

Application Reference: 2025/0459

Site Address: 1 Poplar House Farm Close, Cudworth, Barnsley, S72 8FP

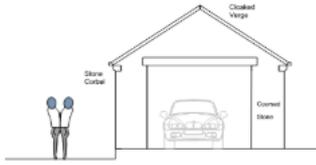
Introduction:

This application seeks full planning permission for a garage extension and boundary wall alterations.

Relevant Site Characteristics

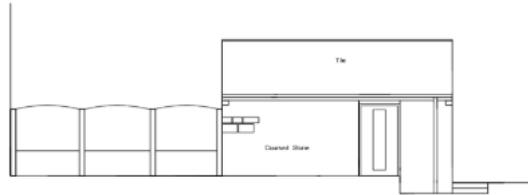
The site is situated on the cul-de-sac of Poplar House Farm Close in Cudworth. The property is located within a small modern housing complex, within a highly populated residential area. The site is set at the hair pin of the close and consists of a large detached stone built dwelling. The property is set back from the road with a small front garden bound by a low rise stone wall. A wooden fence forms part of the side and rear boundaries. The property benefits from an open plan double driveway at the side leading to an existing detached garage at the rear. The garage is constructed in stone to match the host property and has been designed with the gable facing the road and a pitched roof.

Existing Plan

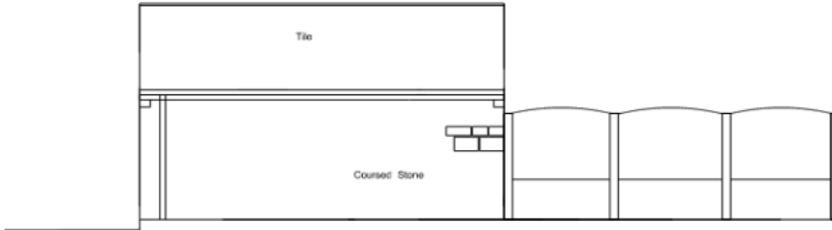


Existing Front Elevation

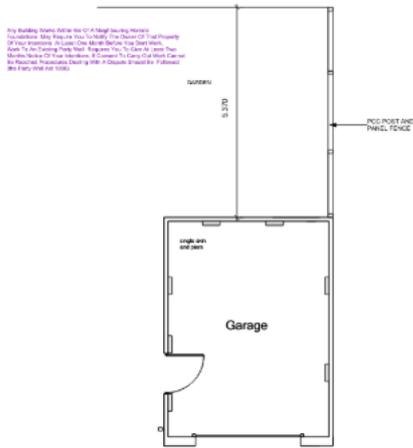
Proposed Plan



