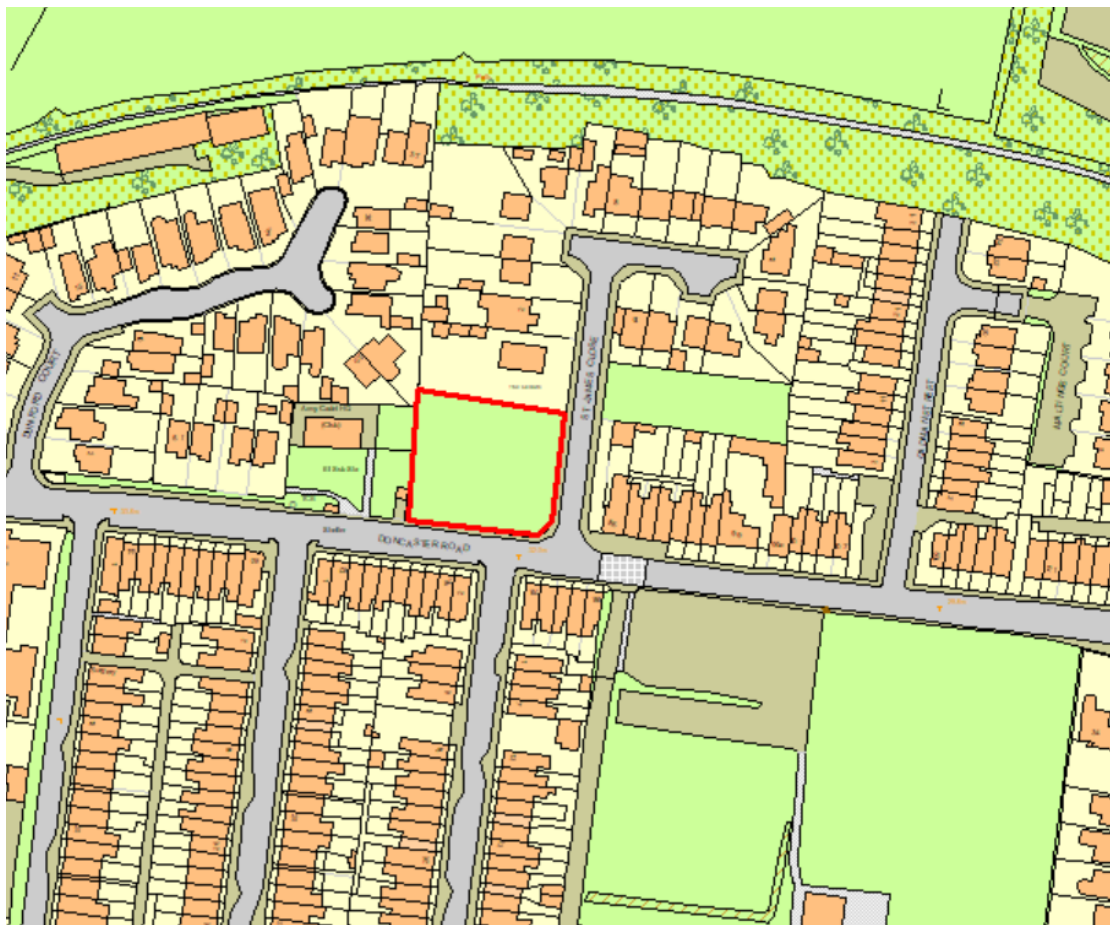


**REPORT TO THE PLANNING BOARD
TO BE HELD ON THE 30 April 2026**

The following applications are submitted for your consideration. It is recommended that decisions under the Town and Country Planning Act 1990 be recorded as indicated.

Application Number	RB2026/0172 https://rotherham.planportal.co.uk/?id=RB2026/0172
Proposal and Location	Erection of 6 residential dwellings with associated parking, at Land south of 1 St.James Close, Wath, Rotherham
Recommendation	Grant subject to conditions

This application is being presented to Planning Board due to the request of a Local Ward Member.



Site Description & Location

The site is located at the junction of Doncaster Road and St James Close to the east of Wath town centre. The site is accessed from St James Close to the east.

The application site is 0.127 hectares in size and is a brownfield site formerly occupied by St. James church which was demolished around 2011. The site

is currently overgrown and with small areas of debris and masonry from the demolition of the former St. James church buildings.

There are residential properties to the north, east and south of the site with a Army Cadet HQ and electricity substation to the west.

The site lies within a low Flood Risk Area (Zone 1). There are some mature boundary trees on the edges of the site, though these are not formally protected.

Background

The site has an extensive recent planning history. The most relevant of which can be summarised below:

RB2021/0333 - Erection of 4 No. dwellinghouses with integral garages, access road & landscaping – granted

RB2019/0951 - Outline application for the erection of Apartment block comprising of 24 No. Apartments and associated car parking with all matters reserved – withdrawn 21/02/20

RB2004/2003 - Outline application for the demolition of existing social club and erection of 3 storey block comprising 18 flats including details of the siting and means of access – treated as withdrawn 28/11/06

Prior to this there were numerous application relating to the church and its change of use to a squash club.

