

**Application Reference:** 2025/0582

**Site Address:** 11 Bronte Way, Wombwell, Barnsley, S73 0FP

**Introduction:** This application seeks full planning permission for the erection of summerhouse in rear garden.

**Relevant Site Characteristics:**

Located within an emerging new housing estate leading off Lundhill Road, southeast of Wombwell town centre; the application dwelling is a recently constructed semi-detached bungalow with an enclosed rear garden which borders the rear gardens of established dwellings on Lundhill Road. The rear garden features a 1.9m high wooden fence on all three boundaries with neighbouring dwellings, with an access gate within the southwestern fence elevation leading to a shared access path to the street with No.15. The garden also features an original wooden shed, located at the centre point of the rear boundary fence. The application dwelling is one of several plots where a planning condition for the new estate has removed permitted development rights, including for the erection of further outbuildings or garages.

**Site History**

There is no specific planning history for this address beyond the original approval of the housing estate in planning application 2019/089 for the “Demolition of existing bungalow and the development of 235 no. dwellings with formation of new access, car parking, landscaping and public open space (Amended Plans and Description)”

**Detailed description of Proposed Works**

The proposal is for the erection of a modest sized timber summerhouse in the southeast corner of the applicant’s rear garden, adjacent to the side boundary treatment with No.9 Bronte Way, the rear boundary treatment with dwellings on Lundhill Road, and the existing wooden garden shed. Due to a natural decline in ground level from the southwest to southeast of the garden, the summer house would be constructed on a wedge-shaped wooden base with an approximate height of 0.27m at its highest point. The measurements for the summerhouse would be approximately 2.95m for its width, 2.35m for its depth, and feature a maximum roof height of 2.33m. As the proposed roof is pent style, the height of the roof is lower at the rear elevation, being approximately 2.08m.

**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 over-arching 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

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 telephone enquiry about the application was received but there were no formal comments received about the application.

### **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

Both the scale and location of the proposal had permitted development rights not been removed, would have met the requirements for permitted development. Although close to the boundary, the summerhouse features a maximum height below the 2.5m limit above the natural, highest ground level adjacent to it, but due to the natural slope of the garden may appear slightly higher when viewed from outside of the garden. With its modest overall scale, the proposal would have a limited impact on the design and character of the original dwelling.

For permitted development, beyond the requirement of roof style in relation to height limits, there is no requirement for a specific type of design or materials to be used. For a planning application, both material choices and design must be considered. With the summerhouse for better or worse being akin to standard wooden shed, which like the adjacent shed it would be sited next to, are common in many gardens and used for various purposes including summerhouses and home offices, the design and material choices would be considered as acceptable and would have a limited impact on the design or character of the dwelling.

### Impact on Neighbouring Amenity

Permitted development rights were removed from the application dwelling and neighbouring new dwellings to protect the amenity of existing dwellings on Lundhill Road. As mentioned above, the proposal is for a modest sized summerhouse which would not look out of place in any rear garden and equally the proposal would not appear to cause any noticeable harm to the amenity of any adjacent established or new dwelling. Even when situated on the wooden wedge-shaped supporting platform, the maximum height of the summerhouse should only be approximately 2.6m high but appears shorter, and much smaller overall than similar outbuildings within the gardens of neighbouring dwellings on Lundhill Road. Therefore, it would be considered that the proposal would have little or no impact on residential amenity.

#### Highways

With the proposal being entirely located in an enclosed rear garden with only pedestrian access, there is no impact on parking provision or 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.**