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**2025/0094**

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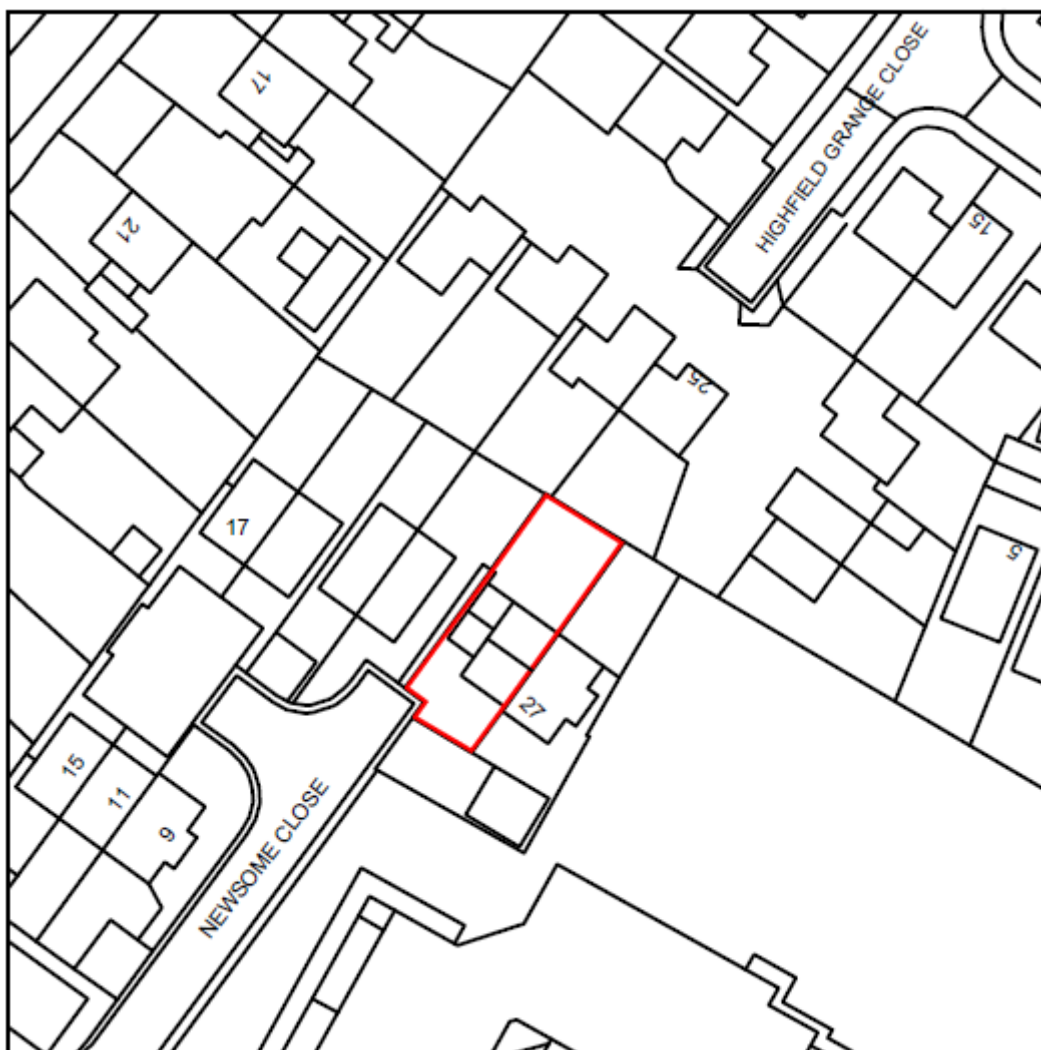
**25 Newsome Close, Wombwell, Barnsley, S73 8GE**

Conversion of attached garage to habitable room, and erection of a first floor side extension to dwelling

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### Site Description

The application relates to a semi-detached dwelling within the Wombwell area. The dwelling is constructed from red brick and features a pitched, tiled roof. The dwelling features a single storey attached garage to the west side elevation. A small drive is located to the front of the property and a modest garden to the rear. The surrounding area is characterised by various house types but predominantly semi-detached dwellings. Similar materials to the dwelling are used in the area.



