

Application Reference: 2026/0137

Site Address: 2 Oaks Farm Drive, Darton, Barnsley, S75 5BZ

Introduction: This application seeks full planning permission for the demolition of conservatory to side and replace with new single storey side extension, convert integral garage to habitable area, reposition of front door and install cover

Relevant Site Characteristics:

The detached dwellinghouse is located within a good-sized plot at the corner of Darton Lane and Oaks Farm Drive, partially enclosed to front, and fully enclosed at the side and rear boundaries by large coniferous style hedge, growing above a relatively low yellow stone wall. The dwelling is predominately constructed of dark brown brick, with a dark red tiled roof. However, the façade features an integral garage and entranceway clad in yellow stone to match the low boundary wall, whilst white wooden cladding is present above the garage's white door and also covers the first floor of the front elevation. Finally to add to the mix of materials is a white UPVC conservatory which has been updated with a red tiled or tiled effect roof.



Site History

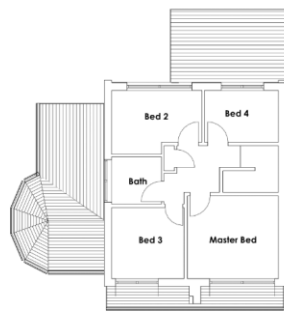
In 1985, application B/85/0249/DT was approved for an extension. With the dwelling sharing a similar footprint to its identical neighbour, if completed, the extension was likely for the side conservatory.

Detailed description of Proposed Works

The proposal having been amended from the original proposal, maintains the scale of the proposal but with the use of more coherent materials to the original dwelling, whilst the proposed detached garage, and resulting loss of a tree has been removed from the proposal.

The proposal for the conversion of the integral garage in to living accommodation, including the replacement of the garage door with a window. The demolition of the side conservatory is also proposed, with a larger ground floor, pitched roof, side extension replacing it. The principal entrance door would be relocated to the front elevation, complete with a light-coloured wooden canopy above. The existing (or replacement) white cladding on the first floor of the principle front elevation would remain, along with some of the original yellow stone of the facade. On the side and rear, elevations which have minimal public visibility, the extension is proposed to be rendered in white. New doors on the side and rear elevation are proposed, along with a large square window on the rear elevation.

Existing and Proposed Floor Plan



1st Floor 1 : 100



Front Elevation 1 : 100



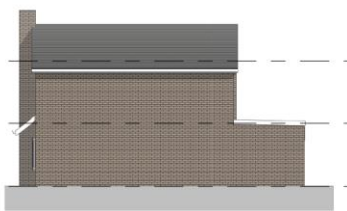
Side Elevation 01 1 : 100



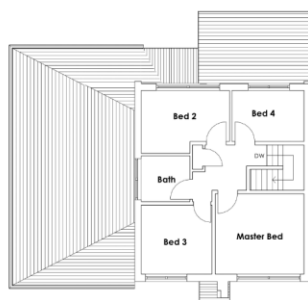
Ground Floor 1 : 100



Rear Elevation 1 : 100



Side Elevation 02 1 : 100



Proposed First Floor Plan 1 : 100



Proposed Front Elevation 1 : 100



Proposed Side Elevation 01 1 : 100



Proposed Ground Floor 1 : 100



Proposed Rear Elevation 1 : 100



Proposed Side Elevation 02 1 : 100

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 comment was received from a resident of the street, but not one which would be directly impacted by the proposal. Their concern was in relation to the impact on the front elevation, by relocation of the front door, and impact of the proposal on the broader character of the street scene, if some of the boundary wall was removed, in addition to the relocation of the front door.

The comments were made based upon the originally submitted plans, which included garage, a loss of a tree and potential changes to the boundary wall. Since their comments were received, the proposal has been significantly aesthetically altered and the proposed garage, and impact on the boundary treatment reduced.

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 proposed extension is reasonably large with a footprint of around 47 sqm, but this is mitigated by firstly the removal of the conservatory it replaces, reducing the net scale of the extension to approximately 27 sqm. Secondly, with the proposed roof being a mono pitched, only small portion of it adjacent to the house, at an approximate height of 3.74m would be higher than the approximate 3.48m maximum height of the existing conservatory.

With the conservatory located on the side elevation of the dwelling, away from the adjacent neighbouring dwelling, and shielded by an established large hedge, and large trees, whilst the revised design of the front elevation sits well within the street scene, the out of character rendering to the side and rear elevations of the extension would not have as significant impact on the visual amenity of the neighbourhood, as it may have done without the established screening. The impact on the character of the house would be more significant but with the mix of materials within the existing house, and with the replacement of a UPVC conservatory, it would realistically be considered as having a modest impact on the design and character of the dwelling.

