

Application Reference: 2026/0091

Site Address: Coxbench House, 60 Doncaster Road, Darfield, S73 9HX

Introduction:

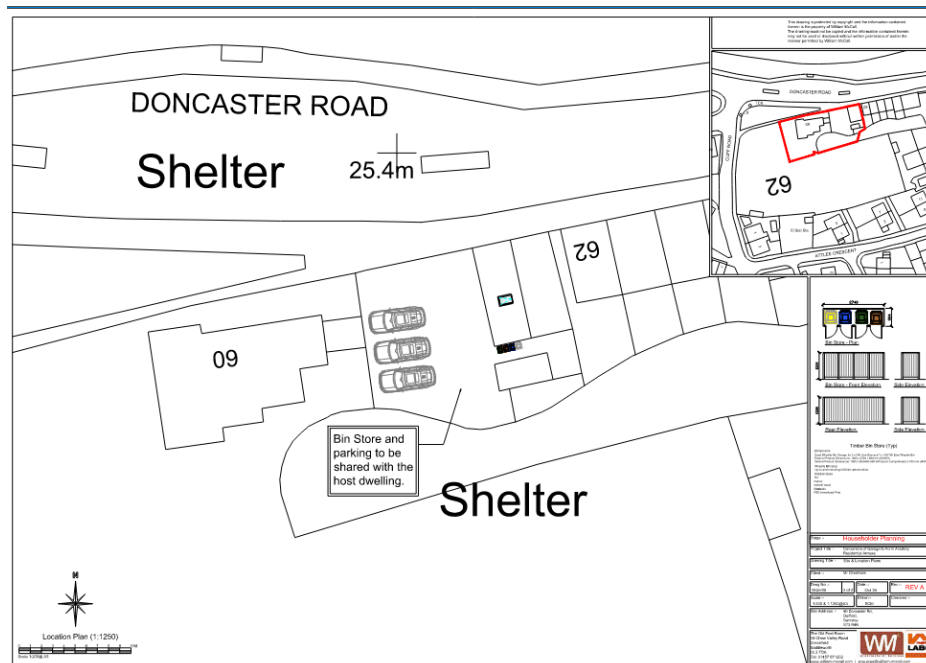
This application seeks full planning permission for alterations to the existing garage to form an annexe.

Relevant Site Characteristics

The site is situated on Doncaster Road (A635) which is the main road through Darfield. The site is a generous size and is located within a residential area in Darfield. The site consists of a large stone built dwelling fronting Doncaster Road with vehicular access to the east leading into a courtyard. Within the courtyard is a large, detached triple garage/store building, 1.5 stories in height.

Beyond the garage to the east is a stone built terraced row of dwellings, 3 stories in height. The garage is stone built with a pitched roof and has the gable facing the road with vehicular access into the courtyard facing the host property. Parking for the host property is within the courtyard.

The front of the site is bound by a low rise stone wall, and the property benefits from front, side, and rear garden areas. Beyond the rear boundary is a large area of green space which contains many trees. This did originally form part of the curtilage, however it is believed to have been sold. There is a live planning application for 10 dwellings on this site.



Site History

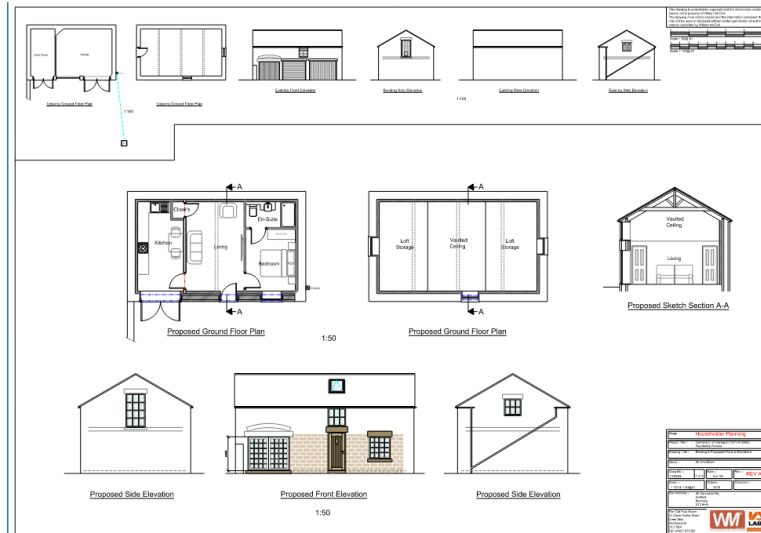
Application Reference	Description	Status (Approved/Refused)
B/03/0773/DA	Conversion of 60 Doncaster Road into 2 dwellings	
2011/0036	Outline for 5 dwellings	Withdrawn
2012/0123	Erection of five dwellings (Outline) and conversion of	Withdrawn

	one existing dwelling into two and convert outbuilding into one dwelling (Hybrid App) (resubmission of 2011/0036)	
2013/0683	Erection of rear two storey and side first floor extensions to dwelling, and erection of 2.5 metre boundary wall	Approve
2016/0949	Outline application with all matters reserved for proposed residential development for up to 5 units.	Approve
2020/0299	10 No detached dwellings (Outline) Superseded by 2024/0233 - Fee transferred to new application.	Withdrawn
2024/0233	Outline application for 10 dwellings with all matters reserved apart from layout and access.	Under consideration

Detailed description of Proposed Works

The proposal is to make alterations to the existing garage to form an annexe. The annexe is intended to provide accommodation for the applicant's elderly family member. The annexe will remain ancillary to the main house and will not function as an independent dwelling or separate planning unit.

