



Supporting Planning Statement

Site Address: **Coxbench House, 60 Doncaster Road, Darfield, Barnsley, S73 9HN**

Proposal: **Proposed conversion of detached garage / store building to form an ancillary residential annexe**

Planning Application Ref: **2026/0091**

Date: **March 2026**

1. Introduction

This Planning Statement has been prepared in support of a householder planning application for the conversion of an existing detached garage / store building to form an ancillary residential annexe within the curtilage of Coxbench House, 60 Doncaster Road, Darfield, Barnsley, S73 9HN.

The proposal is intended to provide accommodation for the applicant's elderly mother, allowing her to retain independence while remaining close to family members who occupy the host dwelling. The annexe will remain clearly ancillary and subordinate to the main house and will not function as an independent dwelling or separate planning unit.

The scheme has been professionally designed by William McCall Architectural Services to ensure high-quality, policy-compliant development that responds sensitively to the site, its context, and the needs of the applicant.

2. Site Location and Surroundings

The application site comprises a large, detached stone-built dwelling located on Doncaster Road (A635) within the settlement of Darfield. The property occupies a generous plot and is well-established within its residential context.

A detached garage / store building is located to the side of the host dwelling and sits clearly within the residential curtilage. The property benefits from garden areas to the front, side and rear. Vehicular access is taken from Doncaster Road via an established driveway leading to a hardstanding area providing in-curtilage parking for several vehicles. The frontage of the property is bounded by a low-level stone wall. There are some mature trees at the rear of the property which contribute positively to the character of the site.

Beyond the rear boundary is a large green space covered with trees / shrubbery. The surrounding area is predominantly residential in character, with a terrace of stone dwellings located to the east beyond the rear wall of the garage / store building. To the north of the site, across Doncaster Road, there is a large expanse of open fields / countryside. The location plan and photographs included on the following pages clearly identify the site and the surroundings.





Photograph showing Coxbench House



Photograph showing the garage / store building at Coxbench House



Photograph showing the front of the garage / store building



Photograph showing the side of the garage / store building

3. Site History and Site Constraints

History

The site has a long-established lawful use as a single dwellinghouse (Class C3) with associated domestic outbuildings. The garage / store building has historically been used for purposes ancillary to the host dwelling.

There have been several planning applications lodged in respect of the site address including the land to the rear of Coxbench House and these are detailed below. The land behind the house originally formed part of the property, but it was separated some time ago by a previous owner, and the house and land now fall under different ownerships.

2024/0233 - Outline application for 10 dwellings with all matters reserved apart from layout and access - Under Consideration

2016/0949 - Outline application with all matters reserved for proposed residential development for up to 5 units - Approved

2013/0683 - Erection of rear two storey and side first floor extensions to dwelling, and erection of 2.5 metre boundary wall - Approved

2011/1280 - Deadwood & removal of branches from trees T1 and T2 within TPO area 1/2003 - Approved

2011/0036 - Erection of five dwellings (Outline) and conversion of one existing dwelling into two and convert outbuilding into one dwelling (Hybrid App) - Withdrawn

Site Constraints

There are no planning designations or constraints that would appear to preclude the proposed conversion.

The Barnsley MBC Planning Policies Map identifies the site as Urban Fabric - Land within the Settlement, with no specific allocation.

The application site does not contain a Listed Building or Locally Listed Building, and it is not located in a designated Conservation Area. It is also not situated immediately adjacent to any of these heritage assets.

The proposal does not require the removal of any protected trees or development beyond the existing residential curtilage.

There are no known ecology or biodiversity-related concerns at the site. The applicant is, however, prepared to provide some ecological enhancements at the site to improve biodiversity if required.

4. Description of the Proposed Development

The proposal involves the conversion of the existing detached garage / store building to form a single-storey ancillary residential annexe. No extensions are proposed to the building.

The annexe will have an internal floor area of approximately 39 square metres, which is modest in scale, comparable to the size of a double garage, and proportionate to the host dwelling and garden area.

5. Intended Use and Occupancy Justification

The proposed annexe is intended to be occupied by the applicant's elderly mother-in-law. She has some health conditions including COPD, Emphysema, Osteoarthritis and High Blood Pressure and this can be verified by her doctor if required. The accommodation will allow her to live independently while remaining close to immediate family members, from whom she will receive informal day-to-day assistance and support as required.

