

Application Reference: 2026/0281

Site Address: 14 Warner Avenue, Pogmoor, Barnsley, S75 2EQ

Proposal: Erection of a single storey flat roof storage outbuilding to the rear of the garden.

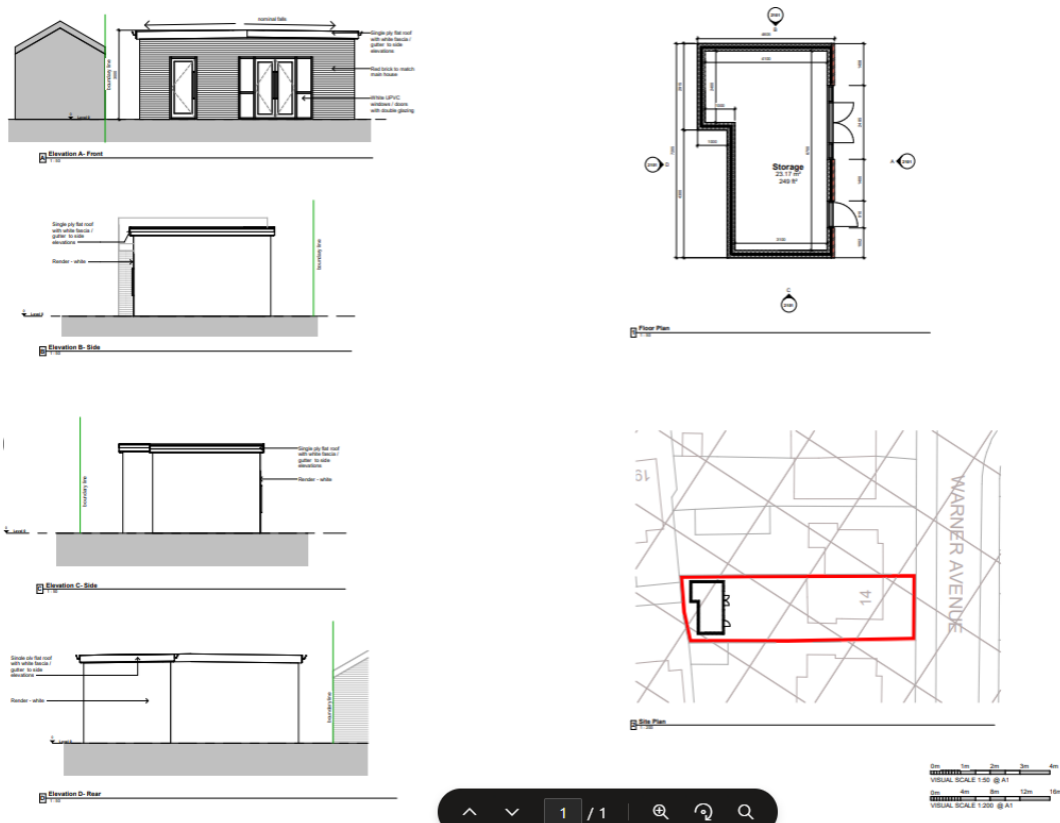
Relevant Site Characteristics

The property is a semi-detached dwelling within the Pogmoor area. The street scene is characterised by similar semi-detached dwellings constructed from matching materials to the site dwelling and featuring hipped roof forms. Terraced properties are located to the rear of the site. Outbuildings are common and appear in neighbouring rear gardens.

The site provides a large rear garden, similar to other dwellings on the street. The dwelling is constructed from red brickwork and features a hipped roof. A single storey extension is located to the rear of the dwelling, and a small shed is located in the rear of the garden. Significant boundary treatment is located to the north, west and south of the site in the form of a fence.

Detailed description of Proposed Works

The applicant is seeking permission to erect a storage outbuilding to the rear of the dwelling. The outbuilding is detailed to have a flat roof and an approximate height of 2.9 metres. The outbuilding would have an approximate width of 7.2 metres, an approximate length on the north elevation of 4.6 metres and approximately length on the south elevation of 3.6 metres. The outbuilding would have an internal floorspace of 23.17 square metres. A door is detailed to the south of the east elevation. French doors with an elongated windows to both sides are detailed to the north of the east elevation spanning approximately 2.5 metres. The rear and side elevations are detailed to be constructed from white render and the front elevation is detailed to be constructed from red brickwork to match the existing house.



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.

