

Application Reference: 2023/1123

Site Address: Leapings House, Leapings Lane, Thurlstone, Sheffield, S36 9QP

Introduction: This application seeks full planning permission for erection of detached garden room, refurbishment and reroofing of existing detached garage and retaining walls (amended plans)

Site Characteristics:

The extended stone cottage style dwelling is quite large but is set within in a generous plot, in comparison to the dwelling itself. Along with a good-sized driveway, enclosed curtilage currently features a large, detached garage and hard surfaced tennis court. The dwelling and its curtilage are reasonably level despite being constructed within a valley. Neighbouring dwellings, including a listed house are sited at a higher level on the hillside to the south, with industrial premises sited below, to the north. Towards the east is woodland, whilst towards the west is a dwellinghouse and what appears to be a current or former farmstead and agricultural fields.



Site History

Application	Description	Status
2021/0667	Replacement of garage block with ancillary accommodation within the roof space and re-orientation of tennis court	Approved
2016/0728	Rebuild and raise height of boundary wall	Approved
2008/0151	Erection of a 2 storey side extension to dwelling	Approved
B/04/0643/PU	Erection of rear single storey garden room extension to dwelling	Approved
B/00/0327/PU	Erection of pitched roof to existing garage (Retrospective).	Approved
B/90/0062/PU	Erection of extension to dwelling	Approved

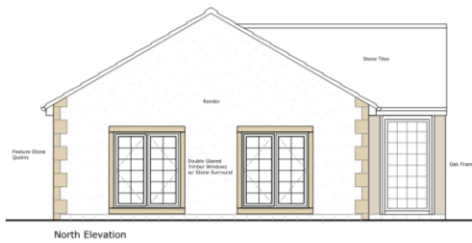
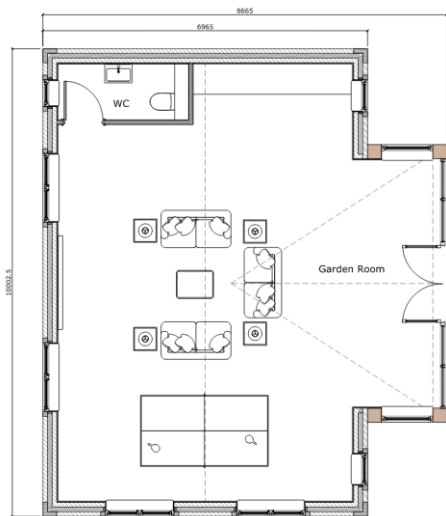
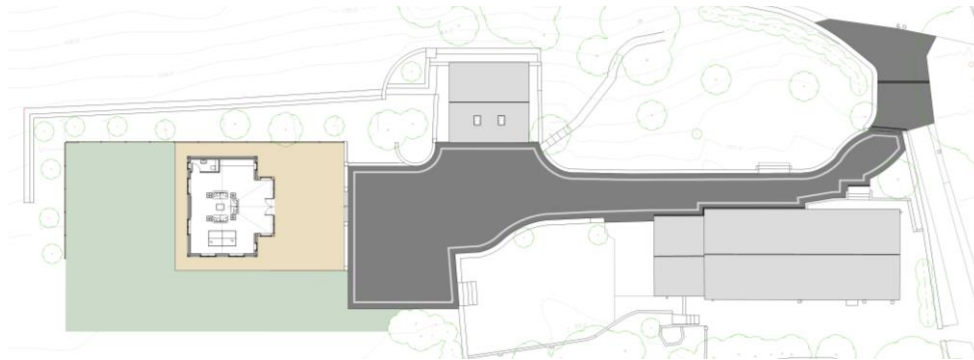
Detailed description of Proposed Works

The amended proposal seeks to erect a single storey, detached garden room, located on the former location of the tennis courts whilst refurbishing and reroofing the existing detached garage instead of significantly increasing the size of the garage, as previously proposed. Additional works include minor additions and alterations to the existing garage. An extension to the driveway resulting in the loss of a category C Tree have been completed through permitted development rights but have been included for illustration on the proposed plan.

