

Application Reference: 2025/0921

Site Address: 8 Hall Place, Monk Bretton, Barnsley, S71 2EX

Introduction: Demolition of existing attached double garage and replace with a detached double garage and removal of existing rear conservatory and erection on side and rear extension.

Relevant Site Characteristics

The application relates to a detached bungalow within the Monk Bretton area. The site is located within a residential area. Directly to the east of the site is land allocated as greenspace. Dwellings are located to the North, South and West of the site. The site provides a large side and front garden. A long driveway is located to the west of the dwelling. The dwelling has a flat roofed garage extension to the rear west of the site. The dwelling provides a gable roof form. The dwelling is constricted from stone and yellow brickwork.

Planning History

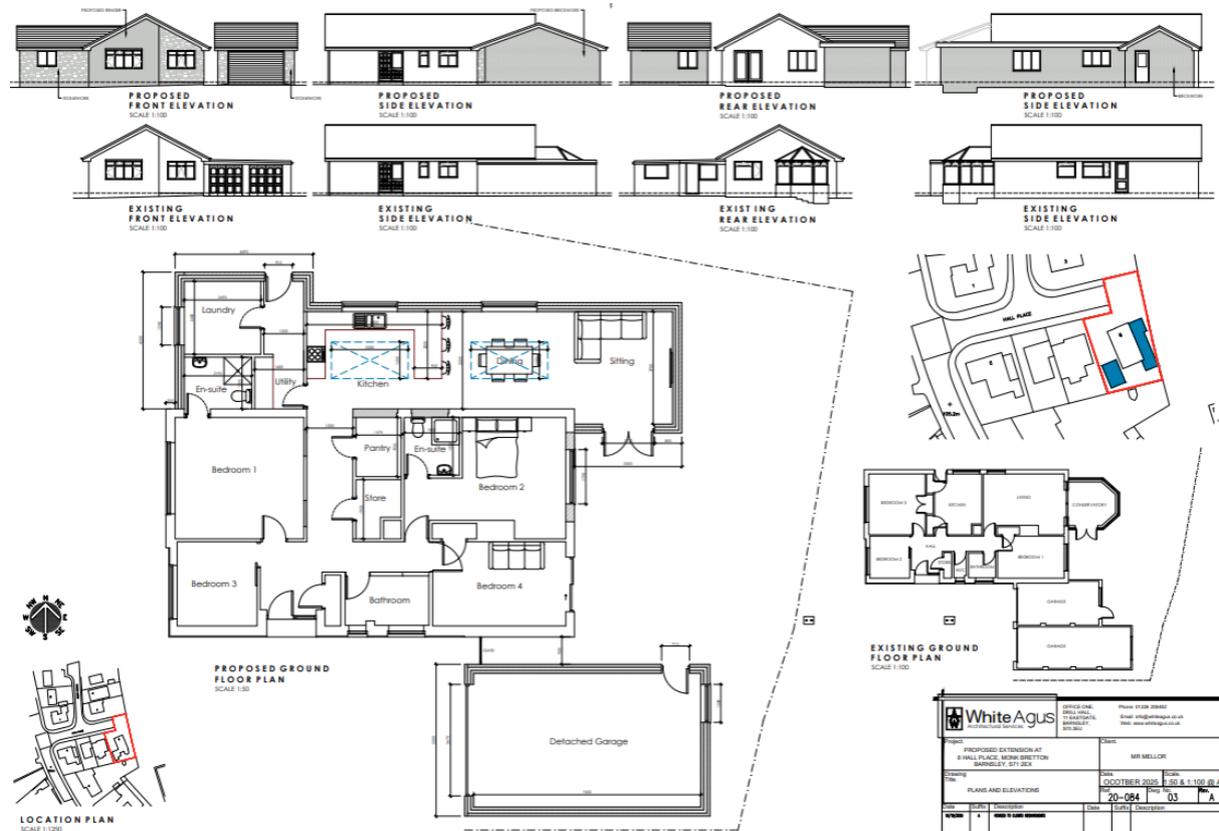
Application Reference	Description	Status
2020/1193	Erection of single storey extensions on both sides of bungalow to side/rear and erection of detached double garage to front	Approve with Conditions

