

Application Reference: 2025/0271

Site Address: 105 Summer Lane, Wombwell, Barnsley, S73 8TU

Introduction:

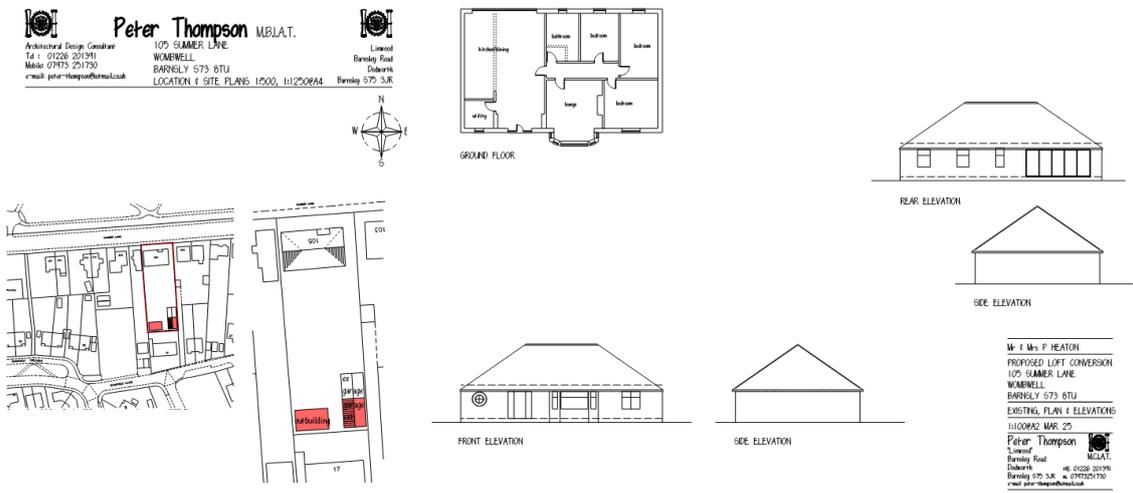
This application seeks full planning permission for a loft conversion, erection of a garage extension and erection of a detached summerhouse.

Relevant Site Characteristics

The site is situated on Summer Lane in Wombwell. The site is directly adjacent to the Cemetery and located within a densely populated residential area. The site consists of a large single storey bungalow, constructed in red brick with a hipped roof design. The properties along Summer Lane are a mix of differing heights, designs, and property types. To the east is a two storey stone built dwelling with a hipped roof and to the west is a two storey red brick built dwelling with a pitched roof design.

The property has a small lawned front garden and a large, long driveway located at the side of the property leading to a detached garage at the rear. The garage is located within a large garden along the shared boundary with the neighbouring property no 103. This neighbouring property also has an existing garage located within their rear garden close to the shared boundary. The existing garage associated with the host property has been designed with a pitched roof and constructed in matching red brick.

The site is bound by a low rise brick wall with railings along the front elevation and a mixture of wooden fencing, brick and stone walls and hedges forms the rear boundary treatment. Beyond the rear boundary is a pair of semi-detached bungalows.



Site History

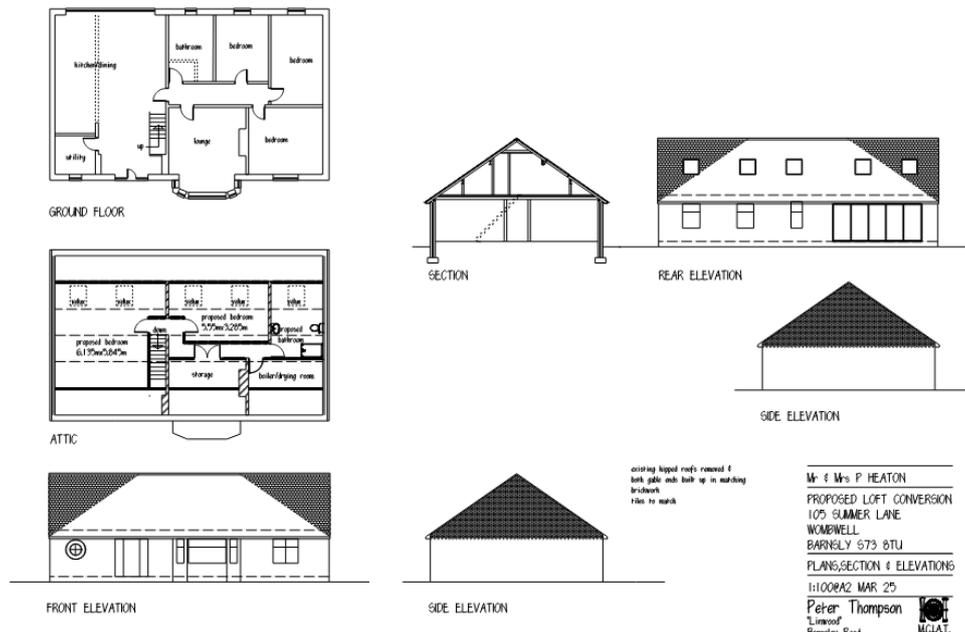
Application Reference	Description	Status (Approved/Refused)
B/82/1231/WW	Erection of One dwelling	Approve
B/83/0111/WW	Erection of bungalow and garage being matters reserved in a permission granted 2/11/82 (B/82/1231/WW)	Approve
B/85/1153/WW	Change of use from dwelling to doctors' surgery	Historic