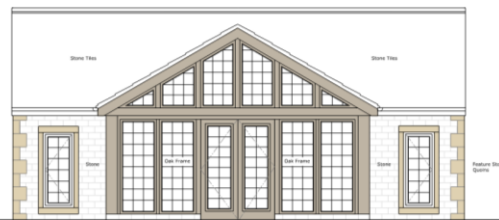
Existing and Proposed Garage Plans and Elevations



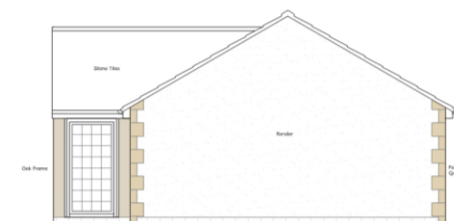
Proposed Garden Room Plans



North Elevation



West Elevation (Front)



South Elevation



East Elevation (Rear)

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 HE1: The Historic Environment
- Policy HE3: Development affecting Historic Buildings
- 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

Section 16 - Conserving and enhancing the historic environment

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

No comments have been received

Biodiversity (Ecology):

A bat survey was undertaken in June 2024. Ecology required that the recommendations of the bat survey, which included the installation of three bat boxes and a swift brick, use of traditional bitumen coated roof felting, a sympathetic lighting scheme and any clearance of vegetation outside the nesting season or following checks by an ecologist. As the bat survey is valid for two years, an update from Ecology in July 2025 confirmed that the same requirements would apply with a condition to be added to any decision notice

Conservation:

There was no objection to the original or revised proposal from the conservation officer, with conformation the proposals met the requirements of the NPPF and local policies HE1 and HE3.

Forestry:

A tree survey and impact assessment, along with an arboricultural method statement was provided which covered the original development area along with a broader area of nearby trees. As the development has been relocated from the originally proposed area where the detached garage is located, to a separate area where no trees would be impacted, a new tree survey would not be required however tree protection is necessary to protect trees during construction. This will be secured via condition.

Separately, as illustrated on the proposed plan, the driveway has been extended, into an area outside of the proposed development area, which resulted in the removal of a single category C tree, was completed through permitted development.

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 but is also located close to Grade II listed building. 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. As the dwelling may affect the setting of listed building, consultation from the Conservation Officer is required.

Scale, Design and Impact on the Character

The amended plans no longer significantly extended the detached garage, which is already quite large and in excess of SPD House Extensions and Other Domestic Extensions guidance, with an external footprint of approximately 62.8m. Instead, the garage is proposed to have its roof replaced, with no increase in height, and the potential for the existing stone to be reused, along with other maintenance to the garage, and retaining wall around the garage.

Additions to the garage would be limited to two rooflights within the front elevation of the garage's gable roof, two small lights on the front elevation of the garage, and a 1,1m metal rail, to match the existing, sited on top of the retaining wall. As well as the roof, the garage door and side doors of the garage would be replaced but the openings would not be increased in size. One of the two side elevation windows within the garage would be removed.

The Proposed garden room is neither a garage nor an annexe, but with no specific footprint size guidance for outbuildings, the proposed garden room with maximum dimensions of 8.7m x 10m and an approximate 80 sqm footprint, would be larger than the SPD guidance for a double garage at 6.5m x 6.5m (42.5sqm) or an annexe which should be a maximum of 39 sqm or no larger than a double garage.

In isolation, the scale of the proposed garden room would appear to have the equivalent footprint of a small dwellinghouse. However, taken in context of the scale the host dwellinghouse's curtilage of approximately 6,000 sqm, and to a lesser extent the approximate 305 sqm footprint of the two-storey dwelling house, the scale becomes more relative.

Due to the proposed height of the garden room's roof at over 4m, it would automatically not qualify for class E of the General Permitted Development Order 2015. However, if the height had been less than 4m, subject to the garden room being of incidental use to the principal host dwelling, there would have been a strong possibility that the garden room would be considered as permitted development.

The proposed roof and eaves height would also breach the SPD guidance for outbuildings, by featuring an eaves and (maximum) ridge height of 2.55m and 4.7m respectively, instead of 2.5m for the eaves and 4m for the ridge height. Whilst render is the predominant material, matching the detached garage more than the host dwelling, stone accents, lintels, and a stone tiled roof, along with similar windows ensures the garden room remain sympathetic to the host dwelling.

Despite its large scale and deviation in design compared to the host dwelling, the proposal would be less impactful than the original proposal which would have been incorporated within a

substantially enlarged detached garage, which had the potential to be visible, although not considered impactful to a nearby historically listed cottage.

