

Application Reference: 2026/0008

Site Address: 36 Mellor Road, Wombwell, Barnsley, S73 0JH

Introduction: This application seeks full planning permission for a single storey side and rear extension (incl. integrated garage) to dwelling

Relevant Site Characteristics:

The dwelling is a red brick semi-detached house, with a brown tiled hipped roof and red tiled canopy above the door and window located on the front elevation. The dwelling is located within an established residential area of Wombwell. Due to the incline of the street, the application dwelling is sited at a higher level than the adjacent unattached neighbouring dwelling, a pattern which repeats across the street.



Site History

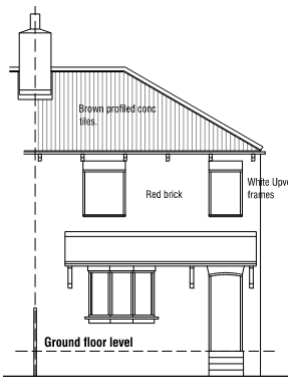
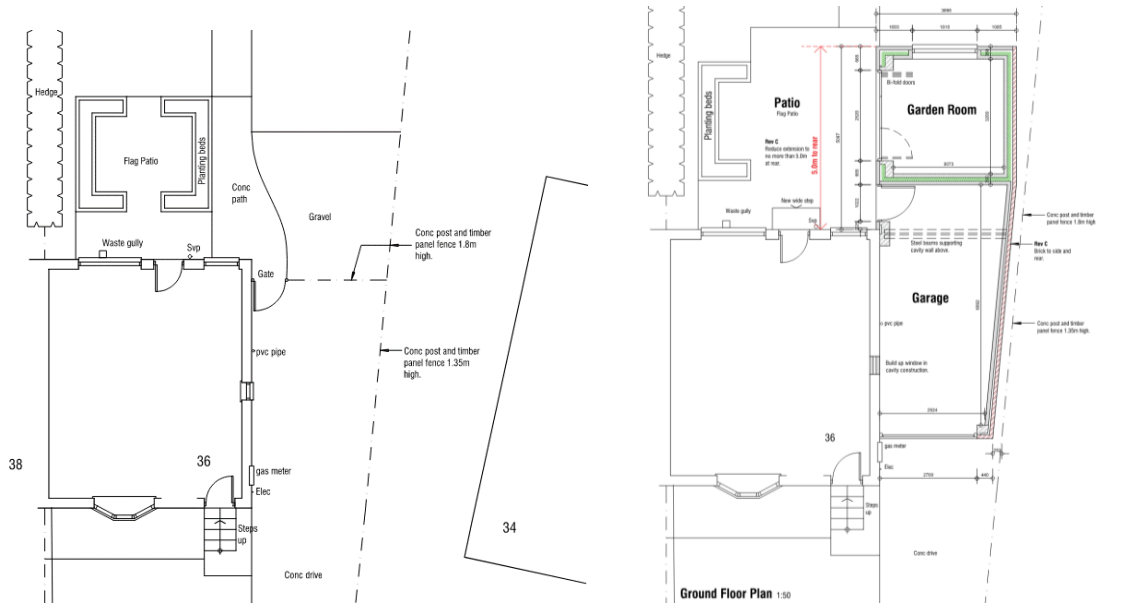
There is no recorded planning history for this address.

Detailed description of Proposed Works

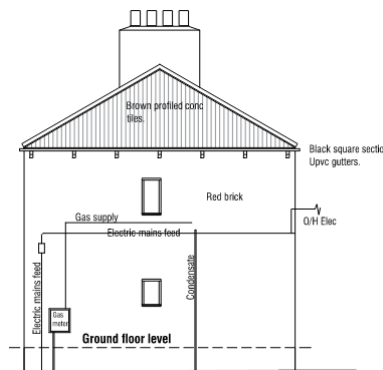
The proposal is for a garage with rear attached garden room, to be constructed and attached to the northeastern side elevation of the dwelling and would extend beyond the rear elevation. The proposal would be constructed with materials of a similar appearance, with matching brickwork to the sides and frontage and render to the rear. The roof has been designed with a feature a lean to roof for the garage aspect and a dual pitched roof for the garden room aspect at the rear.

The plans have been amended during the processing of the application to include a reduction in the projection of the rear extension to 5m. The alterations include a change of materials to the front and side of the garage from being fully rendered, to brickwork to the frontage, north east side elevation and render to the rear.