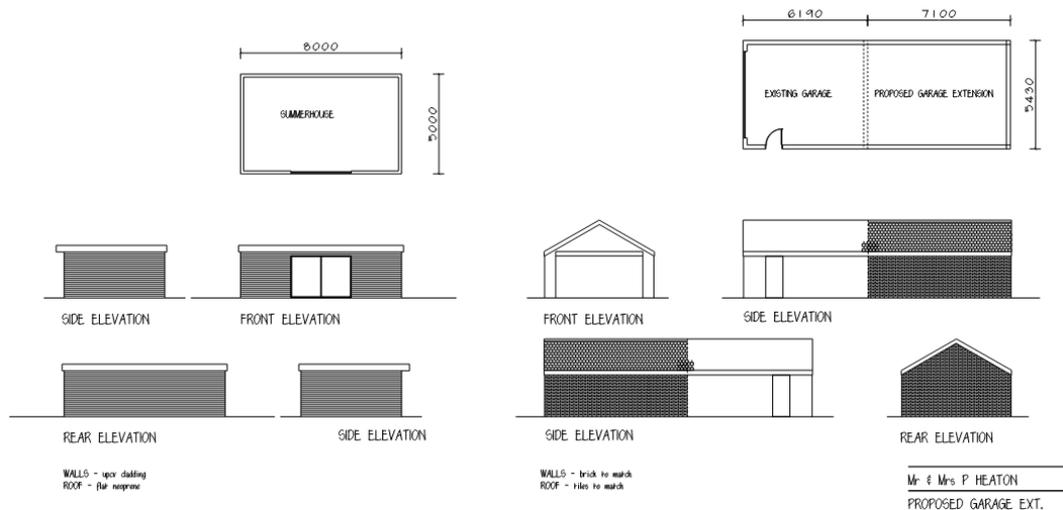
Detailed description of Proposed Works

The proposal is to create a loft conversion by way of changing the roof from hipped to gable on both sides. The proposal will be in matching brick and tile.

The proposal is also to erect an extension to the rear of the garage projecting a further 7.1m to the rear. The proposal will match the design of the existing and be in matching materials.

The proposal is also for the erection of a summer house close to the rear boundary. The summer house will be clad in upvc and has been designed with a flat roof. The proposal will measure 8m x 5m, 2.29m to the eaves and 2.63m overall height.





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

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.

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.

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. 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

SPD: House Extensions indicates that extensions which effect the front elevation of individually designed detached houses in certain circumstances may be acceptable,

however the extension must compliment the original house and not adversely affect any adjacent property or the street scene.

The property is located on Summer Lane which is principally characterised by a diverse mix of residential properties. The property is sandwiched between two storey dwellings of differing design and materials. The proposal is for a loft conversion which is enabled by the change in roof design from hipped to gable and the materials are to match the existing.

Due to the diverse character of the existing street scene, the proposal from hip to gable is not expected to look incongruous within this location. The neighbouring dwellings are two stories high which is higher than the host property and therefore any amendment to the roof is not expected to cause detrimental impact to the surrounding properties. The proposal will be in matching brick and tile to harmonise with the existing dwelling. For these reasons, the proposal meets the principles of the SPD.

The garage extension will be on the rear of the existing within the rear garden. This will not be viewable from the street scene. The materials are proposed to match the existing in brick and tile and the extension has been designed to follow the design principles of the existing.

The summer house has been designed with a flat roof. The proposal will be clad in upvc and although this will not match the existing, this type of outbuilding is not an uncommon feature within domestic locations. It will be located within the confines of the rear garden and is not expected to be viewable from the street scene therefore in this instance the proposal is acceptable.

The proposed materials and design when viewed in their entirety are not expected to be visually detrimental within the surroundings and as a result the proposal is in compliance with Local Plan Policy GD1 and House Extensions SPD.

Considerable weight has been given to the design and impact on the character of the area.

Impact on Neighbouring Amenity

The existing property is sandwiched between two storey dwellings. As the host property is detached and at a much lower level to the neighbouring dwellings the change of roof design is not expected to detrimentally impact the direct neighbours.

The proposed garage extension will be directly adjacent the neighbouring garage along the shared boundary with No. 103. The proposal will extend the existing to the rear and be of the same size and materials as the existing. This is not expected to impact the neighbouring properties by way of overshadowing.

The proposed summerhouse will be located along the rear boundary and is not expected to rise above the existing boundary treatment. The proposal will have a flat roof and for this reason is not expected to detrimentally impact the neighbours by way of overshadowing.

Due to the size and orientation of the proposals and existing boundary treatment the proposals are not expected to cause any undue impact in terms of residential amenity.

The application is therefore acceptable in terms of residential amenity in compliance with Local Plan Policy GD1 and D1.

Significant weight has been given to the impact on residential amenity.

Highways

The existing property has a long side driveway and detached garage providing adequate off street parking for the size of the property. The proposed loft conversion will see the property expand from a 3 bed to a 5 bed dwelling. The existing parking arrangements will provide adequate off street parking for a dwelling of this size. The proposal is therefore acceptable from a highways development control perspective in compliance with Local Plan Policy T4 New development and Transport Safety.

Considerable weight has been given to highway safety.

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 make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

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.