

Application Reference: 2026/0078

Site Address: 18 Canada Street, Worsbrough Common, Barnsley, S70 4JZ

Introduction: Erection of two storey outbuilding comprising of garage, sun-lounge, gym and storage.

Relevant Site Characteristics

The property is a semi-detached dwelling within the Worsbrough Common area. The surrounding area is characterised by similar semi-detached dwellings constructed from matching materials to the site dwelling. The site is located at the end of Canada Street with access provided from a circular turning head, restricting facility for a front garden. The land rises to the south with the natural level of the rear garden sloping upwards by approximately 1.5 to 1.8m above the ground floor level of the house which in itself is approximately 1m above the highway.

The neighbouring property to the west is oriented 90 degrees to the site. A modest sloping rear garden is located in the south of the application site with dwellings on Columbia Street beyond being set at a higher level than the site. The dwelling is constructed from red brickwork and features a hipped roof. The site provides a steep driveway to the west of the dwelling allowing for access to the rear of the site.

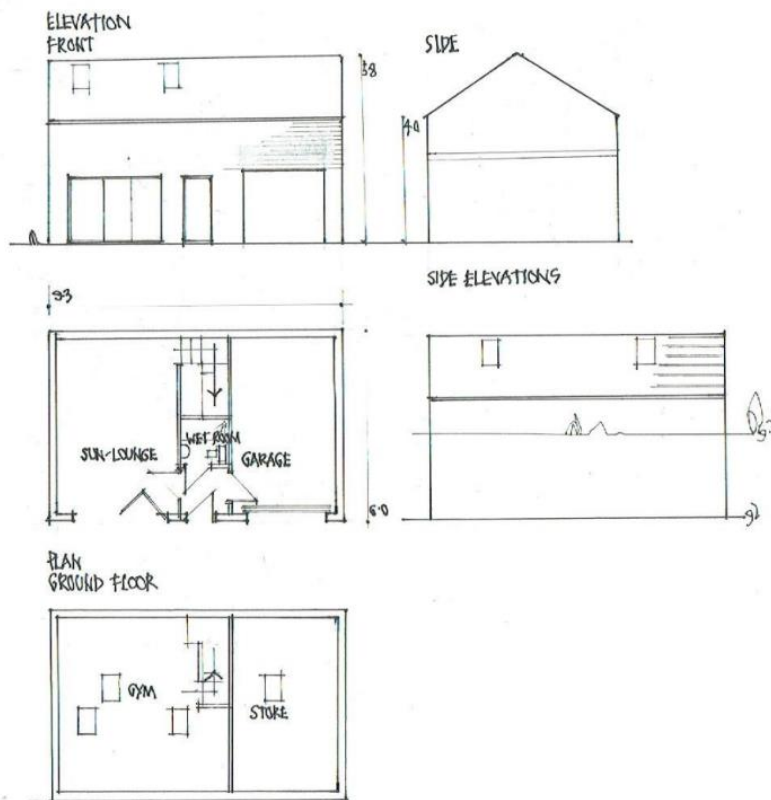
Significant excavation works had already taken place to the rear of the site significantly affecting the existing sloping topography of the site, lowering and levelling the rear garden ground level down to the ground floor level of the house, with the soil beyond retained by a breeze block wall approximately 1m high.

The adjoined property to the east has a single storey garage to the rear of the property constructed from similar materials to the site.

Detailed description of Proposed Works

The applicant is seeking permission to erect a two-storey outbuilding to the rear of the site incorporating a sunlounge room, a gym, a storeroom and a garage. The outbuilding would have an approximate width of 9.3 metres and an approximate length of 6 metres. A pitched roof form has been detailed with an approximate eaves height of 4 metres and an approximate ridge height of 5.8 metres. Bifold doors are detailed to the left of the front elevation servicing the sunlounge room. A garage door is detailed to the right of the front elevation allowing access to a garage. A door is detailed centrally to the front elevation. 4 rooflights are detailed. 2 rooflights to the front roof plane servicing a gym room and 2 to the rear elevation roof plane servicing a gym room and a store room. An approximate floor space of 96.8 square metres is proposed to be created by the proposal. Matching materials have been detailed throughout.

18 CANADA STREET, S70 4JZ



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.

Other Guidance

- South Yorkshire Residential Design Guide

Representations

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 representation has been received raising concerns to potential overlooking from the proposed rooflight windows to the rear of the proposal.

