

Application Reference: 2025/0136

Location: 88 Intake Lane, Pogmoor, Barnsley, S75 2HY.

Introduction

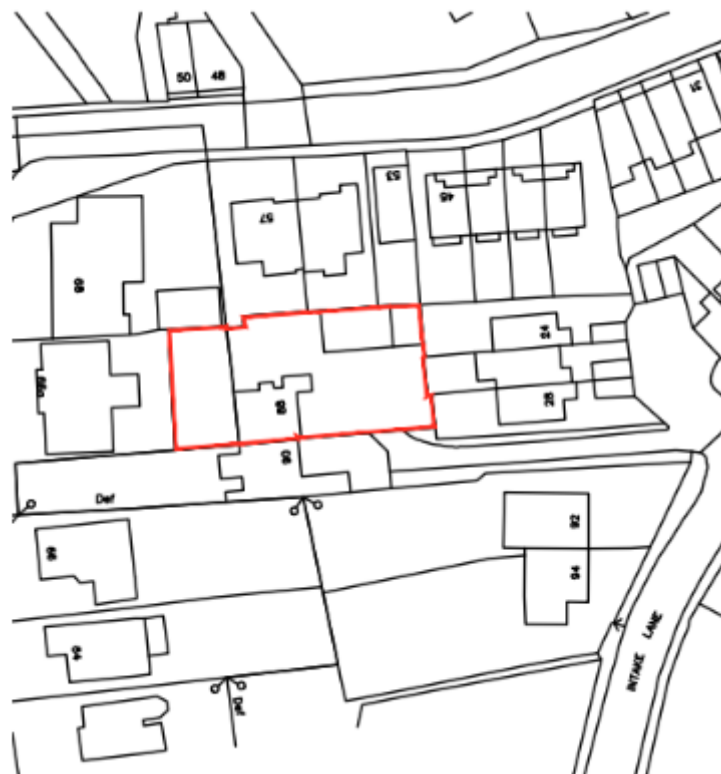
This application seeks planning permission for the erection of a two and a half storey side extension, single storey and one and a half front extension, installation of rear dormer window, installation of roof lights to front roof plane and conversion of 3 bays of the existing detached garage into a linked annex.

This application is a resubmission of approved application 2023/0214 with some amendments to the approved scheme, including a proposed single storey side extension and the widening of the existing detached garages to form a link connection.

Relevant Site Characteristics

This application relates to a well-screened plot located to the west of the principal highway (Intake Lane) and in an area that is principally residential comprising a mix of dwelling types of varying scale and appearance. Access to the site is gained by an extensive private drive shared with an adjoining property from Intake Lane.

The property in question is a two-storey semi-detached dwelling with a red brick construction and a pitched concrete tiled roof. The property features facing stonework to its west-facing (rear) elevation and an existing projection with a mono-pitched roof to its east-facing (front) elevation. The property is fronted by a large, detached quadruple garage to the north-east corner of the plot and an extensive area of hardstanding. To the rear is a modest sized garden.



Site History

B/76/2639/DT	To erect private garage.	Historic.
B/92/1074/DT	Erection of three garages and re-roof existing stable.	Approved.
2023/0214	Two and a half storey side extension, loft conversion with flat roof box dormer extension on rear roof plane and new roof lights to front, single storey and one a half storey front extensions and conversion of 3 out of 4 bays of existing detached garage.	Approved.
2024/0041	Two and a half storey side extension, loft conversion with flat roof box dormer extension on rear roof plane and new roof lights to front, single storey and one a half storey front extensions and conversion of 3 out of 4 bays of existing detached garage into a linked annex. (Resubmission) (Different proposal compared with application 2023/0214).	Dismissed at appeal (APP/R4408/D/24/3347069).

Detailed Description of Proposed Works

This application (2025/0136) is a resubmission of approved planning application 2023/0214 with the differences being the addition of a proposed single storey side extension and the proposed widening of the existing detached garages to form a link connection. The proposed new development is under consideration. All other aspects remain unchanged from approved planning application 2023/0214 which could act as a fallback position for the applicant where the proposals approved under that application could be implemented irrespective of the outcome of this application.

The proposed side extension would measure approximately 1.8 metres (W) x 11.5 metres (L) x 3.7 metres (H). The extension would adopt a flat sedum green roof and would be constructed of closely matching external materials comprising stone cladding.

The proposed widening of the existing detached garage would measure between approximately 0.3 and 0.8 metres. There would be no increase in height as approved under application 2023/0214 and would be constructed of closely matching external materials comprising stone cladding.

The proposed link connection would measure approximately 1.5 metres (W) x 1.5 metres (L) x 3.7 metres (H), create approximately 2.2 sqm of internal floorspace, and would be constructed of closely matching external materials comprising stone cladding and glazing.

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 allocated as urban fabric within the adopted Local Plan which has no specific allocation. 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 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 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:

- *House extensions and other domestic alterations (Adopted March 2024).*
- *Parking (Adopted November 2019).*

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

Consultations

No statutory or non-statutory consultees were consulted on this application.