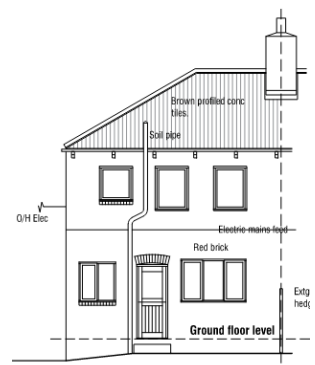
Existing and Proposed Floor Plans And Elevations



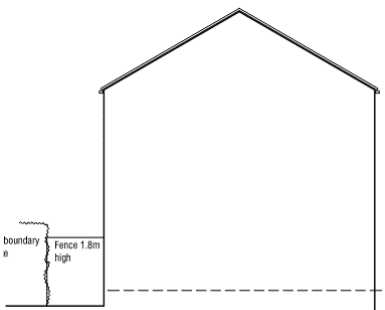
South East Elevation 1:100



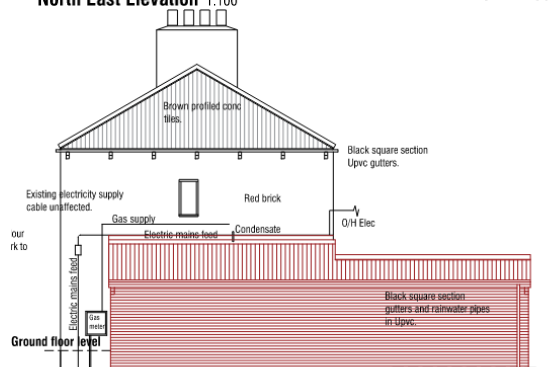
North East Elevation 1:100



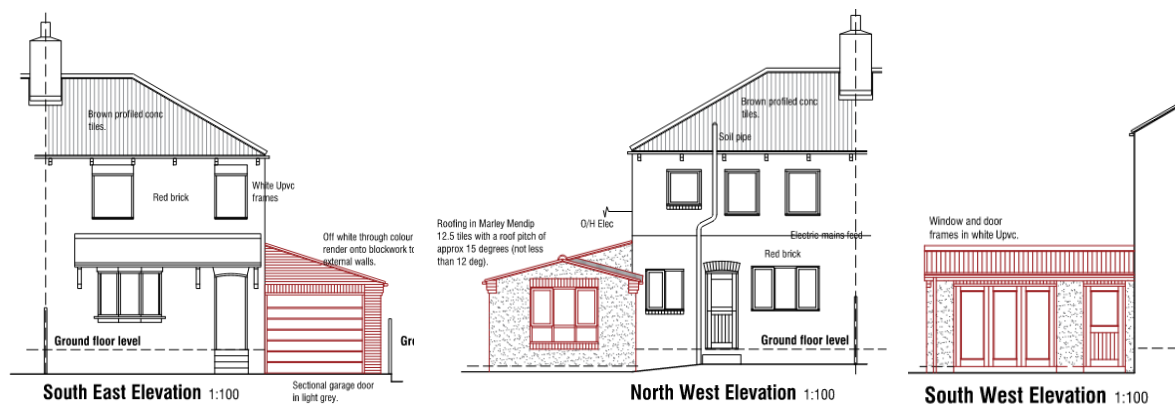
North West Elevation 1:100



View from South West 1:100



North East Elevation 1:100



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.

Amended plans have been received which reduced the rear projection of the extension and provided an alteration to the proposed materials to the front and side of the garage. These changes did not require further consultation with the neighbouring residents, due to a reduction in size of the extension and that there have been no objections/comments received to the original proposal.

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 plans have been amended during the course of the application, as it was considered that the original design was deemed to be too large for a single continuous structure, which included a rear projection from the rear of the applicant's dwelling of over 6m. Instead of separating the garden room from the garage, a reduced length of a combined garage and garden room was proposed, with amended plans now showing a 5m rear projection, beyond the original rear elevation, and total length of approximately 10.89m measured from the frontage of the side attached garage.

Whilst the 5m rear projection is longer than what the SPD guidance House Extensions and other Domestic Extensions recommends for a semi-detached house (4m), the maximum width of 3.90m is less than two thirds of the width of the original house, and at the shortest width, on the front elevation, it is only 3.14m wide. The proposal is single storey, it is not set immediately adjacent to the boundary with the attached dwelling, and there is a good distance of between 3m and 4.3m from the neighbouring dwelling's side elevation and the shared boundary treatment.