Glazed doors are proposed on the rear elevation of the existing dwelling, replacing a window and compensating for the lost doors from the conservatory. Along with the proposed side and rear windows of the extension, there would be little harm to the character or design of the dwelling. In contrast, effort has been made with a second ground floor replacement window on the rear elevation, to maintain a square frame, but appearing to be a supersized version of one of the square windows of the dual and triple frames sets of first floor window. On this occasion the design would have a limited impact on the design and character of the dwelling, but is well screened from public view.

The proposed works to convert a garage into habitable living accommodation would be allowed through permitted development rights, subject to the materials used, and design matching the original dwelling, which in this instance it does. Either all or much of the original yellow stone cladding is kept whilst matching brickwork, and a similar design of window to those within the existing house replace the current garage door. Due to its height at approximately 3.5m, the proposed open wooden canopy style, front porch would just exceed the height limitations of permitted development, but with an approximate 3m footprint, which would meet permitted development requirements, and with a colour complementary to the yellow stone cladding, there would be limited impact on the design of the dwelling.

Returning to the extension, its impact upon the front elevation of the house would be quite limited. With matching brickwork and window style to match the existing house, along with its complementary styled window, only its proposed extent beyond the original front elevation of the dwelling would be of limited concern. However, the extension remains considerably set back from the original garage, whilst the proposed porch/canopy supports infilling a gap between the extension and garage, tying them together.

In terms of design the impact overall would only be considered as modest. Therefore, the proposal would remain compliant with local policy GD1 and D1, which carries moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

In comparison to the impact on the scale, design and character of the dwelling, given the location and curtilage size of the dwelling, along with strong boundary treatments, there would be unlikely to be any notable impact to neighbouring dwellings or the broader area. This stance is significantly strengthened by the omission of the previously proposed detached garage, which would have required the loss of at least one tree, and may have had other implications on the strong boundary treatment of the front and side boundary treatments.

Starting on the front elevation, the proposed garage conversion would have no negative impact on the amenity of neighbouring dwellings, especially as the dwelling and neighbouring dwelling are detached. Equally with the positioning of the front porch and side extension are sufficient distance away from the adjacent neighbouring dwellings across the road.

The side extension itself, and the inclusion of two windows on the side elevation would have no impact to any dwellings to the side, as there are not any, and there is sufficient distance of between 9 -10m between the rear elevation of the extension and the rear boundary treatment. The proposed glazed doors and replacement window may still qualify for installation through permitted development, as the large window probably retains enough design characteristic of the original windows to be considered of similar appearance.

If the large hedgerows were removed and not replaced with a substantial sized boundary treatment, which may require further planning consent, there would be the potential for the rendered nature of the side, and to a lesser extent the rear elevation of the dwelling to have a negative impact on the visual amenity of the area, as there is limited amounts of render within the area. In mitigation of this, the hedgerows have been established at a significant height since at least 2009, and quite possibly before. Furthermore, in the original proposal, a large tree was proposed to be removed, and possibly part of the hedge or wall. Whilst the tree is not protected, it does provide character and amenity to the dwelling and broader street scene. With the currently proposed retention of the tree and hedgerow, as shown on the site plan, on balance with the established nature of the hedgerow, and the privacy it affords occupants of the dwelling, it would be unlikely to be removed and if it was, the impact on amenity of the neighbourhood, would only be considered as modest.

Based upon the current impact of the proposal, there would only little or no impact on neighbouring amenity, or local area. If in future the hedgerows were removed, whilst the impact on neighbouring dwellings would remain as little or no impact, the impact on amenity of the broader area could be considered as modest. Therefore, on balance, the proposal would remain in accordance with Local Policy GD1 which carries moderate weight in favour of the proposal.

Highways

The proposal causes the loss of an integral garage but as shown on the proposed plans, two parking spaces of just under the required 2.5m by 5m each are indicated but having checked, there is ample space around the indicated parking spaces to accommodate the required size standards. With no other alterations to access, there would be no impact on Highway Safety.

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

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Too much render was initially proposed for the dwelling, covering the whole extension and the ground floor of the front elevation. The render has now been reduced to the side and rear elevation of the extension, with original yellow stone accents remaining.
- A detached garage was proposed in front of the principal front elevation of the dwelling. This would have not been in accordance with local policy guidance outlined in the SPD House Extensions and Other Domestic Extensions, or allowable through permitted development. The garage has since been removed from the proposal.

**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.