

Application Reference Number:		2026/0268	
Application Type:		Full	
Proposal Description:		Proposed rear single storey extensions to existing shop.	
Location:		10 Wombwell Road, Platts Common, Barnsley, S74 9SQ	
Applicant:		Mr Ratheesan Selvanayakam	
Third-party representations:	None.	Parish:	
		Ward:	Hoyland Milton

Site Description

The application relates to a two-storey building with a mixed-use of residential to the first floor and a shop to the ground floor. To the east of the building is an attached mixed-use building comprising of a hair salon and flats. To the west of the site is an open area which is commonly used for the parking of vehicles. A high wall screening a residential property is located to the rear of the site.

A single storey rear extension is already located to the rear of the building. The property and extension is constructed from red brickwork. The frontage and rear elevation of the original building is constructed from render. A pitched tiled roof is used along with a gable roof to the extension. Access to the rear is available from Silkstone View.

Planning History

Application Reference	Description	Status
2009/0109	Erection of single storey rear extension to existing store.	Approved with Conditions

Proposed Development

The applicant is seeking permission for the erection of two single storey pitched roof extensions to the rear of the property. The storage extension would have a rearward projection of approximately 5 metres and an approximate width of 3.9 metres. A pitched roof is proposed with an approximate eaves' height of 2.4 metres and an approximate ridge height of 3.7 metres. A door is proposed to the northeast elevation. A kitchen extension is proposed to the rear elevation of the property with an approximate rearward projection of 3.5 metres and an approximate width of 3.7 metres. A lean to roof form is proposed with an approximate eaves' height of 2.4 metres and an approximate roof height of 3.4 metres. A door and window is detailed to the rear elevation. Matching materials are detailed throughout.

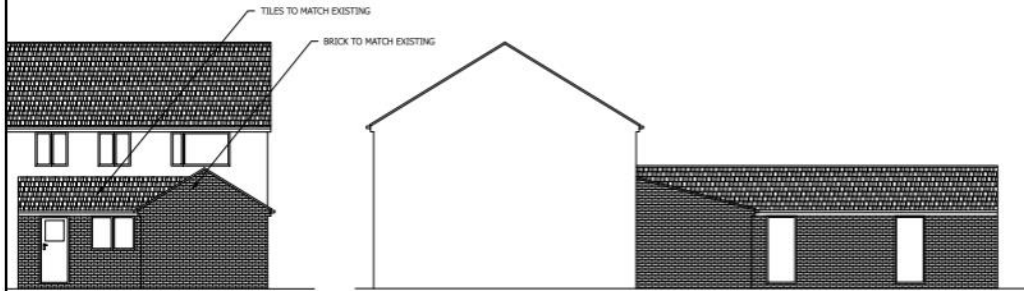
Drawing No.	Rev No.
MRR001	-003

IF IN DOUBT ASK!

SCALE BARS	
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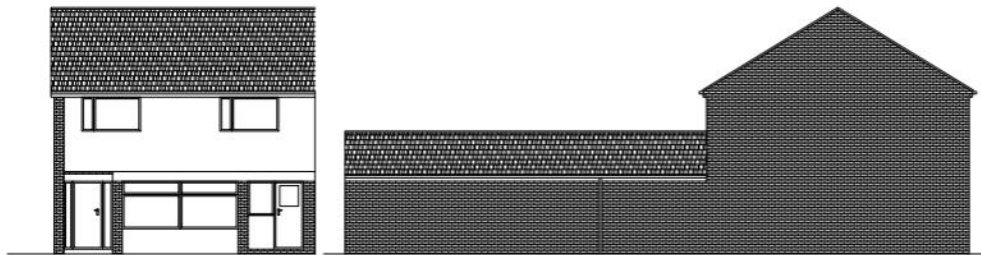
DO NOT SCALE. Contractor to check all dimensions and report any omissions or errors.