CIL

The development is Community Infrastructure Levy (CIL) liable. CIL is generally payable on the commencement of development though there are certain exemptions, such as for self-build developments. The payment of CIL is not material to the determination of the planning application. Accordingly, this information is presented simply for information.

Proposal

The application is seeking full permission for the erection of 6no. residential properties which are accessed from St James Close to the east. The scale of the development is 2 storey.

The following information has been submitted in support of the proposal.

A Design and Access Statement which can be summarised as follows:

- The site is located in a long established residential neighbourhood within 1000m of Wath Upon Dearne Centre giving access to a wide range of convenience stores, public houses, newsagents, doctors, and takeaway outlets.

- There are a broad range of community and recreation facilities including the Manvers Lake and Park to the north west.
- Dwellings are mainly two storey and are a mix of detached brick built newer houses and older stone terraced housing. The houses are mainly set back from the highway.
- There are some site constraints including an existing fire hydrant in footpath on St James Close, a BT cabinet in the footpath on St James Close as well as existing trees outside of the application site.
- The proposed site layout has been determined by the size and shape of the site, consideration of the sites constraints and opportunities.

Following an initial objection from Yorkshire Water further drainage clarifications have been made which overcame this.

The revised plan shows the following:

- The plots 5 and 6 have been moved forward in the site.
- The existing highway footway along the southern side of the site (Doncaster Road) has been increased from 1.8m to 2m.
- Solid wall structure replaced by wall and panel fence along the southern boundary.
- Further clarifications on the Preliminary Ecology Appraisal.

Development Plan Allocation and Policy

The Core Strategy was adopted by the Council on the 10th September 2014 and forms part of Rotherham's Local Plan together with the Sites and Policies Document which was adopted by the Council on 27th June 2018.

The application site is allocated as residential. For the purposes of determining this application the following policies are considered to be of relevance:

Local Plan policy(s):

CS14 'Accessible Places and Managing Demand for Travel'

CS28 'Sustainable Design'

CS33 'Presumption in Favour of Sustainable Development'

SP11 'Development in Residential Areas'

SP26 'Sustainable Transport for Development'

SP55 'Design Principles'

SP57 'Sustainable Construction' requires that sustainable construction methods should be used to withstand and adapt to the predicted impacts of climate change.

Other Material Considerations

The revised NPPF came into effect in December 2024. It states that "Planning law requires that applications for planning permission be determined in

accordance with the development plan, unless material considerations indicate otherwise.”

The Local Plan policies referred to above are consistent with the NPPF and have been given due weight in the determination of this application.

National Planning Practice Guidance (NPPG).

South Yorkshire Residential Design Guide.

Publicity

The application has been advertised by way of press, and site notice along with individual neighbour notification letters to adjacent properties. a total of 2 representations have been received as part of this revised application. These can be summarised as follows:

- Insufficient parking provided with the additional housing will generate more congestion.
- Increase in noise and disturbance to the surroundings.
- Increased loss of privacy to neighbouring properties if trees are removed.
- Dominant and overshadowing impact to neighbouring properties.
- Overdevelopment of the site.
- The design does not reflect the architectural features of the surrounding areas.

Two Right to Speak requests have been received.

Consultations

Transportation Infrastructure Service – No objections subject to conditions.

Drainage – no objections subject to conditions.

Yorkshire Water – no objections to clarified details, subject to condition.

Ecologist – no objections subject to conditions.

Tree Officer – no comments received.

Appraisal

Where an application is made to a local planning authority for planning permission.....In dealing with such an application the authority shall have regard to -

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations. - S. 70 (2) TCPA '90.

If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise - S.38 (6) PCPA 2004.

The application is seeking a full application for 6no. new properties. The main considerations in the determination of the application are as follows:

- Principle
- Site Layout / Design / Spacing standards
- Highway safety
- General amenity
- BNG and Ecology
- Trees and landscaping
- Other issues

Principle

The application site is allocated for residential in the Local Plan and the site had a previous approval for 3no. dwellings approved in 2021.

Policy SP 11 “Development in Residential Areas” states that “Residential areas identified on the Policies Map shall be retained primarily for residential uses. All residential uses shall be considered appropriate in these areas and will be considered in light of all relevant planning policies.”

In land use terms the principle of the erection of 6no. new dwellings within a predominantly residential area is acceptable in land use terms.

Site Layout / Design and impact on surrounding properties

Local Plan policy CS28 ‘Sustainable Design’ indicates that proposals for development should respect and enhance the distinctive features of Rotherham. They should develop a strong sense of place with a high quality of public realm and well-designed buildings. Development proposals should be responsive to their context and be visually attractive as a result of good architecture and appropriate landscaping. Moreover, it states design should take all opportunities to improve the character and quality of an area and the way it functions.

Policy SP55 ‘Design Principles’ states development is required to be of high quality and incorporate inclusive design principles and positively contribute to the local character and distinctiveness of an area and the way it functions.

