

Application Reference: 2026/0119

Site Address: The Bungalow, Brampton Road, Wombwell, Barnsley, S73 0SR

Introduction:

This application seeks full planning permission for the demolition of existing attached garage, and the erection of 2no single storey extensions to both side elevations, conversion of roof space to habitable space, the erection of detached double garage to rear of dwelling and the rendering of the original dwelling.

Relevant Site Characteristics

The host dwelling is a single-storey, detached property with a hipped roof, constructed in red brick with red roof tiles. It is located at the junction of Dove Road and Brampton Road, with the principal elevation fronting Brampton Road and a side elevation facing Dove Road.

Vehicular access is taken from Dove Road, adjacent to the south-western boundary. The property occupies a generous plot and is set at a lower level than Brampton Road to the east. A band of Leyland cypress trees is located along the eastern boundary, providing a degree of screening.

The surrounding street scene is varied, comprising a mix of detached and semi-detached properties of both single- and two-storey. The area is predominantly residential in character, with dwellings surrounding the site on all sides. A car wash is located immediately to the north-west of the application site.

Site History

Application Reference	Description	Status (Approved/Refused)
B/05/1274	Erection of side conservatory and single storey extension to dwelling. New pitched roof to existing garage	Historical
2023/0705	Erection of two dwellings and associated works including creation of access and parking by demolition of part of existing bungalow	Withdrawn

Detailed description of Proposed Works

The applicant seeks permission for the erection of two single storey side extensions, a detached garage and the rendering of the original dwelling.

The proposed extensions would be located on the north-western and south-eastern elevations of the dwelling, while the detached garage would be positioned adjacent to the south-eastern boundary. Both extensions would project approximately 5m from their respective elevations and extend the full depth of the existing dwelling. Each would be set back by approximately 1.5m from the south-eastern (principal) elevation. The extensions would have an eaves height of 2.5m and a ridge height of 6.4m, matching that of the original dwelling. The external finish of both the extensions and the existing dwelling is proposed to be off-white render. It is also proposed to change the roof tiles of the original dwelling.

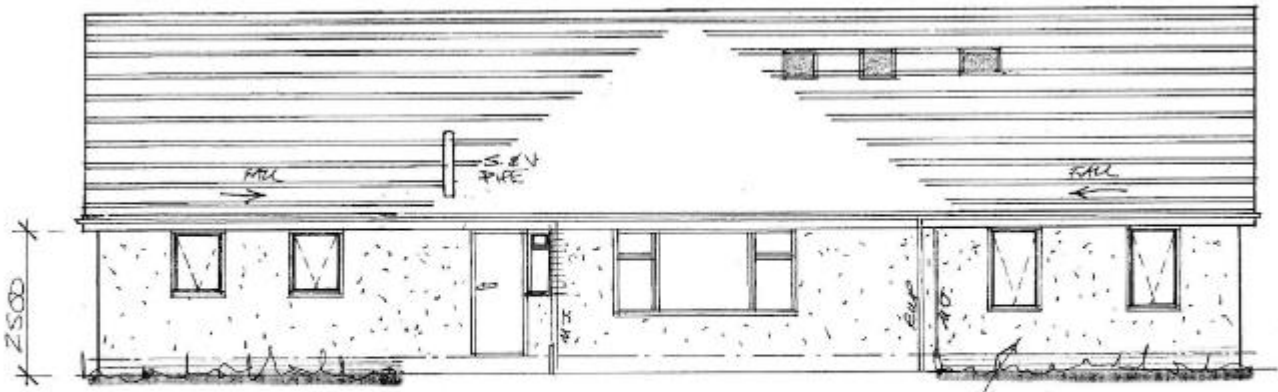
The detached garage would measure approximately 14m by 6m, with an overall height of 3m and is to be located adjacent to the south-eastern boundary. It would be constructed from insulated walling panels.