One representation has been received questioning whether the outbuilding is a storage unit due to the inclusion of patio doors suggesting it could be a summer house. Objection has also been made to the size of the outbuilding being similar to another property on the site. Objections has also been made to the height which would overshadow garden space, and the outbuilding would allow for overlooking directly into the objector's property and garden, impacting privacy.

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 where 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

One objection has been raised relating to the size and scale of the proposed outbuilding to be at a scale similar to a second property.

The Supplementary Planning Document for House Extensions states 'Detached garages and outbuildings should relate sympathetically to the main dwelling in style, proportions and external finishes. In most cases, it will not be appropriate for a garage to be sited between the house and the road.'

Detached garages and outbuildings should be single storey structures and the eaves height should not normally exceed 2.5 metres from ground level, whilst the ridge height should not exceed 4 metres.'

The proposed outbuilding details a flat roof, which is acknowledged to not match the site dwelling, however, the flat roof would provide a less dominant proposal and cannot be seen within the street scene. As such the flat roof would not be impactful on the character of the dwelling or street scene and is considered acceptable. The proposed height of the outbuilding is not considered to be overly dominant on the site and would be lower than the outbuildings to the south and north of the site. A modest floorspace of 23.17 square metres is proposed which is significantly less than the maximum 39 square metres usually permitted. The size and scale of the outbuilding is therefore considered to be modest and appropriate for the site.

Both the doors and windows detailed to the front elevation of the proposal are modest and not considered to be a controversial element of the outbuilding as to raise any concerns. The use of white render proposed to the rear and side elevations is not preferred; however, this would not be seen within the street scene. The use of matching brickwork to the front elevation is welcomed and allows the proposal to remain in keeping with the character of the site.

It is therefore considered that the proposed outbuilding is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making and as such carries considerable weight in favour of the application.

Impact on Neighbouring Amenity

One objection has been received questioning the use of the outbuilding as storage as opposed to a summer house and concern has been raised regarding the height of the proposal causing overshadowing and the opportunity for overlooking from the outbuilding.

The proposed outbuilding would be located to the rear of the site, at the furthest possible distance away from neighbouring properties. The outbuilding provides a modest roof height which is less than neighbouring outbuildings. The outbuilding is acknowledged to be to the south of 16 Warner Avenue so some overshadowing may be caused. However, any overshadowing would be minimal and to the rear garden space of the northern neighbouring garden space which is already significantly screened by trees and boundary treatment. Additionally, the significant boundary treatment in place would screen the majority of the proposal, reducing the impact of the proposal and preventing any opportunity for overlooking.

The proposal would be to the north of 12 Warner Avenue. Loss of light would therefore not be an issue. The outbuilding would be mostly screened from the south by an existing outbuilding in the neighbouring properties' garden as well as the existing boundary treatment. This also prevents any opportunity for overlooking.

The outbuilding would be to the east of 18 Porter Avenue. Any loss of light would therefore be restricted to mostly early mornings. The existing boundary treatment would screen the majority of the proposal, reducing its dominance. No rear windows are proposed, preventing any opportunity for overlooking.

The applicant's decision to use the outbuilding as either storage or a summer house is of entirely their own prerogative. The usage of the outbuilding will be conditioned to be for ancillary residential use to the dwelling only, as is standard for outbuildings, in order to

ensure the residential use of the site is not intensified or used for any trade or business purposes which would intensify the site to the detriment of highway safety.

It is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1 General Development. This carries considerable weight in favour of the application.

Highways

The proposal would not increase the number of bedrooms on site or result in the loss of any parking facility.

As such the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety. This carries significant weight in favour of the application.

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

No amendments have been requested from the application during the application process.

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.

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
2. The development hereby approved shall be carried out strictly in accordance with the approved plans

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and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. The external materials to the front elevation of the outbuilding shall match those used in the existing building.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development (England) Order 2015 (or any Order revoking and/or re-enacting that Order), the storage outbuilding hereby permitted shall be retained as such and shall not be used for any purpose other than uses ancillary to the main dwelling (14 Warner Avenue, Pogmoor, Barnsley, S75 2EQ). It shall not be used for any trade or business purposes, nor used as a separate residential use or annex and shall not be severed at a later date to create a separate planning unit.

Reason: To ensure that the use of the existing access is not intensified to the detriment of road safety in accordance with Local Plan Policy T4 New Development and Transport Safety, and to ensure that the residential use of the site is not intensified, contrary to sustainable development and Local Plan Policy T3 New Development and Sustainable Travel.

Informatives

- 1) The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

- 2) This permission shall not be construed as granting rights to carry out works on, under or over land not within the ownership, or control, of the applicant.