



Appeal Decision

Site visit made on 21 January 2025 by L Clark MSc MRTPI

Decision by John Morrison BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28 February 2025

Appeal Ref: APP/R4408/D/24/3355202

6 Saffron Court, Wombwell, Barnsley S73 0AP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr M Perkins against the decision of Barnsley Metropolitan Borough Council.
 - The application Ref is 2024/0724.
 - The development proposed is for an attached garage.
-

Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Preliminary Matter and Main Issue

3. The Council have highlighted that the bay window and the front canopy on the property do not benefit from planning permission. However, this is separate to the appeal proposal before me. I have focussed on the garage, the main issue for which is its effect on the character and appearance of the area.

Reasons for the Recommendation

4. The appeal site is an end terrace property set on the residential cul-de-sac of Saffron Court. The dwelling is situated on a corner plot where there is little space between the property and the boundary that joins Mayflower Way. Properties on Saffron Court are generally three storey groups that are constructed using similar materials with limited alterations creating a pleasant sense of uniformity. Garages within the area tend to be separate single storey buildings or in-built.
5. The proposal would introduce a small single storey garage to the front and side of the property. Although the extension would be mainly constructed using matching materials, its footprint and roofline would be contrived given the small space available. Combining this with its substantial forward projection from the terrace, the proposal would be an awkward addition to the otherwise consistent pattern that is experienced on Saffron Court.
6. The proposal would therefore cause harm to the character and appearance of the area and thus be contrary to Policy D1 of the Barnsley Local Plan 2019 which is concerned with development reinforcing local character amongst other things.

Conclusion and Recommendation

7. For the reasons given above, the appeal scheme would conflict with the development plan and there are no sufficiently weighty material considerations to indicate a decision other than in accordance therewith. I therefore recommend that the appeal should be dismissed.

L Clark

APPEAL PLANNING OFFICER

Inspector's Decision

8. I have considered all the submitted evidence and my representative's report and on that basis the appeal is dismissed.

John Morrison

INSPECTOR