

Application Reference: 2026/0522

Site Address: 188 Pogmoor Road, Pogmoor, Barnsley, S75 2LA

Proposal: Removal of 2no chimney stacks, removal and blocking up of 4no windows, demolition of existing detached garage, extension of hard surfacing, installation of external insulated render and erection of a single storey rear extension.

Relevant Site Characteristics

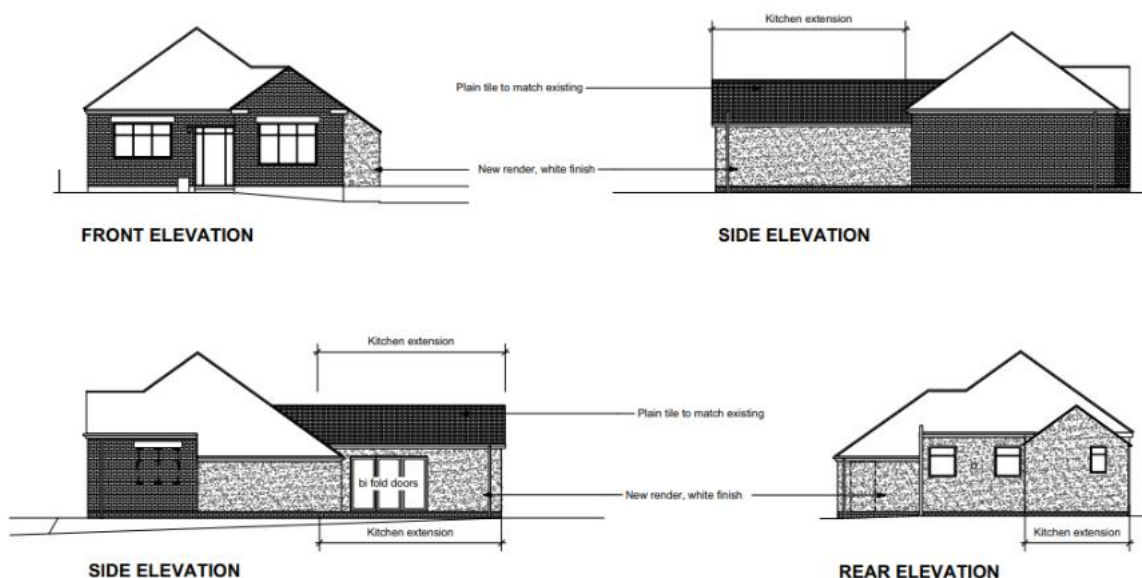
The property is a detached bungalow within the Pogmoor area. The surrounding area is characterised by predominately detached bungalows constructed from brickwork and featuring hipped and pitched roof forms.

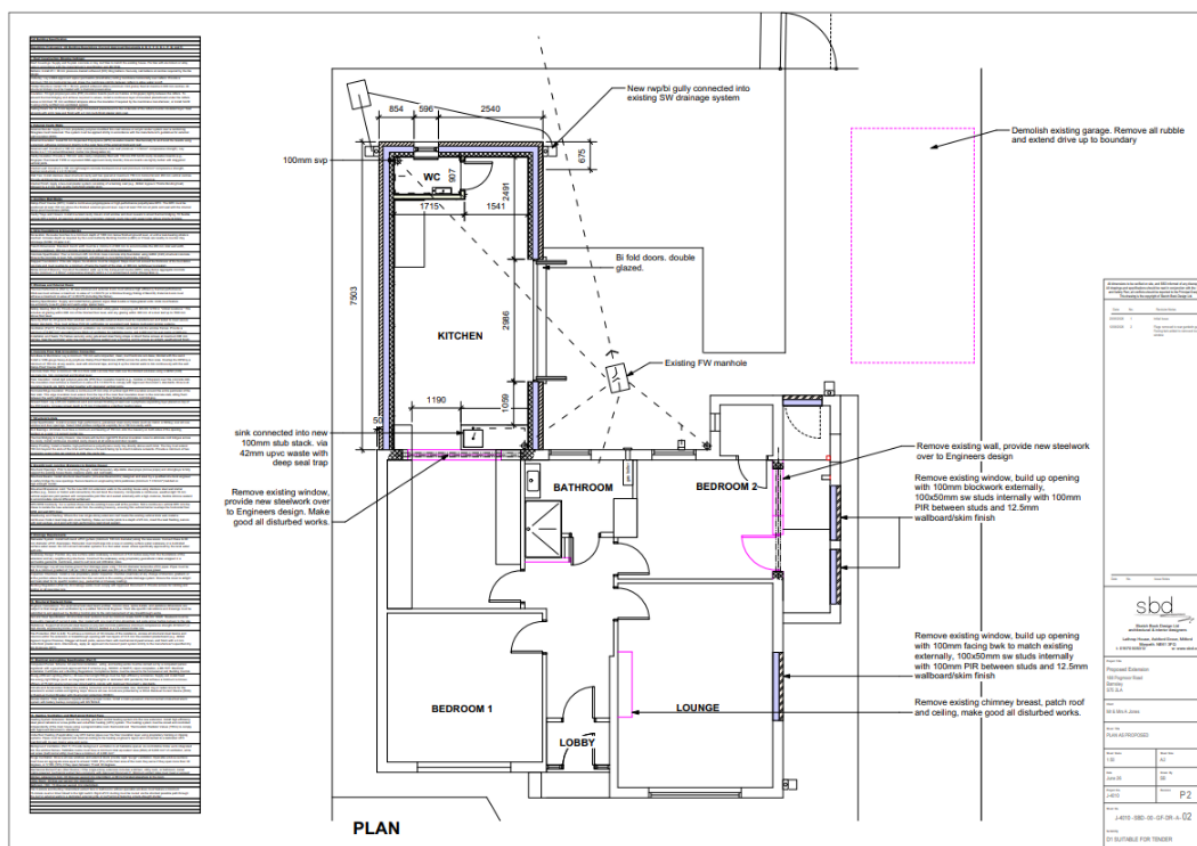
The property features a hipped roof form and is constructed from red brickwork. A detached garaged is located in the rear corner of the site and is accessed via a long driveway to the south of the dwelling. The site provides a modest front garden elevated above the highway and a modest rear garden.