The garage is not detached, but the proposed size of the combined garage and garden room, at just under 40 sqm would, although inverted, be of a similar size set within the SPD for a detached double garage. However, in this instance the garage would be of a suitable size for a single vehicle, with an internal footprint of around 22 sqm, whilst the garden room's internal space would be approximately 10.6 sqm.

Although slightly varying due to land levels, the eaves and ridge height of the proposal are all in compliance with SPD guidance levels. For the garage aspect of the proposal, the eaves and ridge heights have been measured at 2.49m and 3.54m respectively, at the highest points from ground level. For the rear garden room section, which unlike the garage features a gable instead of sloped, lean to roof, the eaves and ridge heights are measured as 2.45m and 3.11m respectively at their highest points from ground level.

The overall design of the proposal is considered to be acceptable. The proposed side garage extension would be subservient to the main dwelling and is set back from the frontage of the house in line with the SPD. In terms of materials, the main facing material for the garage and garden room was originally proposed to be exclusively in render, however whilst it is acknowledged that there is a scattering of dwellings within the street scene featuring render, this is almost exclusively located on the upper level of the dwellings. Therefore, render was not considered acceptable for the frontage and side of the proposal, with the brick work which is now shown on the amended proposal being much more in keeping with the character of both the dwelling and and street scene. The remaining render on the rear elevation and side facing the garden are acceptable and will not be seen from within the street scene.

With the amended proposals being considered to have a limited impact on the scale, design and character of the original dwelling, and broader street scene; the proposal would be in accordance with local policies GD1 and D1. This carries moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

Due to the location of the proposal, there would not be any significant impact to the amenity of the attached neighbouring dwelling or neighbouring dwellings to the rear. There is approximately a 5.35m

distance between the proposed extension and the rather thick and tall boundary hedge shown on the plans. There is also over a 13m distance from the rear elevation of the proposed garden room to the rear elevation.

In contrast, there is the potential for the proposal to have an impact on the amenity of the unattached neighbouring dwelling of No34. Impact may arise from the proposal affecting light levels into the rear side elevation kitchen/diner window, and through an overbearing nature due to the significant length of the proposal. However, it must be noted that there have been no comments from any neighbouring dwellings, and the proposed extension has been reduced in length and is set at an angle to the neighbouring dwelling. The neighbouring dwelling also features a single storey extension to the rear.

With the dwelling and the proposed extension being set at a higher level than the neighbouring dwelling, a positive of the proposal is its limited height. With a maximum high point of 3.54m for the garage aspect and 3.11m for the rear garden room aspect, the proposal is notably lower than the 4m allowed through permitted development. The reduced height combined with the sloped, single pitch roof of the garage, and gable aspect of the garden room, the impact of the proposal is further reduced.

With the neighbouring dwelling set at an angle from the application dwelling, with an increasing distance between the front side corner of the dwelling of 3m to the boundary treatment, increasing to 4.3m at the rear side corner, this further reduces any potential impact from the proposal, especially on the rear kitchen/diner window. The boundary treatment has been measured on the plan at 1.5m in the applicant's garden but 1.7m on the neighbour's side. The plan also indicates that further along the side elevation, the boundary height increases to 1.8m. Regarding the potential for overbearing, any impact is minimised, as noted above by the existing extension set to the rear of number 34, the limited height of the proposed extension, and as the extension has been reduced from the scale originally proposed. Overall, any impact upon number 34 would be considered as modest and the proposal would remain compliant with local policy GD1. This carries moderate weight in favour of the proposal.

Highways

The square meterage of the garage, without the attached garden room is of a greater size than what is required by local policy for a single garage. Internally, apart from a minor discrepancy with a column, a 6m x 3m rectangle fits wholly within, which is the required size for a single garage. A distance over 6m is also maintained from the garage to the highway, which is also a highways requirement. The final requirement in meeting highways and parking standards is for a second parking space with minimum dimensions of 2.5m x 5m to be located within the curtilage. There is sufficient existing driveway provision, even after the construction of the combined garage and garden room to maintain such a parking space.

With no other proposed changes to access or parking provision, the proposal would have no impact on parking 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

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:

- The original extension was deemed to extend beyond the rear boundary too far, and the proposed render was not deemed appropriate. Both issues were deemed to have a potential impact on visual amenity and the first issue, potentially on neighbouring amenity as well.

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

- Block Plan 25.26 Drwg No BP01 REV A
 - Existing Ground Floor Plan and Elevations 25.26 Drwg No S01 Rev A
 - Location Plan 25.26 Drwg No 0S1
 - Proposed Ground Floor Plan and Elevations 25.26 Drwg P1 Rev C
- 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.