

Application Reference Number:	2026/0057
--------------------------------------	-----------

Application Type:	Householder
--------------------------	-------------

Proposal Description:	Erection of single storey front extension, single storey rear extension, increase in ridge height and installation of front and rear dormer windows to rear and erection of side attached garage and replacement of existing stone accent panels with render
------------------------------	--

Location:	24 St Johns Avenue, Barugh Green, Barnsley, S75 1NX
------------------	---

Applicant:	Mr Simon Ball
-------------------	---------------

Third-party representations:	None	Parish:	None
		Ward:	Darton West

Summary:

This planning application seeks householder planning permission for the erection of a side attached garage to the dwelling in combination with the works already approved under application 2025/0179.

The site falls within Urban Fabric as allocated by the adopted Local Plan. Development comprising alterations to an existing residential building are considered acceptable in principle if proposals would not significantly adversely affect residential amenity, visual amenity, highway safety, and where satisfactory standards of design are achieved.

The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).

Recommendation:

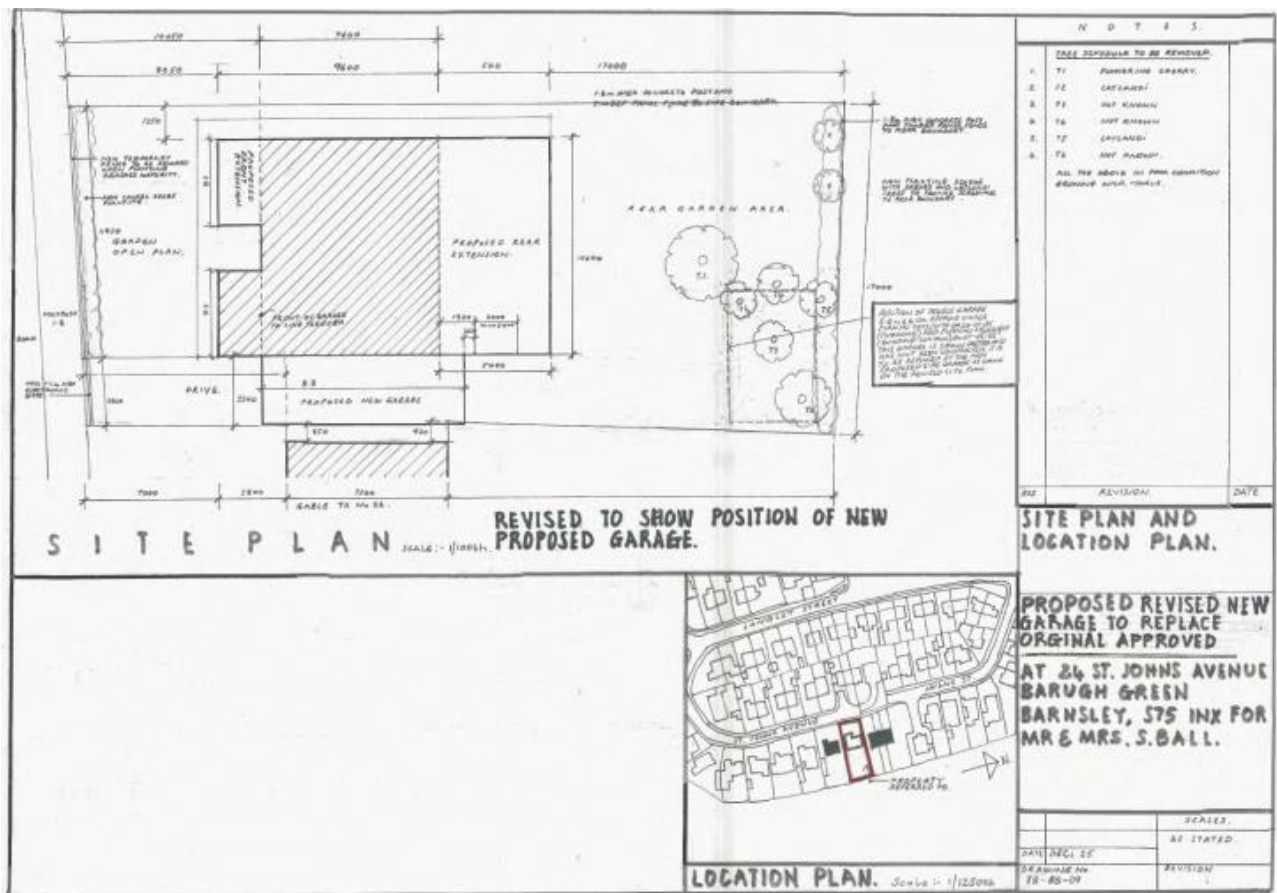
Approve subject to conditions

Site Description

This application relates to a modest sized plot located on the east side of St Johns Avenue which is a residential cul-de-sac in an area that is principally residential characterised by detached and semi-detached bungalows of a similar scale and appearance.

