

Application Reference: 2026/0344

Site Address: 20 Regent Crescent, Athersley South, Barnsley, S71 3TS

Proposal: Erection of rear extension to existing detached garage

Relevant Site Characteristics

The property is an end terrace located in the Athersley South area. The surrounding area is characterised by predominately terraced or semi-detached dwellings. Hipped and pitched roof are commonly used along with brickwork and some rendered features. Commercial units are located to the west of the site.

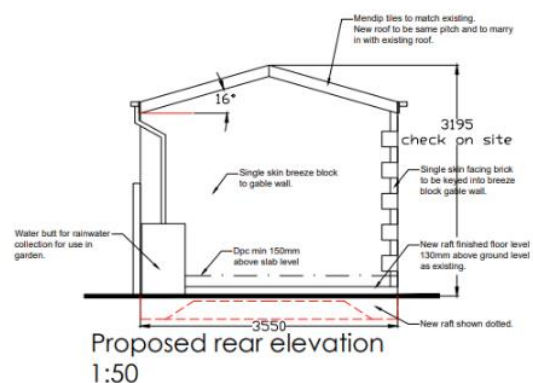
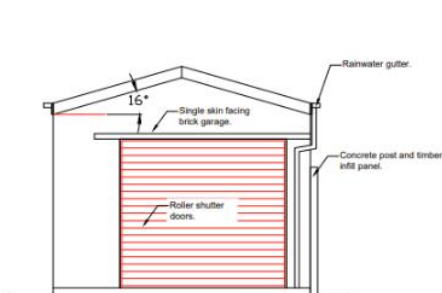
The site provides a long rear garden and a small front garden. A two-storey extension is located to the rear of the dwelling. A car port is located to the east of the dwelling. The detached garage in question is located to the rear of the dwelling and accessed via a driveway to the east of the dwelling. The dwelling is constructed from red brickwork and features a hipped roof. The garage is constructed from brickwork and features a gable roof.

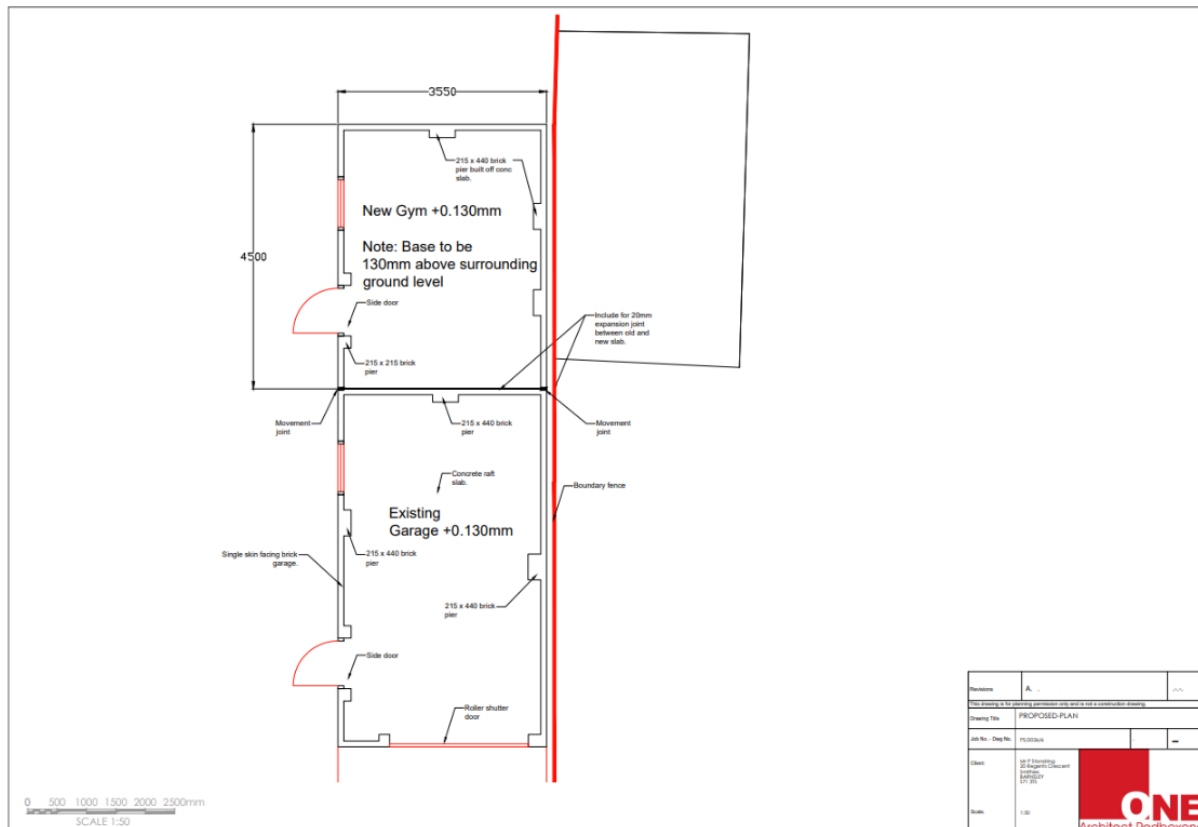
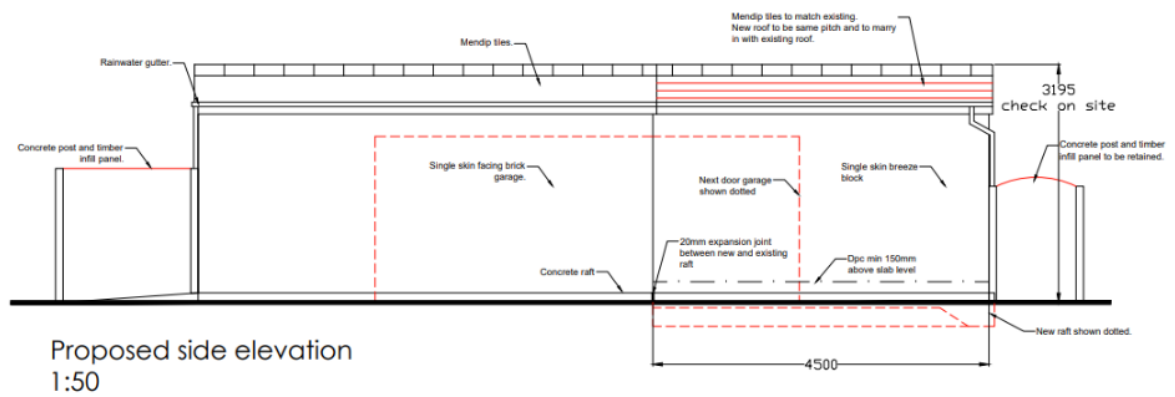
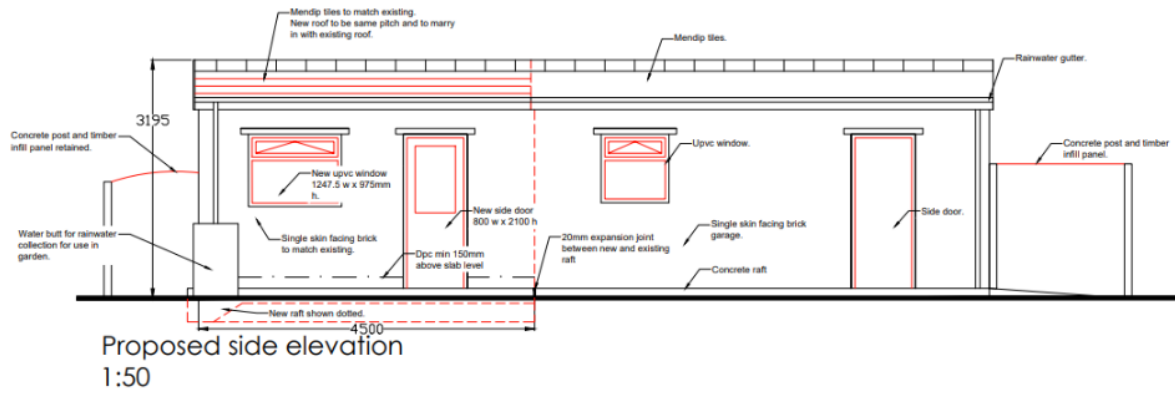
Planning History