The NPPF at paragraph 131 states: *“Good design is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

Paragraph 135 states planning decisions should ensure developments will function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting and establish or maintain a strong sense of place.

The internal technical spacing standards listed in South Yorkshire Residential Design Guide, along with Nationally Described Standards indicates that new residential properties should have an outlook of 10m at first floor level and 21m between first floor to first floor windows.

The application site is located within an area which is generally residential with a mix of house types and materials consisting of older stone built terrace properties and newer red brick semi-detached and detached properties. The proposed materials are stone with roof tiles, and are considered to be acceptable in the locality.

The site is prominent in the street scene of Doncaster Road, and at the request of the LPA the applicant has amended the boundary treatment along this road to provide a 1.8m high pier and panel wall. The applicant has also inserted a windows in the end elevation facing Doncaster Road to give this property a dual frontage.

In terms of the amenity of nearby residents, the closest residential properties are to the north of the site, with other residential properties being located across Doncaster Road and St James Close. In relation to guidance within the SYRDG all properties have a rear garden in excess of 10m long, and comply with the 21m standard for principle elevations to principle elevations. It is therefore considered that the proposal would not have an adverse impact on the residential amenity of existing residents.

The property immediately to the north is a detached property which has recently had a two storey side extension implemented along its southern boundary. This has been shown on the amended plan, and plot 6 is shown to be a sufficient distance away from the rear habitable windows so that a 45 degree angle can still be achieved from the neighbouring property.

In relation to the amenity of future residents of the development, the rear garden areas all exceed the minimum set out in the SYRDG and the internal spacing standards are also met. The proposal would therefore create an acceptable living environment.

From a design and layout perspective the proposal is considered to be in keeping with the moderately low density character of the surrounding area in accordance with Local Plan policies CS28 'Sustainable Design' SP55 'Design Principles'.

Highways

In assessing highway related matters, Policy CS14 'Accessible Places and Managing Demand for Travel,' notes that accessibility will be promoted through the proximity of people to employment, leisure, retail, health and public services by (amongst others):

a. Locating new development in highly accessible locations such as town and district centres or on key bus corridors which are well served by a variety of modes of travel (but principally by public transport) and through supporting high density development near to public transport interchanges or near to relevant frequent public transport links.

The site is located adjacent to a main road, and is within a sustainable distance of shops and local facilities. The Transportation Unit requested that the footway on Doncaster Road be widened from 1.8m to 2m and the applicant has agreed to this. There are therefore no objections from a Transportation aspect. The site also has an acceptable sight lines to the west of the site.

It is considered that the development is sited in a sustainable location and would satisfy the provisions of Policy CS14 'Accessible Places and Managing Demand for Travel'.

The Transportation Unit have raised no objections to this revised scheme from a highway safety perspective subject to conditions.

Trees and Landscaping

The NPPF at paragraph 180 states: *"Planning policies and decisions should contribute to and enhance the natural and local environment by...protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)..."*

Policy CS21 'Landscape' states: *"New development will be required to safeguard and enhance the quality, character, distinctiveness and amenity value of the borough's landscapes..."*

Policy SP32 'Green Infrastructure and Landscape' states: *"The Council will require proposals for all new development to support the protection, enhancement, creation and management of multi-functional green infrastructure assets and networks including landscape, proportionate to the scale and impact of the development..."*

The crowns of T4 and G5 will require reducing and lifting from the south as required to provide adequate clearance from the new residential property, not pruning beyond the site boundary.

Overall the tree survey is considered to be comprehensive and it is considered that the findings of the report can be accepted which will retain the majority of the surrounding trees. Subject to the conclusions of the Arboricultural Impact Assessment and Arboricultural Method Statement this aspect is accepted. The proposed AMS should be conditioned in accordance with its recommendations.

Ecology and Biodiversity Net Gain

The Ecologist has considered the supporting details and notes that the development will result in the loss of modified grassland and trees in moderate condition and mixed scrub in poor condition, with a baseline value of 1.03 habitat units. Developed land and vegetated garden will be provided post development as such there is a 89.19% net loss of habitats on site and the trading rules have not been met. Therefore 1.02 habitat units are required to ensure a minimum 10% gain.

As it is intended to purchase off-site biodiversity units to meet the developments BNG requirements, these would ideally be purchased within the Rotherham LPA boundary, where possible. Reference can be made to the Wildlife Trusts Biodiversity Net Gain Map (<https://experience.arcgis.com/experience/1cc6dce889244e57bd66443af22e4b49>) which maps all habitat bank sites which are included on Natural England's Biodiversity Gain Sites Register.

The applicant has also put in a further plan for onsite BNG enhancement incorporating a bird, bat & hedgehog highway plan. This comprises of 2x bird boxes and 2x bat boxes which would be located on the gable sides of plots 1 and 6.

A condition for additional onsite BNG enhancement is recommended to meet the above and is considered to meet the aims of policy SP33 'Conserving and Enhancing the Natural Environment'.