Figure 1 Site Plan



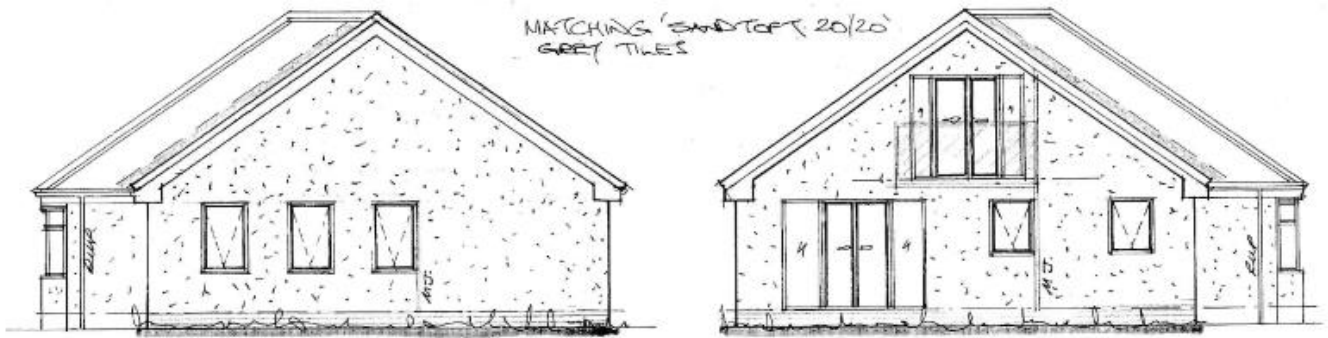
Figure 2 Principal North-East Elevation



South West

MATCHING RED MIXTURE
DRAGWIRE BRICKWORK BELOW
D.P.C. WITH 'ONE COAT FINISH'
OFF WHITE COLOUR RENDER
TO CORNERS

Figure 3 Rear South-West Elevation



North West ~ Dove Road

South East

Figure 4 Side Elevations

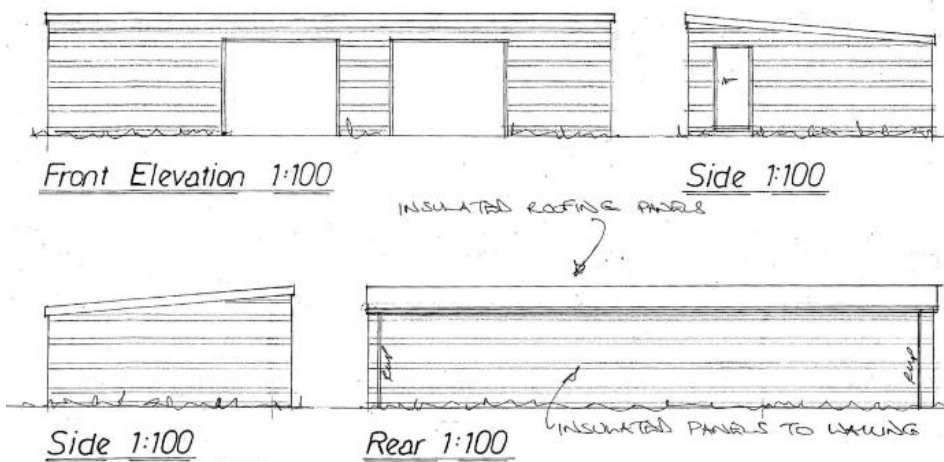


Figure 5 Garage Elevations

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; no objections have been received.

Forestry Officer – Verbal discussions – no objections to the development or the content of the supporting arboricultural information.

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 unless the NPPF establishes a specific weight:

- 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

Supplementary Planning Document House extensions and other domestic alterations states that the design of single storey side extensions should reflect the design of the existing dwelling in terms of roof style, pitch, materials and detailing and should not have an excessive sideways projection i.e. more than 2/3 the width of the original dwelling. In this instance the proposed extensions project 5m from each side elevation and therefore complies with the guidance set out in the SPD.

The SPD further states that, on corner plots the sideways projection should not exceed more than half the width of the gap between the side elevation of the original dwelling and the side boundary. The dwelling is set back from the Dove Road boundary by approximately 10m, and the proposed extensions would retain at least half of this gap. The proposal is therefore compliant with this requirement.