Detailed description of Proposed Works

The applicant is seeking permission to remove the existing chimneys, the south facing elevation windows and the rear elevation door and demolish the existing detached garage.

The proposed rear extension would have an approximate rearward projection of 7.5 metres and an approximate width of 4 metres. The extension would be single, storey and provide a gable roof form with an approximate eaves height of 2.6 metres and an approximate ridge height of 4.3 metres. Bi-fold doors spanning approximately 2.9 metres are proposed to the south elevation. A window servicing a WC is proposed to the east elevation. The extension along with the rear elevation and side elevations of the existing dwelling are proposed to be constructed from white render.





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

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework 2026 sets out the overarching planning framework for England

and has replaced the previous version published in December 2024. It has introduced a revised structure comprising national decision-making policies organised by policy code rather than paragraph number. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development and states that in all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in the NPPF should be approved without delay.

Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The most relevant sections are:-

Section 3 – Decision-making policies

Section 4 - Achieving sustainable development

Section 14 - 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 representation has been received raising two concerns. Firstly, the proposed demolition of the detached garage and erection of the extension would impact a shallow public lateral drain, posing a potential structural risk to the sewer. This has been communicated to the agent; however, this is not a material planning consideration and would therefore not be considered as part of the application. Secondly, the initially proposed paving flags would sit outside the land owned by the applicant and should therefore result in the signed 'Certificate A' on the application form being altered. This element of the scheme has since been removed from the proposal and therefore is no longer under consideration.

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 where 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 Supplementary Planning Document for House Extensions states 'Extensions to the rear of detached houses will be considered on their design merits and where no adjacent properties are affected.

Extensions and outbuildings should not take up a disproportionate amount of private rear garden space and as a general principle should allow the retention of at least half the garden area. Account should be taken of existing trees and their future requirements for growth.'

The House Extensions SPD specifies extensions to the rear of detached properties are assessed against their design merits, as opposed to a specific rearward projection. Although significant, the rearward projection of this detached dwelling is of an appropriate scale and complementary design and the proposal is therefore considered compliant with the House Extensions SPD. Additionally, whilst the proposed rearward projection is acknowledged to be significant at approximately 7.5 metres, however, given a similar extension with the same projection could be considered acceptable under a Prior Approval for Larger Home Extensions application, the proposed rearward projection would be considered acceptable on this occasion. Although a significant size, the proposal would not take up a disproportionate amount of rear garden space, as set out within the House extensions SPD.

The extension is also noted to be to the rear and significantly screened to the north and east by boundary treatment. The extension would provide an appropriate gable roof form which matches the roof form of the dwelling and the surrounding area. The dwelling provides various eaves heights. The proposed eaves height is considered modest and is lower than the majority of the dwelling eaves height. The proposed ridge height is significantly lower than the existing dwelling and allows the proposal to remain subordinate to the dwelling.

The proposed south facing bi-fold doors are considered to be of a modest scale compared to the size of the extension. The proposed retention of the brickwork to the front elevation is proffered and allows the dwelling to retain its character and remain in keeping with the character of the street scene. Given the dwelling is significantly set back from the highway, the use of white render to the south side and rear elevation of the existing dwelling and the proposed extension is not considered to be prominent and detrimentally impact the character of the street scene.

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 Neighbouring Amenity

The proposed extension would be erected to the south of 186 Pogmoor Road. The extension is acknowledged to provide a significant rearward projection, however given the neighbouring site to the north has a large, detached garage which would run alongside the proposal, any impacts would be significantly reduced. The neighbouring garage would prevent any overbearing impact and loss of outlook. The proposed height of the extension is considered modest and does not result in any loss of light and is assisted by the screening from the existing neighbouring garage.

The proposal would be erected to the west of 14 St Owens Drive. Given the rear gable elevation would face a neighbouring blank side elevation, the proposal would not result in any loss of light. Additionally, the proposal would be single storey and would therefore have a reduced impact. The proposed rear elevation window to service a W/C shall be conditioned to be obscured glazing in order to protect the privacy of the applicant and the neighbours to the west. The rear boundary benefits from significant boundary treatment which screens much of the proposal.

The proposal would be erected to the north of 190 Pogmoor Road, however would be significantly distanced to the boundary by approximately 10.7 metres. The proposal would therefore not result in any loss of outlook or dominance to the south. The proposal does include bi-fold doors which would face the south and would not be screened as a result of the removal of the detached garage, however the doors would not service a habitable room or provide any detrimental opportunity for overlooking.

It is therefore considered that the proposal would not result in a significant increase in overlooking, 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.

Highways

The proposal would not increase the number of bedrooms on site or reduce the on-site parking facility. The site retains a long drive which sufficient parking for at least two cars, ensuring adequate parking facility is retained.

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. This carries considerable weight in favour of the application.

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 been necessary to communicate to the applicant the impacts of the proposed paving originally included on the application. The applicant has since removed this element from the proposal and is therefore not under consideration. The applicant has also been informed of possible impacts on sewers communicated to the planning department regarding the removal of the garage

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.