Consultations

No consultees

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 '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. It is not considered appropriate for detached garages to include dormer windows as a way of accommodating rooms in the roof space, however, in some circumstances (e.g. where the garage is set within a large curtilage) it may be possible to utilise the roof space for ancillary accommodation/storage but not as an annex/granny annex. Where the privacy of neighbouring residents would not be compromised it may therefore be possible to install roof lights.'

Although the proposal may not exceed the height of the neighbouring garage to the east of the site, this would be achieved by the excavations which have already taken place, and which have lowered and levelled the ground level considerably. The House Extensions SPD clearly outlines outbuildings and garages should be single storey structures. A two-storey proposal would therefore be contrary to local policy and would not be acceptable and has the potential to set a poor precedent for excavating sites to allow for garages and outbuilding which may be less impactful on neighbours but are still contrary to planning policy. The proposal also details an eaves height of 4 metres, exceeding the permitted eaves height set out in the House Extensions SPD by 1.5 metres. The proposal details a ridge height of almost 6 metres, exceeding the permitted ridge height set out in the House Extensions SPD by 2 metres.

The proposal details an approximate floor space of 96.8 square metres. Although the House Extensions SPD does not specifically outline the maximum floorspace for a garage or outbuilding, it is generally considered the floorspace should not exceed the 39 square metres outlined for an annexe in the House Extensions SPD. Even if some leniency was given to allow a slightly larger proposal than what is usually acceptable, a floorspace of 96.8

square metres is almost 250% larger than the permitted 39 square metres and is considered substantially excessive and a significant overdevelopment of the site.

The South Yorkshire Residential Design Guide advises a 1 bed, 2 person dwelling should provide a floor area of 47 square metres and a 2 bed, 3 person dwelling should provide a floor area of 62 square metres. The proposed outbuilding would therefore provide a floor area which exceeds the requirements for a 1 bed, 2 person dwelling and therefore exceeds a size tantamount to a new 2 bedroom dwelling on the site.

The use of a pitched roof form and matching materials is welcomed but does not mitigate the excessive size of the proposal.

It is therefore considered that the proposed outbuilding/garage is not acceptable in terms of visual amenity and does not conform Local Plan Policy D1: High Quality Design and Place Making and the adopted House extensions SPD due to its excessive height, excessive floorspace and two-storey construction and as such carries substantial weight in opposition of the application.

Impact on Neighbouring Amenity

Due to the excavation of the site, the proposal will have a reduced impact on neighbours to the south. There is potential for the proposal to meet the same roof height as the neighbouring garage to the east of the site and therefore be no more impactful. The site provides significant boundary treatment to the south. Given the proposal is to the north of rear neighbours, the proposal would be unlikely to have a detrimental impact on loss of light or be of an overbearing nature. Rear roof plan rooflights could have the potential for overlooking to the south, although it is acknowledged this would be reduced by boundary treatment. No side windows have been detailed, preventing any opportunity for overlooking to the east or west of the site.

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 modest weight in favour of the application.

Highways

The proposal would allow for a parking space within the garage and parking facility on a driveway to the west of the dwelling. A minimum of 2 spaces would be provided on-site, meeting the minimum parking standard for a dwelling with 3 or more bedrooms.

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 modest weight in favour of the application.

Planning Balance and Conclusion

Whilst the proposal would provide a satisfactory impact on residential amenity and highway safety, these elements would only hold moderate balance in favour of the application. However, the proposed inclusion of a second storey, the excessive height and scale and the proposed excessive floorspace significantly exceeds what is permitted within local planning policy and adopted guidance and weigh substantially against the proposal.

For the reasons given above, and taking all other matters into consideration, the proposal does not fully comply with the relevant plan policies and planning permission should not be

granted. For the reasons given above, and taking all other matters into consideration, planning permission should be refused.

RECOMMENDATION: Refuse

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

It has been necessary to make contact with the applicant to request plans and elevation which provide a single storey scheme in line with the House Extensions SPD with a maximum eaves' height of 2.5 metres, a maximum ridge height of 4 metres and a significantly reduced floorspace. No amendments were forthcoming and the agent outlined a request for a decision based upon the current 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.

The reason for the Council's decision to refuse planning permission are:

- 1) In the opinion of the local planning authority, the proposed outbuilding/garage exceeds the maximum 2.5 metre eaves height, 4 metre ridge height and 39 square metres floorspace outlined as acceptable within the House Extensions SPD. Consequently, this application is considered to be contrary to Local Plan Policies GD1: General Development and D1: High Quality Design and Place Making.