Representations

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).

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website. One objection was received – the concerns raised are summarised as follows:

- Overshadowing.
- Loss of privacy.
- Impact on future saleability of property.

While all concerns are acknowledged, the local planning authority (LPA) can only take into account material planning considerations. The potential impact on the future saleability of properties is not a material planning 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 of Development

This application (2025/0136) is a resubmission of approved planning application 2023/0214 with the differences being the addition of a proposed single storey side extension and the proposed widening of the existing detached garages to form a link connection. The proposed new development is under consideration. All other aspects remain unchanged from approved planning application 2023/0214 which could act as a fallback position for the applicant where the proposals approved under that application could be implemented irrespective of the outcome of this application.

Extensions and alterations to a dwelling are acceptable in principle if the development would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Scale, Design and Impact on Character

A development scheme was first approved under application 2023/0214.

An amended development scheme was submitted under application 2024/0041 which comprised a new link connection with a relocated front entrance door with a canopy. This application was refused on visual amenity grounds because of the anticipated impact on the character of the original dwelling.

Consequently, this decision was appealed to the Planning Inspectorate. This appeal was dismissed with the Inspector concluding that the proposal would detract from the quality of the existing dwelling, harming its character through its overly dominant scale and design, contrary to Local Plan Policy D1 and the adopted guidance established within the House extensions and other domestic alterations SPD. This appeal decision and Inspector's report is now a material consideration.

An amended development scheme was submitted under application 2025/0136 which comprised a new two-storey side extension and the widening of the existing detached garages to form a link connection. Having given consideration to previous proposals and the Inspector's appeal decision and the new amended scheme, it was considered that many of the Inspector's comments made in relation to application 2024/0041 remained relevant in that the amended proposal would add significant built form in order to close the gap between the original dwelling and proposed annex to join the two structures through an increased width through the two-storey side extension, a smaller link and increase in the size of the annex and garage. The original dwelling and garages are distinctly separate with a host and ancillary relationship, and the pleasing simple form and proportions would still be harmfully impacted as a result of the proposal. In addition, whilst there are some differences between the application property and adjoining neighbouring property, the proposal would create further unbalance, giving the application property an overtly dominant appearance and significantly increasing the size of an otherwise modest sized semi-detached property.

Consequently, the applicant entered into further negotiations with the LPA in an attempt to agree an acceptable scheme that could achieve a positive outcome. Following initial correspondence, an in-person meeting was arranged between both parties and subsequently, an amended scheme was submitted on 29th September 2025 with the main difference being a reduction from a two-storey side extension to a single storey side extension.

Following further assessment, while the amended proposal under consideration would still introduce increased built form to close the gap between the original dwelling and proposed annex joining the two structures, the reduced scheme would still allow the pleasing simple form and proportions of the original dwelling to remain legible. While the distinct separation would be lost, it is considered that a subservient appearance would still be achieved that would maintain a host and ancillary relationship. The change to a single storey extension would also retain the appearance of the proportions of the development scheme first approved under application 2023/0214 that is sufficient to avoid a significant unbalance between a pair of modest semi-detached properties and an overtly dominant appearance.

The adoption of a sedum green roof and closely matching external materials of stone cladding would also sympathetically reflect and achieve cohesiveness with the elements of development previously approved under application 2023/0214.

Considering all the above, and following positive and constructive engagement and negotiation, it is felt that, on balance, the amended proposal demonstrates a significant compromise from the applicant that is considered to address the concerns of the LPA and those raised by the Inspector during the appeal process and is considered acceptable in this instance.

Considering the above, this is considered to weigh significantly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and is considered acceptable regarding visual amenity.

Impact on Neighbouring Amenity

During the application process, concerns were raised regarding overshadowing and loss of privacy. However, these concerns seemingly relate to elements of the scheme approved under application 2023/0214 that could still be implemented irrespective of the outcome of this application (2025/0136)

under consideration, or to an earlier iteration of the development under consideration that comprised a two-storey side extension which has since been reduced to a single storey side extension. It is not considered that the proposal would contribute to significant overshadowing, overlooking and loss of privacy, or reduced outlook impacts which may otherwise adversely affect the amenity of the occupants of the application and neighbouring properties.

The proposed side extension would be erected to the south of adjacent neighbouring properties on Church Street but would be located away from shared party boundaries and would adopt a restrained roof height. As such, any potential impact would likely occur within the development site. Existing boundary treatments could also provide further mitigation. Proposed glazing would face into the rear garden and would unlikely result in a significant loss of privacy where existing boundary treatments could provide an acceptable level of screening.

Considering the above, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and is considered acceptable regarding residential amenity.

Impact on Highways

The proposed development is not considered to be prejudicial to highway safety as the amendments put forward would not affect the access and off-street parking arrangements as approved under the application 2023/0214.

Considering the above, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.

Planning Balance and Conclusion

In accordance with the provision 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.

During the application process, the LPA and applicant has engaged in positive and constructive engagement and negotiation to achieve acceptable amendments in the interests of visual amenity and in accordance with Local Plan Policy D1.

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.