Other issues

Flood Risk

The proposal includes an increase in building floorspace since the church was demolished around 15 years ago and the site has since partly re-seeded. However, the site does not lie within a known flood water risk area and RMBC's Drainage Team have raised no objections subject to standard conditions.

Yorkshire Water have raised no objections from a drainage perspective, subject to standard conditions.

Heritage and Archaeology

South Yorkshire Archaeology Service have raised not previously raised any objections from an archaeology/heritage perspective.

The site is not listed or within a Conservation Area and the Conservation Officer has not previously raised any objections from an archaeology/heritage perspective.

Removal of Permitted Development Rights

The proposed plots meet minimum spacing standards with buildings generally positioned away from the nearby boundaries with other residential properties in order to minimise the potential impact on neighbours. However, the site area is limited, and the individual properties have the potential to install a significant extension in future if unrestricted. It is considered that permitted development rights should be removed and in particular for external extensions, additional outbuildings, as well as the future potential for dormer windows. This is to protect the amenity of adjacent properties and with particular regard to the neighbouring property to the north (The Cedars).

Conclusion

The site is allocated for residential development and the principle of residential development is considered acceptable. From a design perspective the layout is considered to be an acceptable compromise between achieving efficient use of land whilst maintaining spacing standards. There is not considered to be any material loss of privacy to nearby properties and the proposal would not have a dominant impact. The Transportation Unit are satisfied with the highway layout. A sufficient level of landscaping is proposed.

Accordingly, the application is recommended for approval, subject to conditions.

Conditions

01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason

In order to comply with the requirements of the Town and Country Planning Act 1990.

02

The permission hereby granted shall relate to the area shown outlined in red on the approved site plan and the development shall only take place in accordance with the submitted details and specifications and as shown on the approved plans (as set out below)

(Drawing numbers Location Plan SJ/01
Site plan SJ/02 Rev B
House type 1 (2 bed) Elevations and floorplans 2801 Rev A
House type 2 (2 bed) Elevations and floorplans 3801 Rev A
received 04.03.26 and 19.03.26).

Reason

To define the permission and for the avoidance of doubt.

03

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the details provided in the submitted application form/shown on drawing nos. elevations (ref House type 1 (2 bed) Elevations and floorplans 2801 Rev A, House type 2 (2 bed) Elevations and floorplans 3801 Rev A). The development shall thereafter be carried out in accordance with these details.

Reason

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with Core Strategy Policy CS28 Sustainable Design.

04

Prior to the occupation of the first residential unit, the existing adopted footway on the site frontage of Doncaster Road shall be increased in width to 2m as indicated on Drg No SJ/02.

Reason

In the interests of satisfactory visibility and road safety.

05

Before the development is brought into use, that part of the site to be used by vehicles shall be properly constructed with either
a/ a permeable surface and associated water retention/collection drainage, or
b/ an impermeable surface with water collected and taken to a separately constructed water retention / discharge system within the site.

All to the satisfaction of the Local Planning Authority and shall thereafter be maintained in a working condition.

Reason

To ensure that surface water can adequately be drained and to encourage drivers to make use of the parking spaces and to ensure that the use of the land for this purpose will not give rise to the deposit of mud and other extraneous material on the public highway in the interests of the adequate drainage of the site and road safety.

06

Before the development is commenced footway widening details shall be submitted to and approved by the Local Planning Authority, and the approved details shall be implemented before the development is completed.

Reason

No details having been submitted.

Yorkshire Water

07

The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.

Reason

In the interest of satisfactory and sustainable drainage.

Yorkshire Water/RMBC Drainage

08

There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the sewerage undertaker. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:

- i) evidence that other means of surface water drainage have been properly considered and why they have been discounted; and
- ii) the means of discharging to the public sewer network at a rate not to exceed 3.5 litres per second.

Reason

To ensure that no surface water discharges take place until proper provision has been made for its disposal.

Boundary Treatment

09

Prior to the occupation of the first dwelling the approved boundary plan (ref Site plan SJ/02 Rev B) indicating the positions, design, materials and type of boundary treatment to be erected shall be completed.

Reason

In the interests of the visual amenity of the area and the amenity of neighbouring residents.

Landscaping

10

Before the development is brought into use, the approved Landscape scheme (ref Site plan SJ/02 Rev B) shall be implemented in accordance with RMBC Landscape Design Guide (April 2014) in the next available planting season and maintained to ensure healthy establishment. Any plants dying, removed or destroyed within five years of planting shall be replaced the following planting season.

Reason

To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and in accordance with Local Plan Policies.

Tree Conditions

11

All onsite works shall be carried out in accordance within the approved Arboricultural Method Statement (ref AWA, AWA7145AMS, 20th January 2026).

All tree protection methods detailed in the approved Arboricultural Method Statement shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials have been removed from the site, unless the prior approval of the Local Planning Authority has first been sought and obtained.

