

Application Reference: 2026/0365

Site Address: 12 Rose Grove, Wombwell, S73 8NE

Introduction: This application seeks full planning permission for the demolition of existing garage and outbuildings to side, and erection of single storey side extension to dwelling.

Relevant Site Characteristics:

The dwelling is a red brick, semi-detached house of typical early to mid-twentieth century design. This design is featured within the street scene and broader estate, along with many other areas of Barnsley. The dwelling has previously been extended with a rear ground floor extension, and a garage on the side elevation. A preassembly original, semi-detached outbuilding including WC is located to the side and rear of the dwelling, along the side boundary shared with the unattached neighbouring dwelling of No 10.



Site History

In 2012, application 2012/0418 for the erection of two storey side/rear extension, single storey front extension & summerhouse was approved but there is no evidence that this work started, and it certainly was not implemented.

Detailed description of Proposed Works

The proposal is for the demolition of the existing garage and the applicant's half of the semi-detached outbuilding. There would be a larger ground floor extension attached to the house but the overall footprint within the garden would be of a similar size, due to the loss of the outbuilding.

Existing and Proposed Elevations and Floor Plans





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 were 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 overall footprint of the proposed extension would cover more space adjacent to the application dwelling, but would cover a similar sized overall footprint, and after the removal of the outbuilding, would not extend as far along the boundary with the neighbouring dwelling of No 10. In terms of height, the proposal would be higher than the existing attached garage and outbuilding, but with an eaves and ridge height of approximately 2.4m and 3.84m respectively, both would be acceptable.

As with the existing garage, there is not a 1m gap between the extension and the boundary, as usually required, but the approximate 0.35m gap remains between the extension and the boundary, and the neighbouring dwelling is situated approximately 2.8m away from the shared side boundary. Therefore, as currently, there would be no terracing effect, despite only a 0.35m gap to the boundary.

In terms of design and impact on character of the dwelling, in consideration of the original dwelling as constructed, there would be a notable impact on the character of the dwelling through the addition of a side extension. However, in comparison to the existing garage, the proposal would represent a notable improvement in design quality. In addition to matching brick work and a new window in replacement of a garage door, the roof would be tiled, and of a complementary design to the original dwelling. Whilst still having an impact on the original character of the dwelling, the proposals would represent a positive improvement to the design of the current dwelling as it stands, and the street scene.

With a limited impact to the scale design and character of the of the original dwelling but little or no negative impact on the dwelling as it currently stands, the proposal would be compliant with local policy GD1 and D1, which carry moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

For the attached neighbouring dwelling of No 14 and neighbours to the rear, there would be no impact on their amenity due to the proposal's location, although for all neighbouring dwellings, the improved design would have a positive impact on the street scene.

For the neighbouring dwelling of No 10, there is a possibility for impact on their amenity, given the increase in height of the proposal of the extension. The increase footprint of the proposal, adjacent to the application dwelling would not really impact No 10 as it would be unseen by the increase in height. Equally, the demolition of the applicant's section of the outbuilding would have no impact No 10's section of the proposed outbuilding is not indicated as being demolished, so would remain as a structural boundary between the dwellings.

In mitigation of the proposed extension, it firstly replaces an existing structure, although with an increase in height, and the structure would not pass the applicant's rear elevation or that of the neighbouring dwelling. No side windows are proposed within the extension, so other than the existing first floor landing window, there would be no overshadowing. The proposed extension may have a slight overbearing effect, but its height is lower than the 4m which would have been allowed for a permitted development extension, and which is also usually considered acceptable in a planning application. With the neighbours outbuilding covering almost half the proposed extension, and their own kitchen window, only a hallway and possible store/pantry window would be subject to any potential impact on light levels.

Although a ground floor ensuite bedroom, WC and utility room are being created, the extension is only accessible from the main dwelling or via a rear entrance door, with no direct access from the front garden. Therefore, the proposal even though similar to an annexe would remain dependent upon the main dwelling, including for access, and should not have any impact on neighbouring dwellings, as it remains an integral part of the main dwelling, rather than an independent unit of accommodation.

With just the potential for a limited amount of harm to a single neighbouring dwelling, the proposal would be considered in accordance with Local Policy GD1 which carries moderate weight in favour of the proposal.

Highways

Whilst a garage is lost, there remains sufficient off street parking provision for at least two vehicles. Additionally, no changes to access are proposed, so the proposal would have 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

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 amended plans
 - Existing Site Plan, Floor Plans and Elevations 2026128-101 Rev P0
 - Proposed Site Plan, Floor Plans and Elevations 2026128-102 Rev P1
 - Location Plan 2026128/LOC Rev P0and 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.