

Application Reference: 2025/0157

Site Address: Greenlands, Lundhill Road, Wombwell, Barnsley, S73 0PG

Introduction:

This application seeks full planning permission for a Single storey side extension to dwelling for use as a garage, located at Greenlands, Lundhill Road, Wombwell, Barnsley, S73 0PG.

Relevant Site Characteristics

The application site is located at Greenlands, Lundhill Road, Wombwell, Barnsley, S73 0PG. The property is a detached bungalow and is the dwelling for the applicant. The applicant owns a substantial amount of land which is part of a farm. The site is situated in the Greenbelt and the nearest residential properties are situated 50m to the east. The site is situated to the south of Wombwell. To the north and east of the site are residential properties whilst there are commercial properties to the southeast of the site, which are situated within the Cortonwood Retail Park.

Site History

No recent or relevant planning history.

Detailed description of Proposed Works

The applicant has applied for an extension on the existing property to provide a garage space for the property. This would provide an additional 40m² space to the current dwelling for the use of an en-suite to the master bedroom and the use of a garage.

The development would measure approximately:

- 8m (L) x 5m (D) x 2.5m (Height to eaves) x 4.9m (Height to roofline).

The applicant has stated that the materials would match the existing dwelling.

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 GB1: Protection of Green Belt.
- Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt.
- Policy D1: High quality design and place making.
- Policy GD1: General Development.

- Policy POLL1: Pollution Control and Protection.
- 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.
- Section 13: Protecting Green Belt land

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.

Other Material Considerations

- South Yorkshire Residential Design Guide (SYRDG).

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 development site is allocated as Green Belt land within the adopted Local Plan. The overarching policies in relation to protecting Green Belt land are established at a national level within the National Planning Policy Framework (NPPF). Paragraph 154(c) states that 'development in the Green Belt is inappropriate unless one of the following exceptions applies: the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.' Local Plan Policy GB1 establishes that the Green Belt will be protected from inappropriate development in accordance with national planning policy, and Local Plan Policy GB2 states that the replacement, extension and alteration of existing buildings in the Green Belt is acceptable provided that the development would not have a harmful impact on the appearance and character and would preserve the openness of the Green Belt. Extensions and alterations to an existing building will be allowed where the total size of the proposed and previous extensions would not exceed the size of the original building.

Extensions and alterations to a dwelling are acceptable in principle if the development 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.

Green Belt Assessment

Extensions and alterations to an existing building will be allowed where the total size of the proposed and previous extensions would not exceed the size of the original building by not amounting to more than a doubling of the size of the original building. Original means as existed in 1948 or, in relation to a building constructed later, as it was built. However, in this case the site cannot be seen on any OS or Historical maps until 2002 via aerial photos. There is a planning application linked to this property in 1974 for a small agricultural holding and Bungalow. The information is limited to this and as such the LPA must assume that this was approved in 1974, and if it wasn't it has been there over 10 years as seen in ariel photographs. The ariel photographs suggest that the size of the property has not increased over time with the building of further extensions or alterations. As such it is considered that this is the original building.

Floorspace will be calculated by external measurement of the building and floorspace within roof spaces will not be taken into account. Outbuildings will only be taken into account when calculating the cumulative additions to the original dwelling.

Original dwelling = 153.58m²

Proposed additions = 41m²

Total existing and proposed = 194.58m²

The total cumulative additions would not exceed the size of the original building by not amounting to more than a doubling, in accordance with Policy GB2 and paragraph 154(c) of the NPPF. Considering the above, this is considered to weigh significantly in favour of the proposal. The proposal is therefore considered to comply with Local Plan Policy GB1: Protection of Green Belt and Local Plan Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt and is considered acceptable.

Impact on Design, Visual Amenity and character

The scheme is to provide a garage for the existing dwelling which is a bungalow. There is no need to create a step back or create a reduced roof ridge line as it is an isolated bungalow property and thus there is no possibility of it causing a terracing effect.

The applicant has stated that the materials would match the existing dwelling and as such would reflect the existing design/ character and would not look out of place. Therefore, as a result of the comments above, the impact on the visual amenity of the dwelling and the street scene as a whole would be maintained, in accordance with Local Plan Policy D1 and the requirements of SPD 'House Extensions and Alterations (2024).

Impact on Neighbouring Amenity

The development site is located within an isolated plot and does not have any immediate neighbours. As such there would not be any chance of the scheme overlooking any neighbours and would not breach any 45-degree codes. The orientation and location of the building is isolated within the site and thus there would be no impact to any neighbouring properties. Therefore, as a result of the comments above, the visual amenity of the dwelling and the street scene as a whole would be maintained, in accordance with Local Plan Policy GD1 and the requirements of SPD 'House Extensions and Alterations (2024).

Highways

The proposed development is not considered to be prejudicial to highway safety because existing parking arrangements would not be affected and is considered acceptable regarding highway safety. The Council's highways Officer has not been consulted as there is not going to be any changes or impacts on highway safety. As such the proposal would be acceptable from a highway's perspective.

The proposal is therefore considered to comply with Local Plan Policy T4: New Development.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal does comply with the relevant plan policies and planning permission should be approved subject to conditions.

RECOMMENDATION: Approve subject to conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

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 plans (Nos. 004 - PROPOSED SINGLE STOREY SIDE EXTENSION (1:100), 003 - PROPOSED SINGLE STOREY SIDE EXTENSION (1:100), 001 - PROPOSED SINGLE STOREY SIDE EXTENSION (1:500, 1:1250)) and specifications as approved unless required by any other conditions in this permission.

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.

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.