Bungalows located on the east side of the street benefit from front gable projections whilst properties located at the end of the cul-de-sac have front flat and hipped roof dormer windows. The topography of the area falls gradually south-to-north and west-to-east. To the east is land allocated for mixed use (MU1) within the adopted Local Plan.

The application property is a detached bungalow constructed of brick with a pitched concrete pantile roof featuring a front gable projection and stone accents. It is fronted by a garden bounded by timber fencing and concrete panelling. To the south side is a driveway which serves a detached garage in the rear garden which also accommodates some small trees.



Planning History

There is one previous application for the site which this application is a re-submission of.

Application Reference	Description	Status
2025/0179	Erection of single storey front extension, single storey rear extension, increase in ridge height and installation of front and rear dormer windows, erection of detached double garage to rear and replacement of existing stone accent panels with render	Approved with Conditions

Proposed Development

The applicant seeks additional approval for the erection of a single storey side extension to feature an attached garage with a side (south) projection of 3.4 metres and a width of 8.65 metres. The extension features a pitched roof with a ridge height of 5.6 metres and an eaves height of 2.8 metres. The materials used will be matching brickwork and roof tiles.



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 on 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.

Local Plan Allocation – Urban Fabric

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

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 Documents

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.

Representations

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 comments have been received.

Consultations

Highways DC – No objections

Assessment

The main issues for consideration are as follows:

- The acceptability of the principle of the development
- The impact on the character of the area
- The impact on the character of the host dwelling
- The impact on neighbouring residential properties
- The impact on the highway network and highways standards

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

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

As this application is a re-submission of application 2025/0179, only the new element from that proposal, that being the side attached garage will be assessed below as the rest of the works already have planning permission and no changes are proposed to those. The previously approved detached garage to the rear has been omitted in favour of the side attached garage.

Impact on Neighbouring Residential Amenity

The SPD states that single storey side extensions “*should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling)*”. The design is in keeping with the existing dwelling and the proposed extension has a projection of 3.4 metres, which is less than two thirds the width of the original dwelling. This is therefore acceptable in line with the above recommendation. This weighs significantly in favour of the proposal.

The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing due to its modest projection and height being lower than that of the existing dwelling.

The extension is not of an excessive size or scale and is an extension of the existing building form rather than a separate, stand-alone addition and is therefore subservient to the existing dwelling. Equally, it is not considered overbearing due to its restrained size and massing. Potential overlooking will also be limited with no windows proposed on the side elevation. This weighs significantly in favour of the proposal. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Scale, Design and Impact on the Character of the Dwelling

The SPD states that “*materials should normally be of the same type, colour and texture to the existing house or as close a match as possible*”. In this case, the proposed materials for the extension will match the host dwelling with matching brickwork and roof tiles being used which is acceptable. This weighs significantly in favour of the proposal.

The proposed extension utilises a pitched roof which is akin to the existing dwelling’s pitched roof and is therefore acceptable. The proposed roof is also set down from the existing dwelling’s roof, and the extension is setback from the existing dwelling’s front elevation which adds a visual break between the two. This weighs significantly in favour of the proposal. The proposed extension conforms to the SPD in terms of its external materials and roof type; therefore, it will have little impact upon the character of the street scene. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Highway Safety

There will be no impact upon highway safety. This proposal includes the removal of the existing garage, and the erection of a replacement attached garage whilst maintaining approximately 8 metres of driveway. The internal dimensions of the proposed garage are 8.7 metres x 3 metres, this constitutes a single off-street parking space with the second being provided by the retained driveway. It is considered that the proposals do not adversely impact upon the highway and are therefore acceptable from a highway development control perspective. This weighs significantly 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.

Conditions

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.

The development hereby approved shall be carried out strictly in accordance with the approved plans:

SB-BG-09
SB-BG-10
SB-BG-11
SB-BG-12

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.

The external materials shall match those used in the existing building and specified by the approved documents listed above. The render shall match the details approved under 2025/0179.

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.

The access/driveway, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the access and parking of motor vehicles prior to the development being brought into use, and shall be retained for said purposes at all times. Adequate measures shall be so designed into the proposed vehicular areas to avoid the discharge of surface water from the site on to the highway.

Reason: To ensure that there are adequate parking facilities to serve the development which are constructed to an acceptable standard; to ensure adequate provision for the disposal of surface water and to prevent mud/debris from being deposited on the public highway and to prevent the migration of loose material on to the public highway to the detriment of road safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.

Prior to the development being brought into use, the vehicular access shall provide pedestrian visibility splays of 2m x 2m to the back edge of the footway. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.6m to the rear of the footway which would obstruct the visibility splays. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Reason: To ensure drivers have clear and unrestricted views of approaching pedestrians when pulling out onto the public highway, in the interest of highway safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.

The fencing forming the western (front) boundary treatment of the development site shall be removed as soon as is practicable once the new hedge has reached maturity.

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.

The proposed first floor windows on each side elevation shall at all times be obscure glazed and retained as such thereafter.

Reason: To safeguard the amenities of the occupant(s) of the adjacent neighbouring properties and in accordance with Local Plan Policy GD1 General Development.

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

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.