

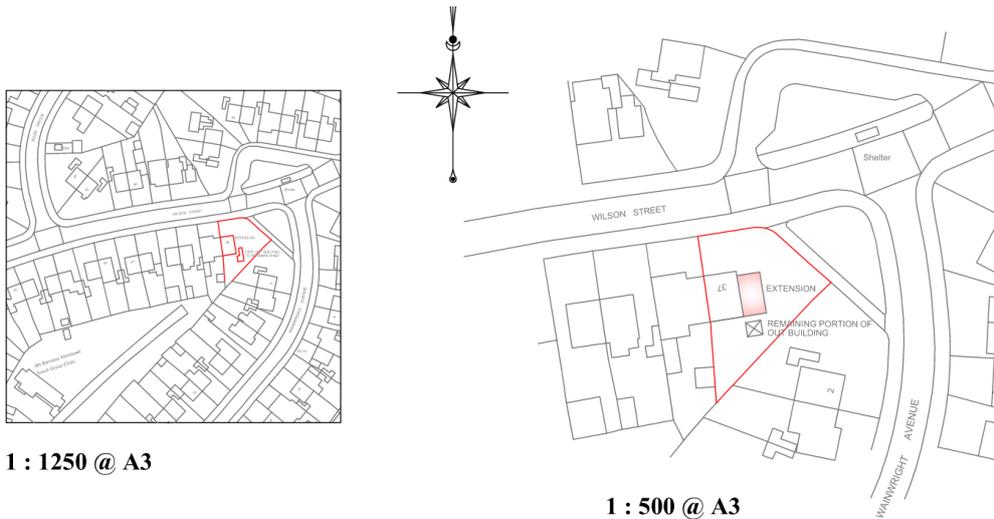
**Application Reference:** 2025/0728

**Site Address:** 37 Wilson Street, Wombwell, Barnsley, S73 8LX

**Introduction:** This application seeks full planning permission for the demolition of part of detached outbuilding to side, and erection of single storey side extension to dwelling.

**Relevant Site Characteristics:**

The dwelling is red brick semi-detached house located in what usually would be considered a corner plot, in an established residential estate in Wombwell. However, a large amenity space segregated by a public footpath separate the dwelling's curtilage from the junction of Wilson Street and Wainwright Avenue



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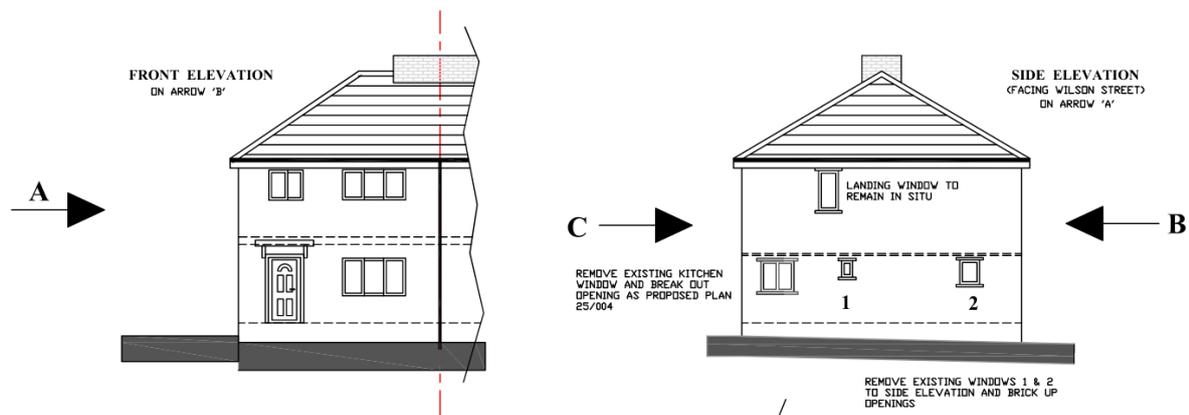
**Site History**