Reason

To ensure appropriate tree protection in the interests of protecting the visual amenity of the area, contributing to the quality and character of Rotherham's environment, air quality and adapting to and mitigating climate change in accordance with Rotherham's Core Strategy Policies CS3: Location of New Development, CS19 Green Infrastructure, CS20 Biodiversity and Geodiversity, Policy CS21 Landscape, CS28 Sustainable Design.

Ecology and Biodiversity

12

No development above slab level shall commence until a Biodiversity Enhancement Scheme (BES) has been submitted to and approved in writing by the Local Planning Authority. The BES shall include a scaled plan and schedule setting out the type, specification and exact locations of all biodiversity enhancement features to be incorporated into the development.

The BES shall demonstrate full compliance with BS 42021:2022 for all integrated bird and swift bricks, and with current Bat Conservation Trust (BCT) guidance for all bat roosting features. As a minimum, each new dwelling must incorporate ALL of the following:

- One integrated bird or swift nesting brick;
- One integrated bat roosting feature, appropriately selected and sited relative to the building's design, height and orientation, and in accordance with the relevant guidance; and
- A 13 cm × 13 cm hedgehog highway gap provided within the boundary fencing or walls of each dwelling plot, ensuring permeability for hedgehogs between residential gardens.

The development shall thereafter be carried out in accordance with the approved BES, and all features shall be retained and maintained for the lifetime of the development.

Reason

To ensure no net loss in biodiversity across the site.

13

No development shall commence on site until:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The details shall be implemented in accordance with the timescales set out in the approved Biodiversity Gain Plan.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: [Submit a biodiversity gain plan - GOV.UK](https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan)
(www.gov.uk)

Reason

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition (the biodiversity gain condition), to ensure Biodiversity Net Gain.

Removal of Permitted Development Rights

14

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extensions or alterations otherwise Permitted under Part One Classes A (rear extensions), B (additions etc to the roof of a dwellinghouse) and E (outbuildings) shall be carried out to the approved dwelling.

Reason

In the interests of the amenities of the occupiers of adjoining properties in accordance with the SYRDG.

Construction Environmental Management Plan (CEMP)

15

Prior to the development commencing a revised Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority. The plan shall describe in detail the actions that will be taken to reduce deliveries of site materials during school drop-off and pickup times in early morning and mid-afternoon periods to minimise adverse impacts on occupiers of nearby properties and shall provide information in respect of the following matters:

- Site Management
 - Contact details of site manager
 - Complaints procedure
 - Roles and responsibilities

- Site Access, Storage and Movement of Materials
 - Location details of storage areas
 - Location of on site parking and turning provision
- Dust, Debris and Mud
 - Screening and hoarding
 - Preventative measures
 - Dust monitoring
- Noise and Vibration Control
 - Silencing of vehicles, plant and machinery.
 - Operational hours (to include operational hours of workers, and delivery of goods outside of early morning and late afternoon hours).

The agreed CEMP shall be adhered to throughout the construction of the development.

Reason

To safeguard the amenities of the occupiers of nearby properties in accordance with part 15 of the NPPF and Supplementary Planning Document No.2 Air Quality & Emissions.15

Informatives

Biodiversity Net Gain

01

Unless an exception or a transitional arrangement applies¹, the effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that **development may not begin** unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan in respect of this permission would be Rotherham MBC. Failure to submit a Biodiversity Gain Plan prior to the commencement of development will lead to formal enforcement action being considered, which could be in the form of a Temporary Stop Notice (that will require all development on site to stop, for a period of 56 days).

Biodiversity Gain Plan

The biodiversity gain plan must include/accompanied by:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;

- (e) any biodiversity credits purchased for the development;
- (f) any information relating to irreplaceable habitat making up onsite habitat
- (g) information about steps taken or to be taken to minimise any adverse effect of the development on, and arrangements for compensation for any impact the development has on the biodiversity of, any irreplaceable habitat⁴ present within the onsite baseline.
- (h) any additional information requirements stipulated by the secretary of state.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

1. do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
2. in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

- Listed exemptions from Statutory BNG and transitional arrangements can be found at Biodiversity net gain: exempt developments - GOV.UK (www.gov.uk)
- The Statutory Biodiversity Gain Plan template can be found at <https://www.gov.uk/government/publications/biodiversity-gain-plan>
- Minimum legal requirements for the Biodiversity Gain plan can be found at [https://www.legislation.gov.uk/ukpga/2021/30/schedule/14#:~:text=paragraph%2015\).-,Biodiversity%20gain%20plan,-14](https://www.legislation.gov.uk/ukpga/2021/30/schedule/14#:~:text=paragraph%2015).-,Biodiversity%20gain%20plan,-14)
- Irreplaceable habitats for the purpose of Biodiversity Net Gain are defined by Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024. A full list of irreplaceable habitats can be found at <https://www.legislation.gov.uk/uksi/2024/48/schedule/made>
- Additional information required is outlined by Articles 37C(2) [Non Phased] 37C(4) [Phased] of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and may be subject to the nature of your application <https://www.legislation.gov.uk/uksi/2015/595#:~:text=Additional%20content%20of%20plan>

- Where a Habitat Management and Monitoring Plan is required:
<https://publications.naturalengland.org.uk/publication/58135300378460>
16

Wildlife Legislation

02

Nature conservation protection under UK and EU legislation is irrespective of the planning system and the applicant should therefore ensure that any activity undertaken, regardless of the need for any planning consent, complies with the appropriate wildlife legislation. If any protected species are found on the site then work should halt immediately and an appropriately qualified ecologist should be consulted. For definitive information primary legislative sources should be consulted.