The building will provide a kitchen, living room, bedroom and en-suite at ground floor level. The building will share the access and amenity space within the curtilage of the host property. No extensions are proposed. Some of the original openings will be retained, with an upper side door converted into a window. The garage doors will be replaced with patio doors, a front door and a window serving the bedroom. The internal floor area is 42sqm. The upper storage area will remain unchanged.



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:

Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

Section 2 - Achieving sustainable development.

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 provides three overarching objectives to sustainability, social, environmental, and economic. Paragraph 10 states to ensure that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

Section 4 - Decision making

Paragraph 48 affirms that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Section 12 - Achieving well-designed places.

Paragraph 131 states 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 135 provides details to ensure that developments function well, are visually attractive, sympathetic to local character and optimise the potential of the site.

Paragraph 139 expresses that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

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.

Highways – No objection subject to condition

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

Paragraph 2 of the NPPF states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

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.

Local design guidance SPD: House Extensions indicates that annexes should be accompanied by a planning statement providing justification of the change of use. *The applicant has provided the following:*

“The proposal is intended to provide accommodation for the applicant’s elderly mother, allowing her to retain independence while remaining close to family members who occupy the host dwelling. The annexe will remain clearly ancillary and subordinate to the main house and will not function as an independent dwelling or separate planning unit.”

This has been submitted and provides enough justification to allow the development. The proposal is therefore acceptable in principle.

Scale, Design and Impact on the Character

Paragraph 131 of the NPPF states that 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 emphasises that development should be visually attractive and sympathetic to the local character of the area.

Paragraph 139 expresses that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design,

taking into account any local design guidance and supplementary planning documents such as design guides and codes.

SPD: House Extensions provides expectations in relation to the size of proposals. The SPD states that an annexe building may be permitted where it would not occupy a disproportionate amount of the garden and would not have its own separate access or garden area. The annexe should normally have a close physical relationship with the host property and maintain a reliance with it having some shared facilities. The SPD also goes on to say that annexes should be single storey in height and their size should be no more than 39sqm.

The existing garage is 1.5 stories in height with a floor area of 42sqm which is contrary to the SPD, however, it must be noted that the upper floor is for storage only and is already existing. It would not be expedient to request changes to reflect policy as the building is existing, therefore the impact of the proposal as a whole has been assessed. The annexe will have shared access and garden area with the host property and given the location of the building, it has a close physical relationship with the host property in compliance with SPD Policy. Although slightly larger than normally acceptable, the proposal will utilise an existing building and due to the size of the host property will remain subordinate.

This proposal will utilise an existing building therefore in terms of visual amenity the proposal is not expected to negatively impact the surrounding street scene. The new windows and doors have been designed to reflect the design principles with the host property whilst respecting the distinctive local character.

The proposal as it stands meets the consensus of the NPPF and is in compliance with SPD: House Extensions and Other Domestic Alterations and Policy D1 of the Local Plan which expects development to be of high quality design and respect distinctive local character and local features.

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

Impact on Neighbouring Amenity

SPD: House Extensions provides expectations in relation to the size of proposals. The SPD states that an annexe building may be permitted where it would not occupy a disproportionate amount of the garden and would not have its own separate access or garden area. The proposal is to utilise the existing building with shared facilities with the host property. In terms of noise and disturbance, it is not expected to impact over and above the existing amenity.

The main dwelling does not have any side facing windows towards the annexe therefore overlooking is not expected to occur. Furthermore, due to the location of the proposal in relation to the neighbouring dwellings, loss of privacy is not expected. It is acknowledged that the proposed annexe is located directly adjacent to the neighbouring end terrace. Due to the nature and design of the proposal, compared with the existing use, the proposal is not expected to cause any impact over and above the existing in terms of loss of amenity for the neighbouring properties.

Taking into consideration the characteristics of the site, the proposal is not expected to cause any disproportionate harmful 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 proposal would convert the existing garage space into a single-bedroomed annexe. Off-street parking for three vehicles and a bin storage area are shown on the submitted plans. The driveway retains a width of over 11m which ensures internal turning is achievable to allow a vehicle to enter and exit the A-classified Doncaster Road in a forward gear. The loss of the garage is not expected to negatively impact the existing parking situation. Furthermore, as the proposal is for an annexe which will be within the same family use and will not be used as a separate planning unit, additional parking provision is not required.

As such, the scheme is acceptable from a highways development control perspective in compliance with Local Plan Policy T4 New development and Transport Safety.

Moderate 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 was not necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application.

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.