NOTES



PROPOSED REAR ELEVATION
SCALE 1:100 AT A3

PROPOSED SIDE ELEVATION
SCALE 1:100 AT A3



PROPOSED FRONT ELEVATION
SCALE 1:100 AT A3

PROPOSED SIDE ELEVATION
SCALE 1:100 AT A3

Scale	1:100	1:200	1:500	1:1250
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MR. E. RATHEESAN

PROPOSED ELEVATIONS

10 WOMBWELL LANE
PLATTS COMMON
BARNLEY
S74 9SQ

PROPOSED SINGLE STOREY REAR EXTENSION

PLANNING

FIRST ISSUE

Scale	1:100	1:200	1:500	1:1250
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Project No.	MRR001	003		

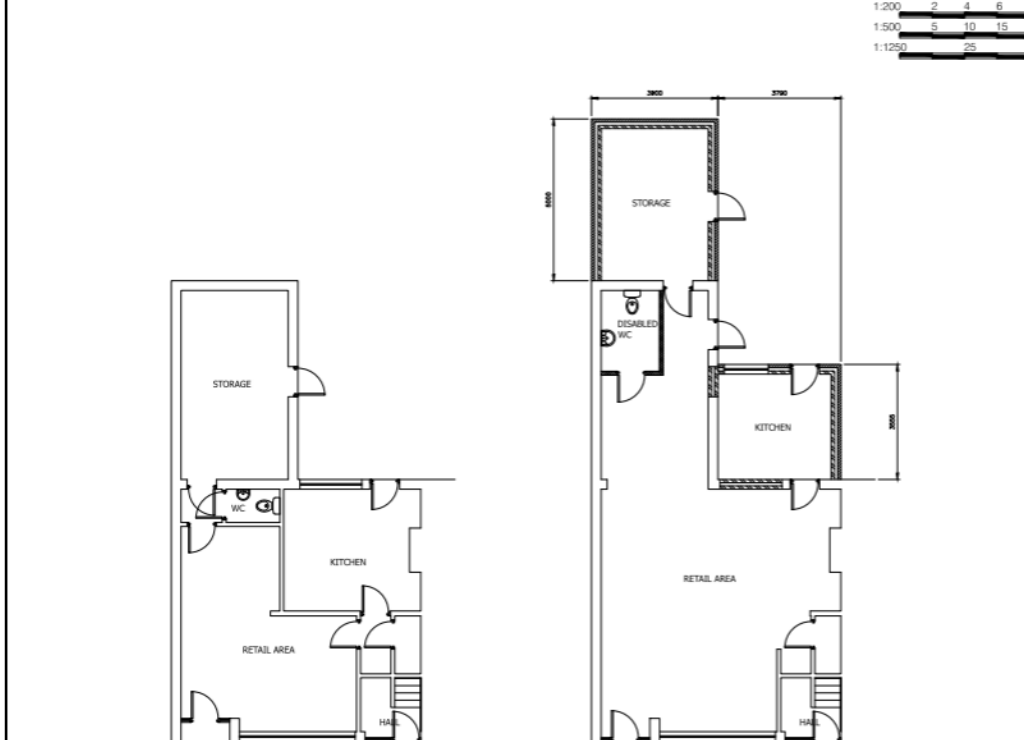
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DO NOT SCALE. Contractor to check all dimensions and report any omissions or errors.

NOTES



EXISTING GROUND FLOOR PLAN
SCALE 1:100 AT A3

PROPOSED GROUND FLOOR PLAN
SCALE 1:100 AT A3

Scale	1:100	1:200	1:500	1:1250
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PROPOSED PLANS

10 WOMBWELL LANE
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PROPOSED SINGLE STOREY REAR EXTENSION

PLANNING

FIRST ISSUE

Scale	1:100	1:200	1:500	1:1250
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Project No.	MRR001	004		

Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is in the Dodworth area of Barnsley, and therefore, the following Local Plan policies are relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy GD1: General Development.*
- *Policy POLL 1: Pollution Control and Protection.*
- *Policy D1: High quality design and place making.*
- *Policy T3: New Development and Sustainable Travel.*
- *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 NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF 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. The 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 (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *Section 2: Achieving sustainable development.*
- *Section 4: Decision-making.*
- *Section 9: Promoting sustainable travel.*
- *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 this guidance 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 following SPDs are relevant in this case:

- *Residential amenity and the siting of buildings (Adopted May 2019).*
- *Parking (November 2019).*

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Consultations

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended) and the application has been advertised on the Council website. No representations have been received to date.

This application shall not be determined until such a time that the consultation period has ended.

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 of Development

Paragraph 39 of the framework (NPPF) states Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

NPPF Para 85 states 'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development'.

Local Plan Policy Poll1 states development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

Impact on Residential Amenity

The site is located on Wombwell Road within the Platts Common area and is part of a semi-detached property, both of which are of mixed use. The proposals are to the rear of the building and would not be impactful on Wombwell Road. Residential properties are located to the rear of the site. The proposed storage extension would be located to the southeast of the nearest neighbouring property, 2 Woodland Road.

The proposal is considered to provide a modest eaves and ridge height which are a continuation of the existing rear extension. The proposal is acknowledged to extend towards neighbouring

residential amenity space, however given there is significant boundary treatment located between the sites, the impact is greatly reduced. Any overshadowing would be limited to early mornings and is assisted through the modest eaves' height. The proposal would also be distanced from the boundary by approximately 1.5 metres, further reducing the impact of the proposal. No glazing is proposed to the rear elevation of the property, preventing any opportunity for overlooking. The proposal is substantially screened from all other elevations and substantially distanced from all other residential properties.

The proposed kitchen extension would be directly to the west of the adjoining property. The projection of the kitchen extension is considered to be modest at approximately 3.5 metres. The extension is only single storey and would therefore not be impactful on the residential amenity of the residential flat located at the first floor of the adjoining property. Any overshadowing would only be impactful at ground floor level and not on any habitable rooms.

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

Impact on Design and Visual Amenity

The development is located to the rear of the property and so is not visible from Wombwell Road. The southwest elevation of the storage extension will be visible from Woodlands Road. Currently a wall is located in the same position the rear elevation would be. Given a large blank wall is currently in situ, the replacement of this with the blank rear elevation of the extension would not be any more detrimental to the street scene than the existing arrangement. It is also noted the extension would be set back behind the frontage of the dwellings to the north of the proposal, reducing the impact within the street. The use of a pitched roof is in keeping with the character of the building and street scene.

The proposed kitchen extension provides a modest rearward projection, eaves and roof height. The proposed use of a lean to roof is welcomed and is in keeping with other parts of the development, the site and the surrounding area. The proposed rear elevation window and door aligns with the existing rear elevation windows at first floor level.

Matching brickwork has been detailed throughout, allowing the proposal to remain in keeping with the character of the site.

It is therefore considered that the proposed extension 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 significant weight in favour of the application.

Impact on Highway Safety

The proposal would not result in an increased number of visitors or cause the significant loss of any existing 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.

Planning Balance and Conclusion

In accordance with the provisions of paragraph 11 of the NPPF(2024), the proposal is considered in the context of the presumption in favour of sustainable development and therefore, for the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant local and national planning policies and guidance and planning permission should be granted subject to necessary conditions.

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 applicant during the process of this 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 representations, 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 amended plans:

Site Plans MRR001 DwgNo:001
Proposed Elevations MRR001 DwgNo:003
Proposed Plans MRR001 DwgNo:004

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.

3. The external materials 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. Construction or demolition-related activity shall only take place between the hours of 08:00 to 18:00 Monday to Friday and 09:00 to 14:00 on Saturdays and at no time on Sundays or Bank Holidays.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1 Pollution Control and Protection.

Informative(s):

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.