

Application Reference: 2025/0705

Site Address: 9 Wood Walk, Wombwell, Barnsley, S73 0LZ

Introduction:

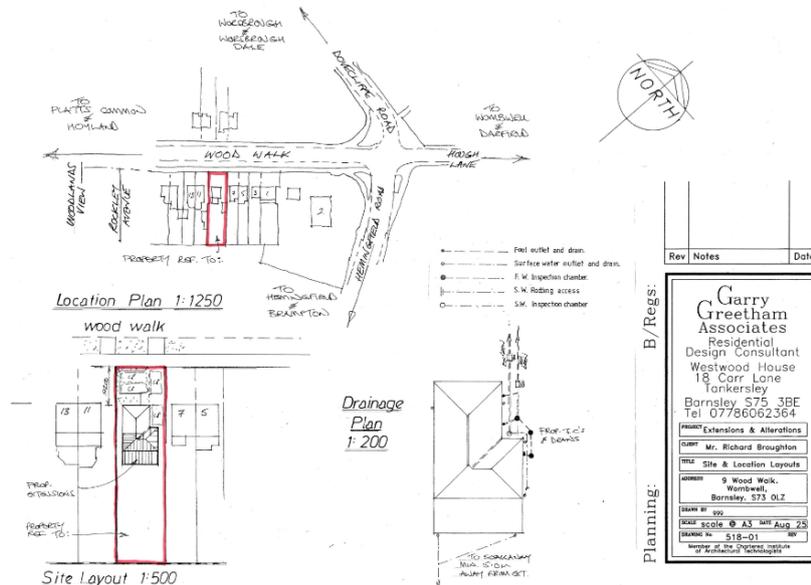
This application seeks full planning permission for removal of detached garage and single storey rear extension and erection of two storey rear and side extensions, and single storey rear extension to dwelling.

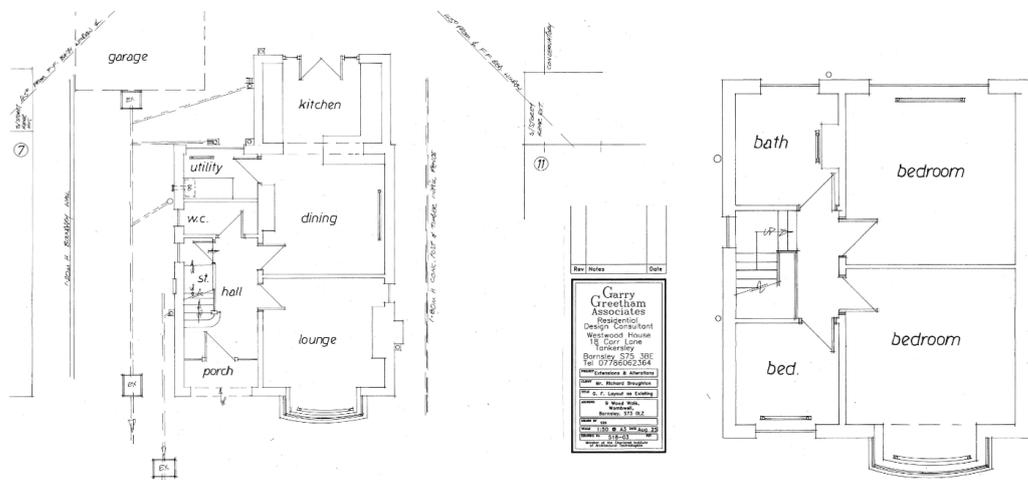
Relevant Site Characteristics

The site is situated on Wood Walk in Wombwell. The site is located within a residential area characterised by large, detached and semi-detached dwellings of a similar style. The site is large and comprises a large, detached dwelling, brick built with a pitched roof design. There is a single storey flat roofed extension located on the rear elevation, this is to be removed as part of this proposal. The property is set back within the site with a front garden bound by a low rise brick wall and a driveway along the northeast boundary. The property benefits from a large, long rear garden which backs onto Wombwell Woods. There is a flat roofed sectional garage within the rear garden along the northeast boundary. This is to be removed as part of this proposal.

The neighbouring property to the southwest (No.11 Wood Walk) has an existing long detached garage along the rear boundary and a number of single storey rear extensions to the property. The neighbouring property to the northeast (No.7 Wood Walk) has a single storey rear extension and a detached outbuilding located to the rear of the property.