POSITIVE AND PROACTIVE STATEMENT

During the determination of the application, the Local Planning Authority worked with the applicant to consider what amendments were necessary to make the scheme acceptable. The applicant agreed to amend the scheme so that it was in accordance with the principles of the National Planning Policy Framework.

Application Number	RB2026/0268 https://rotherham.planportal.co.uk/?id=RB2026/0268
Proposal and Location	Two storey side extension, single storey rear extension, porch canopy to front/side & rendering to lower half of front & side walls at 21 Queensway, Moorgate, S60 3EE
Recommendation	Grant with conditions

This application is being presented to Planning Board due to the number of representations received.



Site Description & Location

The application relates to a detached two-storey dwelling positioned with its gable end facing the highway and an attached flat-roofed garage. The main dwelling has a pitched roof.

The frontage comprises a block-paved area providing off-street parking and a dropped kerb access.

The surrounding area displays no consistent architectural style, with neighbouring properties comprising detached bungalows and some two-storey dwellings of varied designs and materials.

To the west, the adjacent property No. 23 is a detached bungalow set at a slightly higher ground level, with high level windows to the side elevation and

incorporating an approximately 3-metre-wide carport along the shared boundary, with outbuildings extending along the rear boundary.

The property to the eastern side, No. 19 is a detached bungalow at a slightly lower land level with habitable room windows to the side elevation facing the application site and a narrow driveway separating the two properties.

The property has an existing rear garden some 18m in length which backs onto the rear garden of the residential property to the rear.

Background

There have been several planning applications submitted relating to this property:

RC1971/0217 - Detached house – GRANTED

RB2025/0385 - Reconfiguration of the existing dwelling including first floor side and front and rear extensions, conversion of garage to habitable space & erection of attached garage to side –REFUSED

RB2025/1222 - Demolition of first floor side projection and erection of single storey rear extension and first floor side and rear extension – REFUSED for the following reasons:-

01

The Council considers that the proposed extensions by virtue of their size, position and design would not be subservient to the host dwelling, creating an overdominant appearance in the streetscene and out of character with the area. The proposal is thereby contrary to the NPPF, policies CS28 'Sustainable Design' and SP55 'Design Principles' of the Local Plan and the adopted Supplementary Planning Document - 'Householder Design Guide'.

02

It is further considered that the proposed extensions would have an adverse impact on the residential amenity of adjacent occupiers by way of overbearing impact, loss of light and increased overlooking. The proposal is thereby contrary to the NPPF, policies CS28 'Sustainable Design' and SP55 'Design Principles' of the Local Plan and the adopted Supplementary Planning Document - 'Householder Design Guide'.

Biodiversity Net Gain (BNG)

The proposal is considered to be exempt from the BNG plus 10% requirement as the proposal is a householder application.

Proposal

The proposed two-storey side extension would project 5 m from the existing side elevation, representing less than half the width of the original 14 m-wide dwelling. It would extend 10.8 m from front to rear, ending approximately 2 m short of the existing rear elevation, with a 0.4 m set-back at first-floor level. The originally submitted gable-roof design has, at the Authority's request, been revised to a hipped roof to reduce the impact on the adjoining bungalow and to enhance the appearance of the development within the streetscene. Although the roofline is not set below the main ridge, the extension remains subordinate in form, with the existing gable end facing the highway.

At first floor it is intended to create 2 No. additional bedrooms, one to the front and one to the rear, each having a standard window and 1 No. bathroom with an obscurely glazed window in the side elevation. The ground floor will consist of an open carport area for covered parking.

The proposed single storey rear extension is to project 1.8m from the rear and measure 9.2m along the rear elevation attaching to the existing rear offshoot. Part of the extension will be flat roofed measuring 2.8m matching the existing, with just over 6m having a sloping roof and measuring 2.5m to the eaves and 3.3m to the ridge height and having 4m of bi-folding doors to the rear. This extension is intended to create a larger family room and kitchen area.

A flat roof open porch canopy is proposed over the existing front door area and will measure 2.4m in height, projecting 2.2m from the front and measuring 2m in width.

The proposals indicate the use of matching brickwork with an off-white render applied to the lower half, which will continue across the front elevation.

Development Plan Allocation and Policy

The Core Strategy was adopted by the Council on the 10th September 2014 and forms part of Rotherham's Local Plan together with the Sites and Policies Document which was adopted by the Council on 27th June 2018.

The application site is allocated for residential purposes in the Local Plan. For the purposes of determining this application the following policies are considered to be of relevance:

Core Strategy

CS28 Sustainable Design

Site and Policies Document

SP55 Design Principles

Other Material Considerations

The NPPF (as revised) states that “Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.”

