Application Reference: 2026/0743

Site Address: 11 Granham Acre, Shafton, S72 8WE

Introduction:

This application seeks full planning permission for the erection of a single storey garage in front of property.

Relevant Site Characteristics

The site is located within a densely populated residential estate in Shafton. The site itself consists of a large, detached dwelling, brick built with a pitched roof design and is situated side on to the road.

The site is a corner plot located at the head of the cul-de-sac Granham Acre. Granham Acre is characterised predominantly by detached and semi-detached dwellings. The host property is accessed from Granham Acre via an existing private drive which is shared with one neighbouring dwelling. Due to the site location the property benefits from a large open plan front garden with parking available within the front garden.



Site History

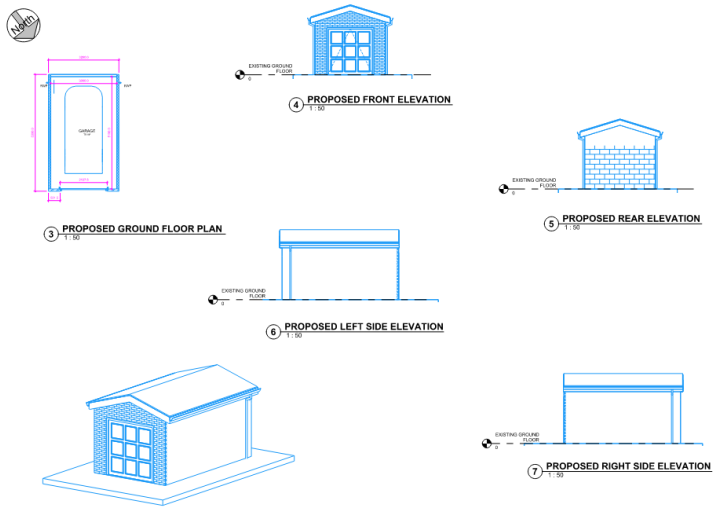
Application Reference	Description	Status (Approved/Refused)
None		

Detailed description of Proposed Works

The proposal is for the erection of a single storey detached garage within the southwest corner of the front garden. The proposed garage will be constructed in matching materials and will measure 3.2m x 5.3m, 2.4m to the eaves and 3.1m total height. The garage will have a garage door facing Granham Acre and has been designed with a pitched roof.



2 SITE PLAN
1 : 500



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

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework 2026 sets out the overarching planning framework for England and has replaced the previous version published in December 2024. It has introduced a revised structure comprising national decision-making policies organised by policy code rather than paragraph number. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development and states that in all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in the NPPF should be approved without delay.

Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The most relevant sections are:-

Section 3 - Decision making policies
Section 4 - Achieving sustainable development
Section 14 - Achieving well designed places
Section 15 – Promoting sustainable transport

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
- South Yorkshire Residential Design Guide

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 representations have been received.

Consultees

Highways – No objections

Shafton Parish Council – No comments received

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 an area allocated as urban fabric within the Local Plan. 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

SPD: House Extensions states that detached garages should relate sympathetically to the main dwelling in style, proportions and external finishes. It also states that in most cases, it will not be appropriate for a garage to be sited between the house and the road.

The proposed garage is small scale and has been designed with a pitched roof and will be constructed in matching materials, relating sympathetically to the main dwelling. The eaves of the proposal will measure 2.4m and the total height of the proposal will be 3.1m which is in compliance with the principles set out within SPD: House Extensions. It is noted however, that the internal measurements fall short of the reference guide set out within the South Yorkshire Residential Guide and as such can't be counted as a full parking space. That said, the front garden provides over and above the parking requirements for a property of this size.

The position of the proposed garage is located within the front garden of the property however, due to the position and angle of the host property, the proposal is not set between the house and the road. The proposed garage will be located along the southwest boundary, to the rear adjacent to the neighbouring dwelling and will be sited facing the road. For this reason, the proposed garage is not expected to look injurious within this location and is therefore in compliance with planning policy.

Overall, taking the above into account, it is considered that the proposed alterations would have a neutral impact on the character of the area and as such is in compliance with Local Plan Policy D1 and SPD: House Extensions and other domestic alterations; this carries significant weight in favour of the application.

Impact on Neighbouring Amenity

The proposal is for a single detached garage located along the southern boundary, within the southwest corner of the front garden. This boundary is shared with no. 9 Granham Acre, therefore any building located along this boundary may have an impact on the amenity of the neighbours.

The proposal will have an eaves height of 2.4m and an overall height of 3.1m with a pitched roof. The proposed garage will be located to the north of the neighbours garden along their shared boundary. Due to the positioning of the garage taking into consideration the height of the proposal and the path of the sun, the proposed garage is not expected to cause any detrimental overshadowing to the neighbouring property.

As a result of the above, it is not considered that the development proposed would significantly impact the amenity of the residents and as such is in compliance with Local Plan Policy D1; GD1 and SPD: House Extensions and other domestic alterations; this carries significant weight in favour of the application.

Highways

The Council's highways department were consulted with regards to the proposed garage. Initially the officer had some concerns with regards to the impact the proposal may have on the existing parking arrangements.

The size of the proposed garage falls below the minimum dimensions required for a garage to be considered as a usable parking space, and as such can not be relied upon as part of the parking provision for the dwelling. The officer also had concerns with regards to the position of the garage which may reduce the opportunity for turning or accommodating visitor parking.

The officer requested further information to demonstrate that the required parking provision can continue to be accommodated. Evidence was provided that the applicant parks perpendicular to the property currently and the creation of the garage would not change this. There is also evidence that two parking spaces in addition to the garage are available within the site. Whilst the highways officer still has reservations regarding the actual operation of the driveway with the creation of the garage, there are no highway safety concerns and as such has no objection to the proposal.

SPD: Parking provides parking standards for residential development. Off-street parking will not be impacted by the proposal, and parking will be retained for at least two vehicles which is in line with SPD: Parking.

As such, the scheme is acceptable from a highways development control perspective in compliance with Local Plan Policy T4 New development and Transport Safety and SPD: Parking; this carries moderate 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 been necessary to make contact with the applicant to request additional information during the consideration of the application.

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.