Location Plan and existing plans:





Site History

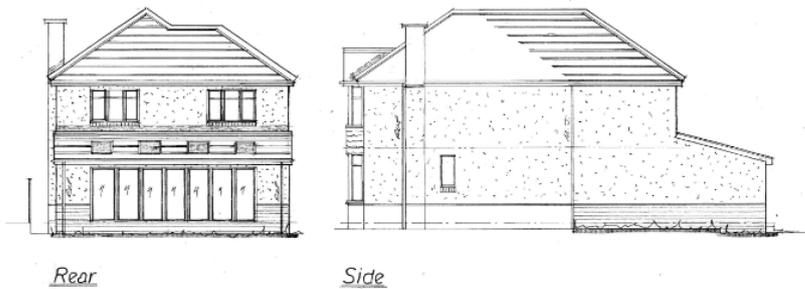
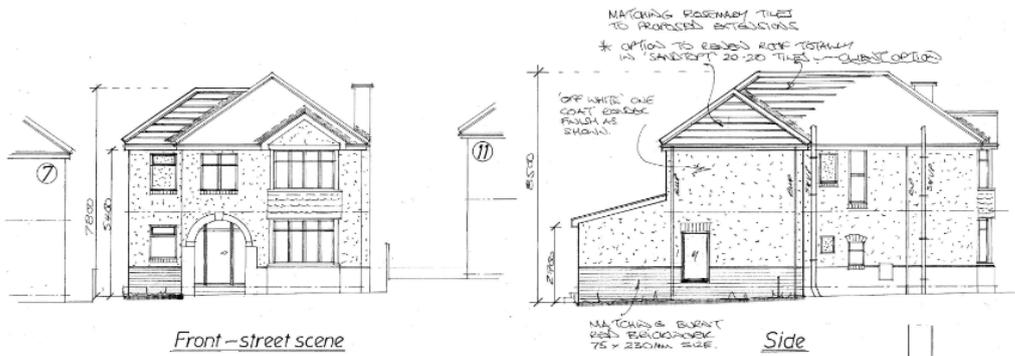
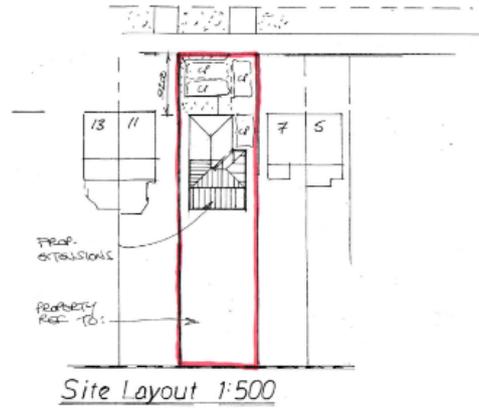
Application Reference	Description	Status (Approved/Refused)
None		

Detailed description of Proposed Works

The proposal is to demolish the existing detached garage and single storey rear extension and erect a two storey side and rear extension along with a single storey rear extension to the property. The proposal will see the erection of a two storey side/rear extension projecting to the side by 1.9m, set back from the frontage by 6.4m and projecting to the rear by 3.8m. The application also proposes to project a further 3.2m to the rear, single storey in height with a lean to roof design. The proposals will provide a kitchen/ dining room and utility at

ground floor level and two bedrooms at first floor level. A kitchen door is proposed on the side elevation with all habitable room windows facing to the rear.

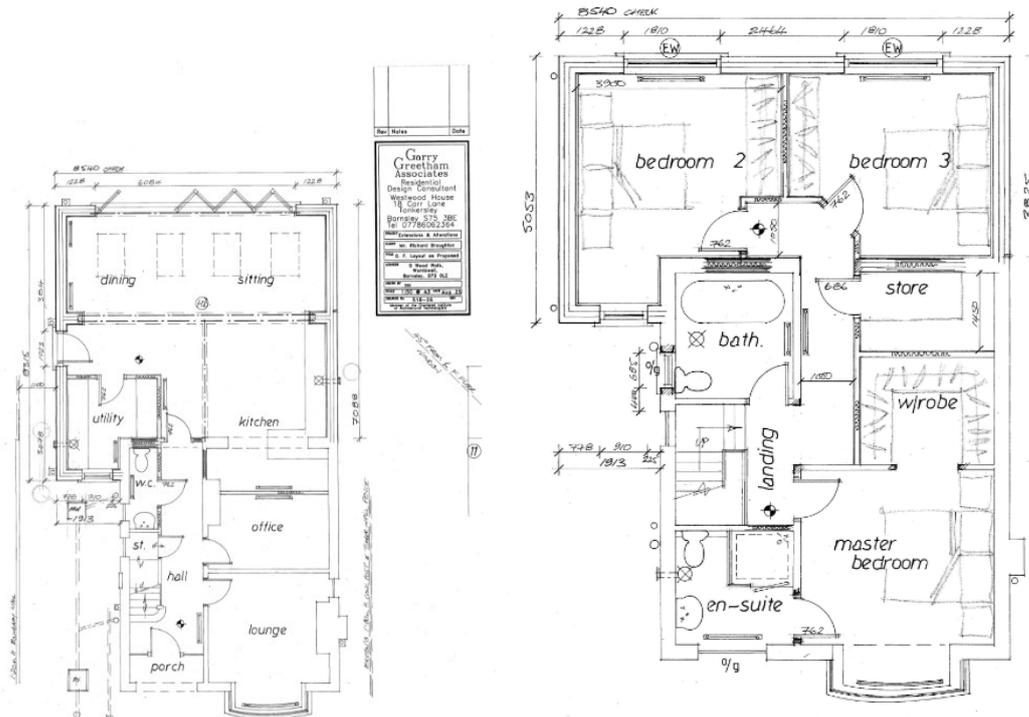
Proposed Plans:



Rev	Notes	Date

Garry Greetham Associates
Residential Design Consultant
Westwood House
18 Carr Lane
Tinkerley
Barnsley S75 3BE
Tel: 07796062364

PROJECT: Extensions & Alterations
CLIENT: Mr. Richard Broughton
TITLE: Elevations as Proposed
ADDRESS: 9 Wood Walk, Wombwell, Barnsley, S73 0LZ
DRAWN BY: [initials]
SCALE: 1:100 @ A3 20th Aug 20
ISSUED BY: 518-05
DRAWN BY: [initials]
CHECKED BY: [initials]



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 the roof style and pitch should match the existing, particularly when the extension will be prominent within the street scene. A set back or vertical break from the front of the original property will ensure the original identity of the house is retained. The SPD goes on to state that the sideways projection of side extensions should also not exceed more than two thirds the width of the original dwelling.

The SPD also indicates the maximum projection for two storey and single storey extension in relation to semi-detached dwellings. Although there is no maximum size for extensions on detached dwellings due to the location of the proposals in terms of sun path and the potential impact on neighbouring dwellings the proposal has been assessed with these figures in mind.

The property is located on Wood Walk amongst a mix of dwelling types of a similar design. The proposed side extension is set back from the front providing a visual break with a lowered roof line in line with policy. The sideways projection complies with SPD principles. The roof style and pitch of all elements of the proposal will harmonise with the existing and when viewed along with the matching materials are not expected to be an incongruous feature within the Wood Walk street scene.

When taking into account the above in this instance the proposed side and rear extensions are acceptable. The materials and design of the proposals 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.

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. Extensions to the rear of detached dwellings will be considered on their design merits and where no adjacent properties are affected. The two storey rear extension will project 3.8m which is slightly larger than usually acceptable upon semi-detached dwellings. The single storey element will project a further 3.2m to the rear. Although appearing excessive in projection when viewed together, there are mitigating factors to consider.

The property is detached with a good distance retained between the neighbouring properties. It is noted that the neighbouring properties have been extended to the rear and have existing outbuildings located along the shared boundaries with the host property.

Due to the position of the neighbouring properties and the size of the proposed extensions the 45° test should be applied. Generally, the 45° test is applied from the nearest window of the adjacent accommodation to the proposed extension to measure the impact of the proposal in terms of overshadowing. Taking this into account and the site surroundings the proposal is not expected to overshadow either neighbour to an unreasonable amount.

The neighbouring property at No.7 Wood Walk has existing windows facing the application site. It is acknowledged that these windows will be impacted by the proposal, however, these windows are secondary and have obscure glazing therefore protection for these windows is not expected.

Due to the size and orientation of the proposed extensions in relation to the neighbouring properties the impact has been closely assessed. It is acknowledged that some overshadowing is expected due to the size and location of the proposals, however, taking into consideration and the characteristics of the site, the proposals are not expected to cause any disproportionate injurious 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

Whilst the proposals increase the floor space of the dwelling, the number of bedrooms remains as three. Off-street parking is retained for at least two vehicles, and the ability to turn a car within the curtilage of the site is improved.

Wood Walk is a B-classified road, and Highways DC officers would therefore normally ask for internal turning to be demonstrated by way of swept path analysis. However, it is apparent in this instance that the proposal makes improvements to the access but is unlikely to cause any increase in vehicle movements.

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.