6. Ancillary Nature of the Annexe

The annexe will remain ancillary to the host dwelling. It will not have a separate postal address or utility supplies and will not be sold, rented or occupied independently. The occupation will be restricted to members of the same family, and the building will remain functionally reliant on the main dwelling.

7. Design and Layout

The existing building has the character of a traditional coach house or former stable, currently used as a garage / store. The front elevation contains three vehicle-width openings with a window opening above, while the side elevation features a raised hay-loft style opening. Internally, the building has some basic loft platform storage, and it has a timber frame vaulted ceiling.

The design approach taken by William McCall Architectural Services is purposely simple and restrained, making use of the existing openings and buildings features. The garage openings will be adapted to form a front door, patio doors and a window, and the hay-loft style opening will be converted to a window. A velux roof light is proposed to be installed in the front roof plane (over the entrance point) to let some additional light into the central living section of the annexe. None of the new openings will directly face or overlook the neighbouring residential property, so they will not cause privacy or overlooking issues.

Internally, the annexe will provide a kitchen, cloakroom / store, living area, and a bedroom with en-suite facilities. The internal area of 39m² is not excessive and reinforces the ancillary nature of the accommodation.

8. Planning Policy Context

National Planning Policy Framework (NPPF) (December 2024)

Government guidance is set out in the revised National Planning Policy Framework (NPPF) dated December 2024. The NPPF expresses a presumption in favour of sustainable development.

The following sections of the NPPF are considered to have most relevance to the application proposal:

Section 2 - Achieving Sustainable Development: Achieving sustainable development means that the planning system has three overarching objectives (economic, social and environmental). The NPPF requires planning policies and decisions to play an active role in guiding development towards sustainable solutions, but in doing so, should take account of local circumstances, to ensure new development reflects the character, needs and opportunities of each area.

Section 12 - Achieving Well-Designed Places: Ensures high-quality design and positive contribution to local character.

The Barnsley Metropolitan Borough Council Local Plan (January 2019)

The Barnsley Local Plan was adopted by the Council on 3rd January 2019, and it includes several masterplan frameworks and a series of Supplementary Planning Documents and Neighbouring Plans. These provide supporting guidance and specific local policies that are a material consideration in the decision-making process.

As outlined earlier in this statement, the Local Planning Policies Map identifies the application site as being Urban Fabric – Land within the Settlement, with no specific allocation. The site and surrounding area are made up principally of housing, so extensions and alterations to residential properties would normally be considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

The following local policies and SPD are considered to have most relevance to the application proposal:

GD1 - General Development – States that development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

SD1: Presumption in favour of Sustainable Development: Outlines that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

D1 - High Quality Design and Place Making: Requires development to be of a high-quality design and to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

T4 - New Development & Highway Safety: Requires developments to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Supplementary Planning Document (SPD) - House Extensions and Other Domestic Extensions

The proposal accords with the Barnsley Council House Extensions and Other Domestic Alterations Supplementary Planning Document (Adopted March 2024). The SPD confirms that annexes, often referred to as 'Granny Annexes', may be permitted where they are single storey, modest in scale (up to 39m²), do not occupy a disproportionate amount of the garden, do not have separate access or curtilage, and maintain a close physical and functional relationship with the host dwelling. The proposed annexe meets all these criteria.

9. Conclusion

The proposed conversion of the existing detached garage / store building to form an ancillary residential annexe is a modest, well-designed and policy-compliant development within the residential curtilage of 60 Doncaster Road, Darfield. It meets a clearly identified family need by providing appropriate accommodation for an elderly relative while maintaining a close physical and functional relationship with the host dwelling. This will allow the occupier to have some independence while ensuring family support is close by.

The annexe is single storey, limited to 39 square metres, and remains clearly subordinate to the main house, with no separate access, curtilage, address or services. The proposal preserves the character of the existing outbuilding and results in no harm to neighbouring residential amenity, the character of the area, or highway safety.

Having regard to the relevant policies of the Barnsley Local Plan and the adopted House Extensions and Other Domestic Alterations SPD, the development is considered acceptable in planning terms. Therefore, we would respectfully request that planning permission be granted for this development.