The SPD also advises that a two storey side extensions should have a set back from the front elevation by at least 500mm, to allow for a vertical break in the roof plane, a lowering of

the ridge line and to lessen the unsightly bonding of old and new materials. While the host dwelling is single-storey, a single storey side extension to a single storey dwelling is tantamount to a two-storey side extension to a two-storey property and therefore the principle applies in this instance; both side extensions have been designed with a set-back from the south-eastern elevation of 1.5m and as such the development complies with this element of the SPD.

It is acknowledged that the extension on the north-western elevation would extend the built form closer to the boundary with Dove Road. However, the dwelling is set significantly back from the highway, and properties along this section of Dove Road follow a staggered building line, as such is it not considered that the north-western extension would form a dominant feature within the street scene.

The proposed roof design differs from that of the original dwelling due to the use of the roof space for accommodation. Nevertheless, the form is comparable to that illustrated in Figure 6.7 on page 7 of the SPD which is identified as an acceptable approach.

It is proposed to render the proposed extension and the original dwelling in an off-white render and change the roof tiles to a grey 'Sandtoft 20/20' tile. There are a mix of construction materials within the vicinity of the site which includes render, red and buff brick, stone, and timber cladding. In this context, the use of render and the alteration to the roof tiles are not considered to be out of character. Furthermore, the visual impact of the development would be mitigated by the dwelling's lower position relative to Brampton Road and the presence of Leyland Cypress planting along the north-eastern boundary, which provides a degree of screening.

The detached garage is to be constructed from insulated walling panels. Whilst the materials are not characteristic of the area, the garage and is to be located in the rear garden of the property, along the south-eastern boundary and would not form a dominant feature within the street scene and is not highly visible from public vantage points and as such is considered acceptable.

It is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1.

Impact on Neighbouring Amenity

The Supplementary Planning Document for House Extensions and Other Domestic Alterations states that proposals for house extensions, roof alterations, outbuildings and other domestic alterations should be of a scale and design which harmonises with the existing building and be subordinate; not adversely affect the amenity of neighbouring properties; maintain the character of the street scene and not interfere with highway safety.

The applicant seeks permission for the erection of 2no side extensions; one to the north-western elevation facing Dove Road and one to the south-eastern elevation facing the private amenity space.

Neither extension would give rise to an increase in overshadowing of the neighbouring dwellings due to their orientation in relation to the path of the sun and their siting within the plot. While windows are proposed on all elevations, they would be located a sufficient distance from the site boundaries, with the existing boundary treatments providing adequate screening where the windows face neighbouring gardens.

A detached garage is proposed within the rear garden, adjacent to the south-eastern boundary. The land beyond this boundary forms part of the Dearne Dove/Elsecar Canal, and

there are no residential properties located to the rear. As such the garage would not result in an increase in overshadowing or loss of outlook.

In light of the above, 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 which carries considerable weight in favour of the application and as such is in compliance with Local Plan Policy GD1 General Development and Supplementary Planning Document House Extensions and Other Domestic Alterations.

Highways

Supplementary Planning Document Parking sets out the parking standards for dwellings. A two-bedroom dwelling requires the provision of one off-street parking space, while dwellings with three or more bedrooms require two off-street parking spaces. The site is of sufficient size to accommodate parking for two vehicles, along with adequate turning and manoeuvring space in accordance with the SPD. This carries significant weight in favour of the application. The development is therefore considered acceptable in terms of its impact on highway safety and complies with Local Plan Policy T4 New Development and Transport 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

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.

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

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:

- Amendments to the roof design
- Incorporation of set back to both side extensions

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 amended plans and specifications as approved unless required by any other conditions in

this permission.

Plan References

529-01 Rev B Location Plan and Proposed Site Plan received 14.05.26

529-05 Rev C Proposed Elevations received 14.05.26

529-06-01 Rev A Proposed Ground Floor Plans received 30.04.26

529-06-02 Rev A Proposed Ground Floor Plans received 30.04.26

529-07 Proposed First Floor Plans

529-11 Rev A Proposed Garage Plans and Elevations

Arboricultural Method Statement produced by AWA Tree Consultants AWA7388AMS April 2026 received 30.04.26

Arboricultural Report and Impact Assessment produced by AWA Tree Consultants AWA7388 April 2026 received 30.04.26

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

The external materials shall match those specified within the plans outlined above.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1.