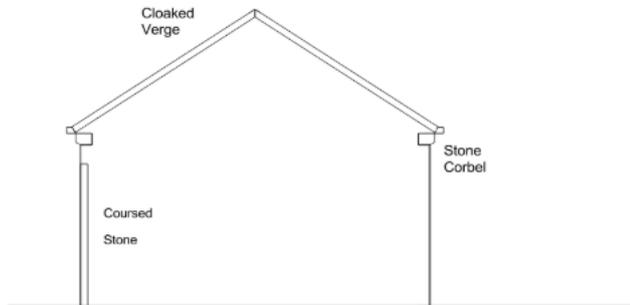
Existing West Elevation



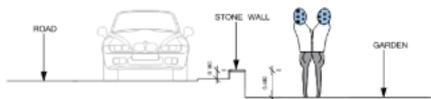
Existing East Elevation



Existing Plan

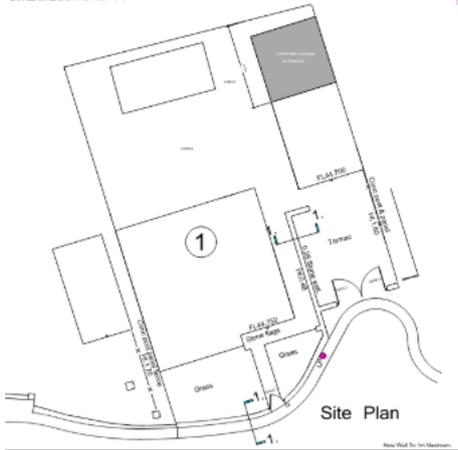


Existing Rear Elevation



Existing Section 1-1

1 POPLAR HOUSE, FARM CLOSE, CUDWORTH
GARAGE EXTENSION AND WALL ALTERATIONS



Site History

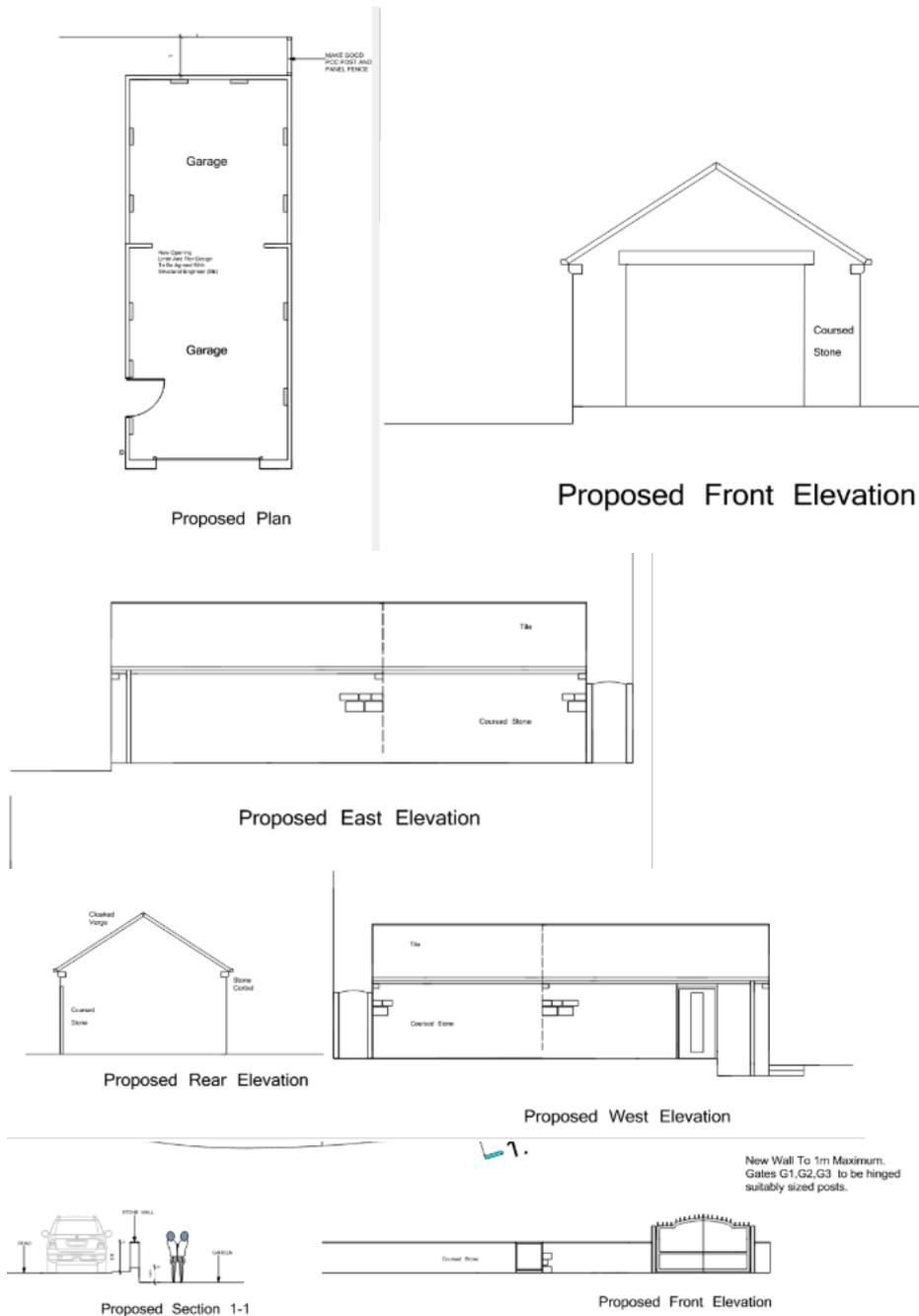
Application Reference	Description	Status (Approved/Refused)
2015/0461	Demolition of farm buildings and erection of 9 no. dwellings and access road	Approve
2016/1342	Demolition of existing farmhouse and erection of a 4 bedroomed dwelling	Approve
2017/0974	Discharge of conditions 3 - 8 including 10, 11, 14, 15, and 17 of previously approved app 2015/0461 - Erection of 4 houses and 5 dormer bungalows.	Approve
2018/1360	Variation of condition 2 of application 2015/0461 (Demolition of farm buildings and erection of 9 no. dwellings and access road) to allow changes to plot types and layout alterations (Revised Position for the house erected on plot 4, Retrospective)	Approve
2019/0642	Variation of condition 1 of application 2018/1360 (erection of 9 dwellings) to allow change to Plot 2 with the erection of a single storey rear	Approve