Reference	Description	Decision
2010/0701	Erection of detached garage	Approve with Conditions

Detailed description of Proposed Works

The applicant is seeking permission to erect a gym extension to the rear of the detached garage. The extension would project to the rear of the garage by approximately 4.5 metres and have an approximate width of 3.5 metres. A gable roof form is proposed with a matching ridge and eaves height to the existing garage at approximately 3.2 and 2.5 metres respectively. A window and a door are detailed to the west elevation. Matching materials are detailed.





Drawn by	A. J.	1:50
Check by		
Project No.	PROPOSED PLAN	
Job No.	15/03/2016	
Client	15/03/2016	
Scale	1:50	

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.

No representations have been 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 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.'

The proposed extension would increase the floor area of the outbuilding/garage to approximately 36 square metres. Although there is no set standard floorspace requirement for outbuildings, the 39 square metres outlined for annexes within the House Extensions SPD is generally what is considered acceptable. The proposed extension and existing

garage would therefore provide a floorspace acceptable when assessed against the House Extensions SPD.

The proposal details a matching roof form, eaves height and ridge height to the existing garage. The extension is therefore considered to be of a similar scale, design and character to the existing garage. The extension is also acknowledged to be to the rear of the garage and the dwelling, having little to no impact on the street scene. The proposed window and door is similar in style to those on the existing garage. The use of matching materials allows the proposal to remain in keeping with the character of the garage and site.

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

The proposed extension would be to the west of the rear garden of 22 Regent Crescent. Much of the extension would be screened by the existing garage and the neighbouring garage. Boundary treatment is also in place which would screen much of the proposal.

The proposal itself details a modest eaves and ridge height, not likely to be impactful on neighbouring amenity. Glazing is only detailed to the west elevation of the proposal and would face significant boundary treatment. The proposal would not result in any detrimental overlooking to neighbouring amenity.

In order to prevent any site intensification, a condition will be included to prevent gym extension from being used for trade or business purposes without additional approval from the local authority.

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 not increase the number of bedrooms on site and would not reduce the existing parking facility on site.

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 considerable 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 to request any amendments.

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.