The Local Plan policies referred to above are consistent with the NPPF and have been given due weight in the determination of this application.

Supplementary Planning Document – ‘Householder Design Guide’. This was adopted by the Council in October 2025.

Publicity

The application has been advertised by way of individual neighbour notification letters to adjacent properties. Eight letters of representation have been received. The concerns raised can be summarised as follows;

- Impact on Residential Amenity, loss of daylight, overbearing and oppressive, loss of privacy
- Impact on character and street scene, introduce overly bulky, two-storey mass out of keeping with surroundings, render not characteristic of the area, would set a precedent for similar overscale developments.
- Fear carport could easily be enclosed in future.
- Loss of mature trees, hedges and shrubs.
- Proposal may devalue neighbouring bungalows.
- Two previous applications for similar development refused, reasons for refusal still apply and the new scheme shows little improvement.

At the time of writing, two requests to speak at Planning Board have been received.

Consultations

RMBC – Transportation Infrastructure Service raised no concerns.

Appraisal

The main issues to be considered in the determination of this application is the impact on the character and appearance of property and the streetscene and residential amenity.

Character and appearance of the property and the streetscene

In assessing the design of the proposed extension and the surrounding area, Local Plan Policy CS28 Sustainable Design notes that:

“...proposals for development should respect and enhance the distinctive features of Rotherham. They should develop a strong sense of place with a high quality of public realm and well designed buildings within a clear framework of routes and spaces. Development proposals should be responsive to their context and be visually attractive as a result of good architecture and appropriate landscaping.”

Local Plan Policy SP55 ‘Design Principles’ states:

“All forms of development are required to be of high quality, incorporate inclusive design principles, create decent living and working environments, and positively contribute to the local character and distinctiveness of an area and the way it functions. This policy applies to all development proposals including alterations and extensions to existing buildings.”

In addition, the Council’s adopted ‘Householder Design Guide’ states:

“The size and design of extensions should be subsidiary to the existing dwelling and allow the original building to remain dominant. Matching roof styles should be used in any new extension proposals.

It is important that an extension is in proportion with the existing house. In general, it should not dominate the house by being bigger, higher or set forward (towards the street). Extending a house in that way will make it look unbalanced and incongruous, particularly if neighbouring houses are similar in design and regularly set out.

It is usually preferable for an extension to be subordinate in scale to the original house. A lower roofline and setting back the extension behind the house’s building line, will allow the existing house to remain dominant.”

The NPPF makes clear in paragraph 131 that:

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

Paragraph 139 adds that:

“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design 52, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes.”

The Council's SPD Householder Design Guidance, October 2025, states that:

“Two storey side extensions should generally be set back by a minimum of 0.3 metres at first floor level on the front elevation, with the roof set down and back from the main body of the house. This is in order to create a subservient extension.

The Council will be critical of two storey side extensions of excessive width. Any such extension should not exceed more than half the width of the original house. Where the existing house is narrow or this would result in an impractical extension it may be acceptable to have an extension slightly more than half the width of the house but this should be offset with a greater set back at the first floor to a minimum of 0.5 metres.”

Objections have been received which note that the proposed dwelling would introduce an “overly bulky” extension and not be in keeping with nearby properties which are mainly bungalows and result in the loss of mature hedges and shrubs.

The host property is a two-storey detached dwelling of simple design, set back from the highway in line with neighbouring properties and with adequate separation from both side boundaries. The proposed two-storey side extension would not exceed half the width of the original dwelling and has been revised to incorporate a hipped roof, which reduces its impact on the adjoining bungalow and improves its appearance within the streetscene. While the roof ridge is not set below that of the main dwelling, the extension remains visually subordinate, with the existing gable end continuing to face the highway. The use of render on the lower part of the property this occasion is also considered to be acceptable, as there is a mixture of materials within the streetscene.

While some shrubs, trees and hedging may be removed these are not protected.

The proposal accords with the Council's SPD guidance and would not appear over-dominant within the street scene. Although the property is adjacent to bungalows, there are several larger two-storey dwellings within the surrounding area.

Overall, the proposal complies with the Council's Householder Design Guide and would not result in harm to the character or appearance of the host property or the wider streetscene. The extension would constitute a proportionate addition to the dwelling and reflect the varied character of the area. The scheme is therefore considered acceptable in visual terms.

In view of the above considerations, the proposal is considered to meet the design requirements of Local Plan Policies CS28 – Sustainable Design, and SP55 ‘Design Principles’ as well as the Council's SPD ‘Householder Design Guide’ and the NPPF.

Impact on amenity of neighbouring residents

Local Plan Policy SP55 'Design Principles' states:

"All forms of development are required to be of high quality, incorporate inclusive design principles, create decent living and working environment, and positively contribute to the local character and distinctiveness of an area and the way it functions.