Detailed description of Proposed Works

The applicant is seeking permission to erect a side extension with a small wrap around element to the rear. The side extension would have an approximate length of 16.5 metres. The proposed extension provides two roof types. A pitched roof is proposed to the front 4.5 metres with an approximate ridge height of 3.9 metres and an approximate eaves height of 2.3 metres. This element of the side extension also provides an approximate width of 4.5 metres before the extension is set in closer to the dwelling to provide an approximate width of 3.5 metres. The remainder of the extension provides a flat roof with a roof height of approximately 3 metres. The extension extends to the rear of the dwelling by approximately 3.5 metres. The rear element of the extension also wraps around the rear elevation of the dwelling by approximately 0.8 metres. The side extension provide glazing to the front elevation to serve a laundry room. Glazing is also proposed to the side elevation servicing a kitchen and dining room. A door is detailed to the side elevation allowing access via a corridor next to the laundry room. Patio doors are also detailed to the west side elevation of the rear element of the existing providing access to a sitting room. Two roof lanterns are detailed to service the open plan kitchen and dining room. The front elevation of the side extension is detailed to be constricted from stonework and the remaining side and rear elevations, from brickwork. The front brickwork element of the existing front elevation is detailed to be rendered.

The applicant is seeking permission to remove the existing flat roofed double garage and replace with a detached double garage with a pitched roof. The proposed garage would have an approximate ridge height of 4 metres and an approximate eaves height of 2.3 metres. The garage would be approximately 5.4 metres wide with an approximate length of 8 metres. The garage has been detailed to be constructed from stonework to the front

elevation and brickwork to the side and rear elevations. A garage door is proposed to the front elevation spanning approximately 3.7 metres. A window is detailed to the rear elevation.



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.

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 where 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 Supplementary Planning Document for House Extensions states 'The design of a single storey side extension should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling).

Detached garages and outbuildings should relate sympathetically to the main dwelling in style, proportions and external finishes. In most cases, it will not be appropriate for a garage to be sited between the house and the road. Detached garages and outbuildings should be single storey structures and the eaves height should not normally exceed 2.5 metres from ground level, whilst the ridge height should not exceed 4 metres. Proposals for garages will be assessed using the reference of a standard size for a single garage as outlined in the South Yorkshire Residential Design Guide, which states the internal floor area for garages should be 3m by 6.5m. For double garage proposals a standard floor area size is considered to be 6.5m x 6.5m.'

The proposed side extension would provide a maximum sideways projection of 4.5 metres. The sideways projection is therefore considered acceptable as per the house extension SPD guidance of less than two thirds the width of the existing dwelling. Although a flat roof is proposed to the majority of the side extension, a pitched roof has been used to the front. This prevents the flat roof from being seen within the street scene ensuring the proposal remains in keeping with the character of the dwelling and the street scene. The pitched roof element is set down from the existing roof ridge line. The front elevation of the extension is also set back from the existing front elevation by approximately 0.3 metres. This allows the proposal to remain subordinate to the existing dwelling. The extensions are detailed to have stonework to the front elevation and brickwork to the rear and side elevations. The stonework to the front is to the benefit of the proposal and remains in keeping with the site and street scene. The use of render to the existing front extension is considered acceptable on this occasion given there is substantial render use in the area and the proposed render would replicate the existing render features on the adjacent Church Grove.

The proposed garage provides an improvement to the site through the removal of the flat roofed existing garage. The proposed garage provides a pitched roof which is more in keeping with the site and the proposed ridge and eaves height are considered acceptable with the House Extension SPD guidance. The garage provides a ridge height lower than the existing dwelling, allowing the garage to remain subordinate to the existing dwelling. The use of stone to the front elevation allows the garage to remain in keeping with the dwelling and the street scene.

It is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making and as such carries considerable weight in favour of the application.

Impact on Neighbouring Amenity

Given the proposed extension would be erected in close proximity the boundary with the greenspace, the proposal would not impact on any neighbours to the east. Additionally, the proposed extension is substantially screened in all directions. The proposal is a single storey extension with substantial screening and would therefore not pose any overlooking, loss of light or overdominance issues.

The proposed detached garage is detailed to be located in close proximity to the boundary to the west. Substantial boundary treatment is in place to the south and west of the site. This substantially screens the proposal. The proposed pitched roof form would be more dominant than the existing flat roofed extension, however the proposal does reduce in height to the eaves height nearest to the west boundary. The proposal is therefore not considered to be overly dominant or provide detrimental levels of loss of light.

It is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1 General Development. This carries considerable weight in favour of the application.

Highways

The proposal would result in the increase in bedrooms at the site from 3 bedrooms to 4 bedrooms. The site provides substantial facility for at least two parking spaces. Although the garage is too small internally to be considered a double garage, the remaining substantial parking facility on site ensures no further parking requirement is needed.

As such, the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety. This carries significant weight in favour of the application.

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

It has not been necessary to make contact with the applicant regarding any amendments to the proposal.

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.