	sun room extension (Retrospective)	
2019/1295	Variation of condition 1 of application 2018/1360 to allow changes to Plot 9 (Variation of condition 2 of application 2015/0461 (Demolition of farm buildings and erection of 9 no. dwellings and access road) to allow changes to plot types and layout alter	Approve
2022/0531	Description: Non-material amendment to planning application 2020/0243 (relating to the development of 9 dwellings) to allow for alterations to access road	Approve

Detailed description of Proposed Works

The proposal is to erect an extension to the existing garage. The extension would be located at the rear of the existing garage and project a further 4.3m to the rear.

The proposal is also to erect a boundary wall and gates to the front of the property. The new wall would be no more than 1m in height and would match the existing. New gates would also be erected for both pedestrian and vehicular access. The gates adjacent to the driveway would be approximately 1.7m in height. The applicant has confirmed that the gates shall be constructed from composite and steel.



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
- Walls and Fences

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.

1 representation has been received with the following concerns with regards to the walls and gate:

- Ongoing parking issues with the site, approx. 5 vehicles associated with the site with on-street parking occurring causing issues within the turning circle.
- Gate will restrict the number of cars able to park on the driveway

Non material considerations

The following non material consideration was also raised

- Restricted manageability for other residents resulting in damage to properties

Although noted, non material considerations cannot be taken into account in the determination of a planning application and carry no weight.

Highways – No objections, subject to the following conditions:

- Any gates at the vehicular access shall be designed so as to only open inwards and be permanently retained as such for the lifetime of the development.

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

The property is located on Poplar House Farm Close amongst dwellings of a similar design. The applicant has applied for a larger boundary wall to the front of the property and a gate. The wall has been designed to emulate the surrounding area as there are properties in the surrounding area which also have these features. The wall would measure 1m high and the gate would measure 1.7m in height.

The scale and design of the garage extension is acceptable and would reflect the area. The extension would be compliant with the Council's policies; both the garage and the boundary wall would be constructed from matching materials. Whilst the gates would be constructed from composite and steel.

In view 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)'. This carries moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

The wall and gate are situated to the front of the property and are unlikely to have any detrimental impact on any neighbouring properties. The gate to the front of the property would be set in line with the neighbouring property to ensure that it would not block light to the neighbouring property.

The garage extension would extend the garage backwards to allow for extra space and storage for the property. The scheme would breach the 45-degree code, however due to its siting and design it would not result in an unacceptable loss of light, outlook or privacy to the neighbouring property. The extension to the rear of the garage would be modest and would have no windows to the side elevation. However, to ensure that the garage remains for the use of storage and as use of a garage a condition will be attached to ensure that it stays as such so it cannot be used as an annex.

Therefore, as a result of the comments above, the impact on the neighbouring 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)'. This carries modest weight in favour of the proposal.

Highways

The proposal would extend the garage of the property and introduce a gated access at the boundary edge. Although this would appear to improve off-street parking facilities for the dwelling, the garage would not increase in length to the extent that two vehicles could be comfortably parked within it; similarly, the gate at the access point would lessen the ability to park a car in front of the garage.

Although objections were raised in relation to:

- Ongoing parking issues with the site, approx. 5 vehicles associated with the site with on-street parking occurring causing issues within the turning circle.
- Gate will restrict the number of cars able to park on the driveway

Council's Highways Officer has been consulted upon, and had no objections but they stated that they would normally expect a gate to be set back a minimum of 5m from the carriageway edge. However, it is acknowledged that there are examples of gates nearby that are not set back as per the recommendations, and that the occupants could still comfortably park one vehicle in the garage and one on the driveway. This is commensurate with the advice set out in the Council's Parking SPD.

As such the Highways Officer have raised no concerns or objections to the scheme in this instance providing the following condition is attached:

- Any gates at the vehicular access shall be designed so as to only open inwards and be permanently retained as such for the lifetime of the development.

The judgment of the Highways Officer is sound, and the condition is justified, therefore if approval is granted this condition shall be attached. This carries significant weight in favour of the proposal.

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.