Proportionate to the scale, nature, location and sensitivity of development, regard will be had to the following when considering development proposals:

a. the setting of the site, including the size, scale, mass, volume, height, orientation, form, and grain of surrounding development...

g. the design and layout of buildings to enable sufficient sunlight and daylight to penetrate into and between buildings and ensure that adjoining land or properties are protected from overshadowing."

The NPPF also states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings and an extension should not have an overbearing effect on the neighbouring property or create an unreasonable effect on its outlook.

In addition, The Council's SPD Householder Design Guidance, October 2025, states that:

"Two storey side extensions should generally be set back by a minimum of 0.3 metres at first floor level on the front elevation, with the roof set down and back from the main body of the house. This is in order to create a subservient extension. This would also prevent the extension from unbalancing a pair of semi-detached properties. In addition the roof style of the extension should match that of the host property and parapet walls should be avoided. Where the semi is hipped, the extension should have a hipped roof and likewise with a gable roof.

The Council will be critical of two storey side extensions of excessive width. Any such extension should not exceed more than half the width of the original house. Where the existing house is narrow or this would result in an impractical extension it may be acceptable to have an extension slightly more than half the width of the house but this should be offset with a greater set back at the first floor to a minimum of 0.5 metres."

Moreover, *"Single storey rear extensions are generally an acceptable feature on domestic properties and the current permitted development rights allow for some extensions to be constructed without planning permission.*

Single storey rear extensions, on or close to a boundary, should project no more than 4m from a neighbouring property's existing rear elevation."

The previously refused scheme under RB2025/1222, included a two-storey side extension exceeding half the width of the original dwelling with a flat roof, resulting in an overly dominant form that conflicted with the SPD. In addition, the proposed single-storey rear extension projected 7m from the rear elevation, with the two-storey side and rear elements extending 4m to the rear and approximately 5m to the side. Owing to its scale, the earlier proposal was considered to have an unacceptable impact on the residential amenity of neighbouring occupiers and to be contrary to the Householder Design Guide and the NPPF, leading to its refusal.

The key considerations for this application in respect of neighbouring residential amenity are potential impacts arising from overbearing development, loss of light, loss of privacy and outlook.

The proposed two-storey side extension has been designed to be subordinate to the host dwelling. It would not exceed half the width of the original property, incorporates a hipped roof, and includes a first-floor set-back, which together reduce perceived bulk and visual dominance when viewed from neighbouring dwellings. These design changes represent a significant improvement over the previously refused schemes and ensure compliance with the Council's Householder Design Guide.

The adjacent properties are both detached bungalows located at different ground levels, with adequate separation distances retained. The western neighbouring property, No. 23 benefits from high-level windows and an existing carport along the shared boundary, which limits any direct impact from the proposal. The proposed extension would not result in a level of overshadowing or enclosure that would be materially harmful, given the modest scale of the extension and the retained spacing between properties. The proposal would not result in any impact to the neighbouring property to the east No. 19, as all works are located on the opposite side of the dwelling.

The single-storey rear extension projects a limited depth of 1.8 metres, which is well within guidance and would not have an overbearing effect or result in unacceptable loss of daylight to neighbouring rear garden areas. There are no first-floor windows proposed in positions that would lead to undue overlooking, and the only side-facing bathroom window would be obscurely glazed.

Overall, it is concluded that the proposal would not result in significant harm to the residential amenity of neighbouring occupiers. The development accords with Local Plan Policy SP55, Core Strategy Policy CS28, the adopted Householder Design Guide, and the relevant guidance within the NPPF.

Conclusion

The proposed development is considered to be in full compliance with the guidance set out in the Council's adopted SPD 'Householder Design Guide' and the requirements contained within the adopted Local Plan policies CS28 'Sustainable Design' and SP55 'Design Principles'.

Taking all of the above into consideration the proposal is considered appropriate as it would in an appropriately designed extension and alternations that would not result in an unacceptable impact or overbearing harm to the occupiers of the neighbouring properties and as such the application is recommended for approval subject to conditions.

Conditions

01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason

In order to comply with the requirements of the Town and Country Planning Act 1990.

02

The permission hereby granted shall relate to the area shown outlined in red on the approved site plan and the development shall only take place in accordance with the submitted details and specifications and as shown on the approved plans (as set out below)

(Drawing number 5A Amened Proposed Elevations)(received 04 March 2026)

Reason

To define the permission and for the avoidance of doubt.

03

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those as detailed on the submitted plans and application form.

Reason

In order to ensure a satisfactory appearance in the interests of visual amenity.

04

The window(s) on the side elevation at first floor level which serves a bathroom shall be obscurely glazed and fitted with glass to a minimum industry standard of Level 3 obscured glazing and be non-openable, unless the part(s) of the window(s) which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The window(s) shall be permanently retained in that condition thereafter.

Reason

In the interests of the amenities of the occupiers of adjoining properties.

Positive and Proactive Statement

During the determination of the application, the Local Planning Authority worked with the applicant to consider what amendments were necessary to make the scheme acceptable. The applicant agreed to amend the scheme so that it was in accordance with the principles of the National Planning Policy Framework.