In contrast to the proposed garage extension, the garden room would be single story only and would not be within the line of site of the nearby listed building. It would be partially visible from Leapings Lane, this would be a diffused view from above, due to the lower level of the site and trees close to the boundary.

Despite its large size, the garden room would appear of incidental use to the main dwelling. There is one large room proposed, with separate but small WC. A condition has been included on the decision notice restricting the use of the proposed outbuilding.

On balance, the proposal would be considered acceptable in this instance in accordance with local policies GD1 and D1, which carries moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

Given the location, and despite the scale of the proposed garden room, there would be little or no impact upon the amenity of any neighbouring dwelling. This includes no overshadowing, no overbearing of structures and no impact to outlook.

With the existing garage principally undergoing maintenance works, and the addition of roof lights and wall lights overlooking the applicant's garden, in a similar manner to the garden room, there would little or no impact on the amenity of neighbouring dwelling's, especially in comparison to the originally proposed works.

With proposed incidental use to the host dwelling, and little or no impact to residential amenity, the proposal would be compliant with local policy GD1 which carries moderate weight in favour of the proposal.

Highways

As part of the application, there are no proposed changes to the access or parking provision, but as illustrated on the proposed site plan, the driveway has been extended through permitted development rights. Although not required as there was already adequate parking provision, this has subsequently increased. With no changes to access to the site, there would be no impact on 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:

- An ecology report was requested.
- A tree survey, and consequential reports in relation to the original substantial size of the proposed garage extension was required.
- Following concern over the impact of an enlarged garage extension, the alternative proposal for additional space to be created within a garden room was accepted with the reduced impact of maintenance and limited alterations to the existing garage.
- Amended plans confirmed the intention to undertake a driveway extension through permitted development.

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 & Informative

1. The development hereby approved shall be carried out strictly in accordance with the amended plans (Nos.) and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

2. The development hereby approved shall be carried out strictly in accordance with the amended plans

- Existing Garage Plans and Elevations 1043-S75-XX-XX-DR-A-01025
- Existing Site Plan 1043-S75-XX-XX-DR-A-10000
- Location Plan TQRQM23343205427712
- Proposed Garage Elevations 1043-S75-XX-XX-DR-A-40000_P2
- Proposed Garage Plans 1043-S75-XX-XX-DR-A-20000_P2
- Proposed Garage Side Elevations 1043-S75-XX-XX-DR-A-40001_P2
- Proposed Garden Room Elevations 1047-S75-XX-XX-DR-A-40000_P1
- Proposed Garden Room Elevations 1047-S75-XX-XX-DR-A-40000_P1
- Proposed Garden Room Plans 1047-S75-XX-XX-DR-A-10001_P2
- Proposed Site Plan 1047-S75-XX-XX-DR-A-10000_P6 received 17.03.2026

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. The external materials shall match those specified within the plans outlined above.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1.

4. The development shall be completed in line with the recommendations in the Bat Survey Report, 4th June 2024 and the conditions of the planning permission. All the recommendations shall be implemented in full, unless otherwise agreed in writing by the Local Planning Authority, and thereafter permanently maintained for the stated purposes of biodiversity conservation.

Reason: In accordance with policy BIO1 of the Local Plan

5. No development shall commence until the following details, in accordance with British Standard 5837:2012, have been submitted to and approved in writing by the Local Planning Authority:

- Tree protective barrier details
- Tree protection plan

Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality.

6. The garage shall be used solely for the garaging of private motor vehicles and for private use incidental to the enjoyment of the dwellinghouse only and not for trade, business or any other purposes without the grant of further specific planning permission from the Local Planning Authority.

Reason: To prevent an overdevelopment of the site.

7. The garden room hereby approved shall be used only for purposes incidental to the enjoyment of the dwellinghouse and shall not be used as a separate dwelling, annexe, or for any form of primary residential accommodation without the prior written approval of the Local Planning Authority. The building shall not be occupied independently of the main dwelling and shall not be let, sold, or otherwise disposed of as a separate unit of accommodation.

Reason: To prevent the creation of an independent or ancillary residential unit.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no outbuildings, garages or other domestic structures falling within Class E of Part 1 of Schedule 2 of the Order shall be erected within the curtilage of the dwellinghouse unless planning permission has first been obtained from the Local Planning Authority.

Reason: To prevent the overdevelopment of the site.

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.