### Relevant Planning History

B/95/0038/WW - Erection of perimeter palisade security fencing - Historic Decision

B/02/1170/WW - Outline application for demolition of existing school, erection of new primary school and nursery with associated parking, playing fields and hard play courts – Historic Decision

2012/1288 - Erection of 50no. sheltered flats – Approve with Conditions

2016/0076 - Residential development of 14 no. dwellings and associated works. – Approve subject to Legal Agreement

2017/0389 - Variation to condition 2 of application 2016/0076 (residential development of 14 no.dwellings) to allow change to site layout and garage. – Approve with Conditions

### Proposed development

The applicant is seeking permission to convert an existing single storey garage to habitable space and to erect a second storey extension above along with the conversion of the front garden to parking facility.

The proposed extension would follow the same footprint as the existing garage with an approximate width of 3.1 metres and an approximate length of 6.6 metres. An approximate set back from the front elevation of the house of 2.1 metres is provided. An eaves height of approximately 5.1 metres is proposed with a ridge height of approximately 7.6 metres. The ridge is set down from the dwelling by approximately 0.7 metre. A pitched roof form is detailed with glazing to the front elevation servicing a newly formed utility room at ground floor level and a bedroom at first floor level. Glazing is detailed to the rear servicing a family room at ground floor level and a bedroom at first floor level. Matching materials are detailed throughout. Part of the front garden space is proposed to be converted to parking facility to provide parking for up to two vehicles.



### Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

The Local Plan was adopted in January 2019 and is now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

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.

#### Local Plan Allocation – Urban Fabric

The site is allocated as urban fabric in the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***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.***

#### Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***

#### National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- ***Section 12: Achieving well-designed places.***

#### **Consultations**

Highways – No objection subject to conditions

#### **Representations**

Neighbour notification letters were sent to surrounding properties. No representations were received.

#### **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 of Development

Extensions and alterations to a domestic property and the erection of detached outbuildings in a domestic curtilage are acceptable in principle if they would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety

## Residential Amenity

Extensions and alterations to a domestic property are considered acceptable if the proposal would not adversely affect the amenity of neighbouring properties.

The proposed extension would be erected to the east of 23 Newsome Close. The proposed extension provides no side elevation windows preventing any direct overlooking to the west. Overlooking is possible from the rear elevation bedroom to the rear amenity space of neighbouring 23 Newsome Close, however this is not considered to be direct overlooking and would therefore not detrimentally affect the residential amenity of this neighbour. Although the proposed extension does provide an extra storey to the existing garage, the proposal is not considered to be to levels which would be overly dominant. The proposal is unlikely to prevent sunlight from reaching the rear amenity space as the proposal would remain shadowed by the existing dwelling. Any loss of sunlight would be restricted to the early hours of the day.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and would not have an overbearing impact. The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity. As such, this weights considerably in favour of the proposal.

## Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if they would not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling.

The House Extensions and Other Domestic Alterations SPD states that a 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 benefits from a significant set down at the ridge of approximately 0.7 metre and a set back from the front elevation of approximately 2.1 metres. This allows the proposal to remain subservient to the dwelling and provides a break in the roof plane, preventing any possible terracing effect. The approximate 3.1 metre sideways projection ensures the projection does not exceed two thirds the width of the original dwelling in line with the House Extensions and Other Domestic Alterations SPD.

All the proposed glazing has been detailed to match the proportion and style of the existing windows on the dwelling and are positioned symmetrically to the proposal. Matching materials are detailed throughout which is welcomed.

The proposal is therefore not considered to significantly alter or detract from the character of the street scene and is considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity. This therefore substantially weighs in favour of the proposal.

### Highway Safety

The proposal would result in an increase in bedroom capacity from three to four. The loss of garage space and therefore parking facility is replaced by the formation of a second parking space to the front of the property. This maintains the required two parking spaces for a dwelling with three or more bedrooms. Additionally, highways have outlined no objection to the proposal due to the retention of two on-site parking spaces.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety. This weighs considerably in favour of the proposed development.

### Planning Balance and Conclusion

In considering the above assessment, the proposed development is acceptable regarding residential and visual amenity and highway safety. The only initial concern was in reference to the loss of garage space and therefore parking facility, however sufficient parking spaces have been retained through the creation of a second parking space to the front of the dwelling. On balance, this application is therefore recommended for approval.

### **Recommendation**

**Approve with Conditions**