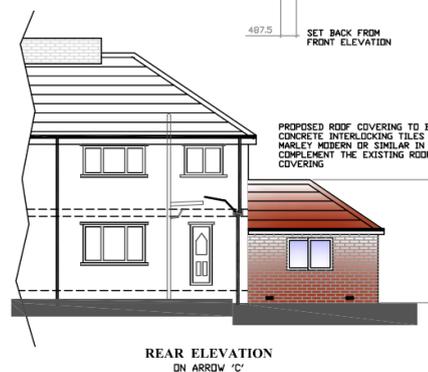
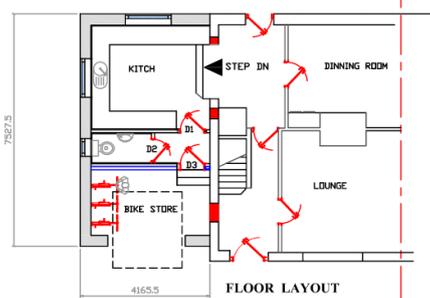
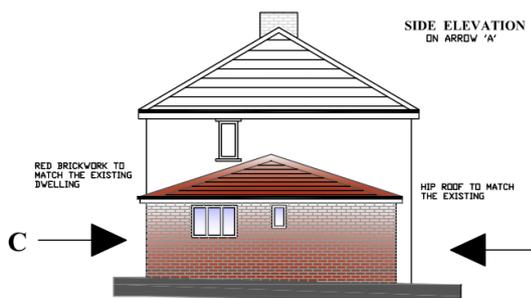
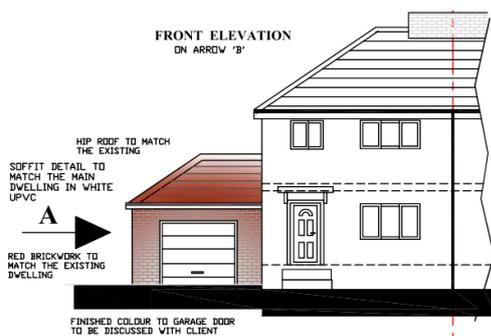
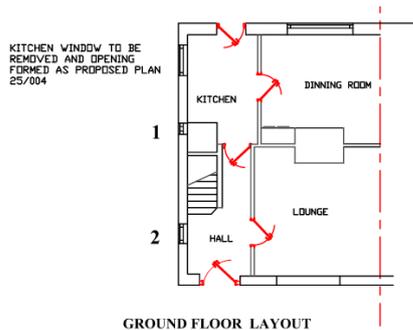
No Recorded site history.

**Detailed description of Proposed Works**

The proposal is for the part demolition of an existing outbuilding and its indirect replacement through a ground floor side extension on the eastern elevation of the dwelling. With the external appearance of a garage, internally the space would be divided into a bike storage, a wc, and a kitchen extension.

Existing and Proposed Ground Floor Plan and 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 comments have been received

## **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 proposal is of an acceptable scale in relation to the size of the dwelling. The side projection of approximately 4.17m, is less than two thirds of the approximate 6.14m width of the original dwelling. Along with meeting the two-thirds guidance outlined within the SPD House Extensions and Other Domestic Extensions guidance, the eaves and roof heights of approximately 2.22m and 4m respectively, taken at the highest ground level adjacent to the extension, and a setback of circa 0.49m would also be accordance with the SPD guidance.

Regarding design and impact on the character of the dwelling, and broader street scene; with a similar style of hipped roof, matching brickwork and roof tiles to the existing dwelling, the proposal would again meet SPD guidance and not have a negative impact on the design or character of the original dwelling, and would sit comfortably within the street scene.

With the proposal meeting SPD guidance and having little or no impact on the character of the existing dwelling or broader street scene, the proposal would be compliant with local policies D1 and G1. This carries significant weight in favour of the application.

### Impact on Neighbouring Amenity

As outlined above, with the proposal meeting the guidance outlined with the SPD House Extensions and Other Domestic Alterations, and with no neighbour objections there is unlikely to be any impact on neighbouring amenity but more details for neighbouring dwellings is provided below.

For the attached neighbouring dwelling, there would be no noticeable impact as the proposal is located on the opposite elevation to where their dwelling is attached to the application dwelling, and the proposal would probably not be visible from their dwelling or garden. With the amenity space and road between the application dwelling and No.35, in common with neighbours on the opposite side of the road, there would be no expected impact on their amenity.

For the neighbouring dwelling on Wainwright Avenue, also set within what usually may have been considered as a large corner plot; on the current plans, there is an 11.5m distance from the corner of the proposed extension and the corner of their dwelling. A boundary treatment, neighbours outbuilding and the retained aspect of the applicants outbuilding are also shown. On a site visit, the neighbours outbuilding has been removed, and a two-storey side extension was currently being erected on their side elevation. Excluding the reduced distance between the neighbour's respective extensions, the applicant's extension would remain as having no impact to the neighbouring dwelling or its extension.

With the impact on all neighbouring and nearby dwellings deemed as having little or no impact, the proposal is in accordance with local polices D1 and GD1, which carries moderate weight in favour of the application.

#### Highways

Unusually the proposal features a garage, albeit for bike storage but there is no existing or proposed in curtilage parking provision. However, with no increase in the number of bedrooms proposed, and with no alterations to access proposed, the proposal would be in accordance with SPD Parking, and Local Policy T4. The proposal would also have no impact upon 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**

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.

#### **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.**

## Conditions and Informative

1. 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.**

2. The development hereby approved shall be carried out strictly in accordance with the plans (Location and Site Plan DRG 25/001/2 Rev A; Existing ground Floor Plan and Elevation DRG 25/003; Proposed Ground Floor Plan and Elevations DRG 25/004; Existing and Propose Floor Plan DRG 25/005) 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.**

3. The external materials shall match those used in the existing building.

**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.**

1. 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.