



Planning Statement

Proposed Development: Erection of a Detached Garage (8.1m × 6.7m)

Site Address: 117 Snape Hill Road, Darfield, S73 9LT

Applicant: Mr Curley

Date: 2025

1. Introduction

This Planning Statement supports a revised householder application for a detached garage at 117 Snape Hill Road. A previous application on the site gained approval for a **6.6m × 6.6m detached garage** and a **3.8m × 7.8m annex/outbuilding**.

The applicant **does not intend to implement** those two previously approved buildings. Instead, a single consolidated garage measuring **8.1m × 6.7m** is now proposed. This results in a *reduction* in built form and improved site planning over the fall-back consent.

2. Site and Context

The application site occupies a **generous corner plot** with an established **2-metre-high perimeter fence**, providing natural screening from Snape Hill Road and Doveside Drive. The surrounding area comprises varied residential dwellings with a number of garages and workshops within domestic curtilages.

The site is not within a Conservation Area and is free of heritage constraints. The corner position and sizeable plot make it particularly suitable for well-designed ancillary outbuildings.

3. Background and Development History

3.1 Previous LPA Negotiations and Applicant Good Will

It is important to clarify that the applicant's **first application was not submitted with any intention of changing or expanding the development at a later date**. The planning file will show that the initial submission proposed a larger single outbuilding measuring approximately **8.3m × 11.5m**.

During discussions, the LPA considered this too large. In response, the applicant fully cooperated and showed **good will**, working constructively with officers to revise the scheme.



Following negotiation, the design was reduced to **two separate buildings**—a garage and a modest annex—which the LPA ultimately approved. At the time, the applicant fully intended to construct these buildings as approved.

The current application arises **not from strategic phasing or incremental expansion**, but simply from a change in personal requirements. The applicant has since decided that one consolidated building is more practical and that the annex is no longer needed.

3.2 Current Proposal as a Reduction in Impact

The previously approved footprint was approximately **79m²** across two buildings. The proposed garage is approximately **54m²**, meaning a **net reduction of around 25m²**.

This represents:

- Fewer buildings
- Less visual clutter
- Less site coverage
- Lower overall impact

The proposal is therefore demonstrably **less harmful** than the fall-back position already deemed acceptable by the LPA.

4. Description of the Revised Proposal

The proposal is for a detached garage:

- **8.1m × 6.7m**
- Dual-pitched roof at **3.9m ridge height**
- **1.7m below road level**, significantly reducing visible height
- Materials **matching the host dwelling** (an improvement over the previous approval which allowed mixed materials)

Due to the sunken floor level and existing 2m fencing, the garage will be **barely perceptible** from the public realm.

5. Design and Visual Impact

The revised design offers substantial improvements in accordance with the Barnsley SPD:

- **All materials now matching the host dwelling**, ensuring full design coherence
- Consolidation of structures into a **single, neatly positioned building**
- Reduced massing and bulk compared with the approved two-structure layout
- A sunken floor level ensuring the building remains discreet



- Retention of the boundary fence providing strong screening

The proposal is appropriate, proportionate, and visually unobtrusive.

6. Functional Need

The applicant owns several **rare classic vehicles** and motorbikes currently stored outside, which is damaging and insecure. His hobby includes:

- Engine building,
- Custom wiring looms,
- Mechanical fabrication,
- Detailed restoration and geometry setup.

This is **not a commercial activity**, but a highly specialised personal hobby requiring secure indoor workspace and space for two vehicles.

The scale of the garage is directly tied to these functional needs and remains modest within the context of the site.

7. Residential Amenity

The proposal safeguards residential amenity through:

- Its **reduced height** thanks to the 1.7m floor set-down,
- Separation distances to neighbouring dwellings,
- Absence of overlooking or overshadowing,
- Removal of the previously approved annex, which improves amenity compared to the fall-back scenario.

The garage will remain solely ancillary and will not be used for business purposes.

8. Parking, Access, and Highways

Adequate off-street parking remains available and is improved by the provision of secure garage space. No adverse highway effects arise.

9. Local Precedent

A nearby property (LPA Ref: **2025/0263**) was granted permission for:



- A **large domestic garage**,
- A workshop, and
- A substantial house extension.

The garage at that property occupies a significant proportion of the garden and, visually, could be perceived as more incongruous than the current proposal.

In contrast, the application at No. 117:

- Has **smaller** built form,
- Is positioned **further from the street**,
- Is set **1.7m lower**,
- Is **better screened**,
- And replaces two previously approved structures with one.

This demonstrates clear consistency with the character of the area and reinforces the acceptability of the proposal.

10. Policy Compliance Summary

The proposal complies fully with relevant local and national planning policy due to:

- Reduced built form compared to the approved fall-back,
- Improved design and material coherence,
- Absence of harm to residential amenity,
- Appropriate siting within a screened corner plot,
- Clear and genuine domestic need,
- Strong alignment with local precedent.

11. Conclusion

The revised proposal demonstrates:

- **Good will and constructive engagement** with the LPA from the outset,
- A genuine change in requirements rather than any attempt to circumvent planning controls,
- A **substantial reduction in development impact** compared to the consent already in place,
- A design improvement through unified materials,
- A near-invisible outbuilding due to the lowered floor level and boundary screening,
- Full compliance with planning policy and neighbourhood character.

For these reasons, and given the accepted fall-back position, it is respectfully requested that **planning permission be granted**.