

**Application Reference: 2025/0872**

**Site Address: 25 Low Folds, Monk Bretton, Barnsley, S71 5SB**

**Introduction:**

This application seeks full planning permission for the erection of a side detached garage/garden room.

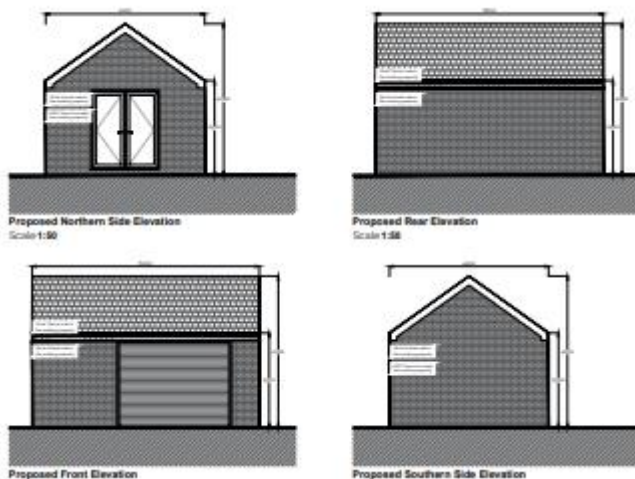
**Relevant Site Characteristics**

The application site is a two storey link-semi-detached house with red brick walls and a grey tiled roof. The house is sited at the end of a row of several link-semi-detached houses and adjacent to a turning head. The proposed garage/garden room is proposed to be sited next to what appears to be a garage under construction for use by the neighbour to the east. As that house is situated at right angles to the application house, it has a largely blank elevation facing the proposal. The surrounding area is otherwise characterised by detached houses of a similar style to the application house. The siting of the proposed garage/garden room is currently off-street parking for two cars, and the application form indicates that this land is in the ownership of the applicant.

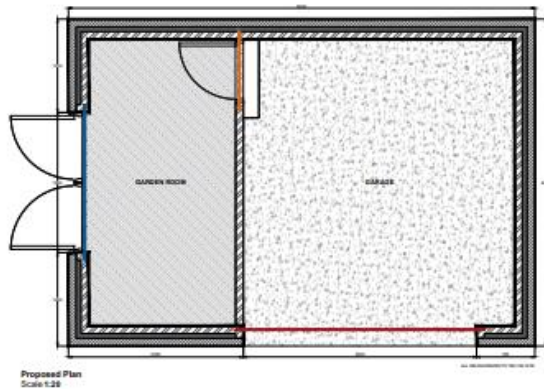
**Detailed description of Proposed Works**

The application proposes to build a detached garden room/garage with bricks and tiles to match those used in the existing house. The proposed building is 6 metres wide and 4.2 metres deep, with the garage element measuring (internally) 3.5 metres wide by 3.7 metres deep. The building would be sited at the back edge of the footway and is 2.5 metres to eaves and 4 metres to ridge.

Proposed elevations.



Proposed floorplan



Proposed site plan, proposed garage/ garden room highlighted in green.



## 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 and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

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.

### Local Plan

The site is allocated as Urban Fabric with the adopted Local Plan. 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 T3 New Development and Sustainable Travel

### 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 9 – Promoting sustainable development.

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 SPDs 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 material considerations

South Yorkshire Residential Design Guide

### **Consultations**

#### **Highways Development Control – object to the loss of off-street parking**

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.

## 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 unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

## Principle

The site falls within a residential area that is designated as Urban Fabric in the Barnsley Local Plan. Extensions and alterations to a domestic property are acceptable in principle provided that they remain subservient to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity of adjacent properties.

### Scale, Design and Impact on the Character

The adopted House Extensions and other Domestic Alterations SPD states that detached garages and outbuildings should be single storey with eaves normally not exceeding 2.5 metres and a ridge height normally not exceeding 4 metres, which the proposal accords with. The garage is set back from the main front wall of the existing house, behind the turning head, and is proposed to have matching facing and roofing materials. The proposal is considered to be of an appropriate character, design and siting in the street scene and to be in compliance with Local Plan policy D1, and as such carries moderate weight in favour of the application.

### Impact on Neighbouring Amenity

The nearest neighbour is sited at right angles to the application house and has a largely blank elevation, with only a door and a single first floor window facing the proposal, at a distance of some 9.4 metres. The proposal will not result in any material harm to the amenity of neighbouring properties and is in compliance with Local Plan policy GD1. This carries moderate weight in favour of the application.

### Highways

The adopted House Extensions and other Domestic Alterations SPD states that

- garages should be sited with a minimum distance of 6 metres between the garage door and the highway.
- extensions or outbuildings which prevent the parking of at least 1 private car within the curtilage of a dwelling will not normally be acceptable if highway safety problems would result.
- 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 that the internal floor area for garages should be 3m by 6.5m.

The adopted Parking SPD states that a minimum of 2 car parking spaces should be provided for dwellings with 3 or more bedrooms.

National Planning Policy Framework (para 116) states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety.

The proposed garage would be sited at the back edge of the footway and is not large enough to fit even a single conventional car, in a location where the Parking SPD requires a minimum of 2 parking spaces. This means that residents are likely to be obliged to park on the highway, in a location where parking on the turning head would cause an obstruction to users of the turning head, particularly to service vehicles /HGVs /bin lorries.

It is concluded that the proposal will adversely impact on parking and highway safety conditions and this carries substantial weight against the proposal.

#### Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal does not comply with the development plan as a whole, conflicting also with national planning policies and supplementary planning guidance relating to highway safety and it is concluded that planning permission should be refused.

#### **RECOMMENDATION: Refuse**

The proposed garage does not meet the requisite minimum set back from the highway or minimum size of a functional garage to accommodate a conventional car. The proposal therefore would result in the loss of two existing parking spaces, with parked vehicles likely to be displaced onto the adjacent highway and turning head. Such displacement would obstruct essential manoeuvring space and for all including service and emergency vehicles, compromising the safe and efficient operation of the highway contrary to Local Plan Policy T3 New Development and Sustainable Travel, the Parking SPD and NPPF paragraph 116.

#### **Justification**

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

The applicant has been invited to address the concerns relating to loss of car parking spaces but has not responded.

**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.**