

Application Reference: 2026/0026.

Location: 2 Wilbrook Rise, Redbrook, Barnsley, S75 1JD.

Introduction

This application seeks planning permission for the erection of a new detached garage replacing the existing garage and the installation of a hard surface driveway.

Relevant Site Characteristics

This application relates to a modest-sized triangular-shaped plot located on the west side of Wilbrook Rise and in an area that is principally residential characterised by detached and semi-detached two-storey dwellinghouses and bungalows of varying scale and appearance. The topography of the area falls west-to-east and south-to-north.

The property in question is a modest-sized detached bungalow constructed of brickwork with a grey concrete pantile roof. The property benefits from a front gable projection with timber cladding above the window and stonework below. The property is bounded by soft landscaping to the north and east with the development site being bounded by a stone retaining wall to the north-east and east. Timber fences bound the development site to the north, south and north-west alongside mixed vegetations and trees outside of the development curtilage. To the rear is a modest garden accommodating an existing detached garage constructed of pebble dash concrete and timber. The development site is accessed using an existing dropped kerb access of Wilbrook Rise and an existing hard surface area adjacent to the southern boundary is used for off-street parking.



Site History

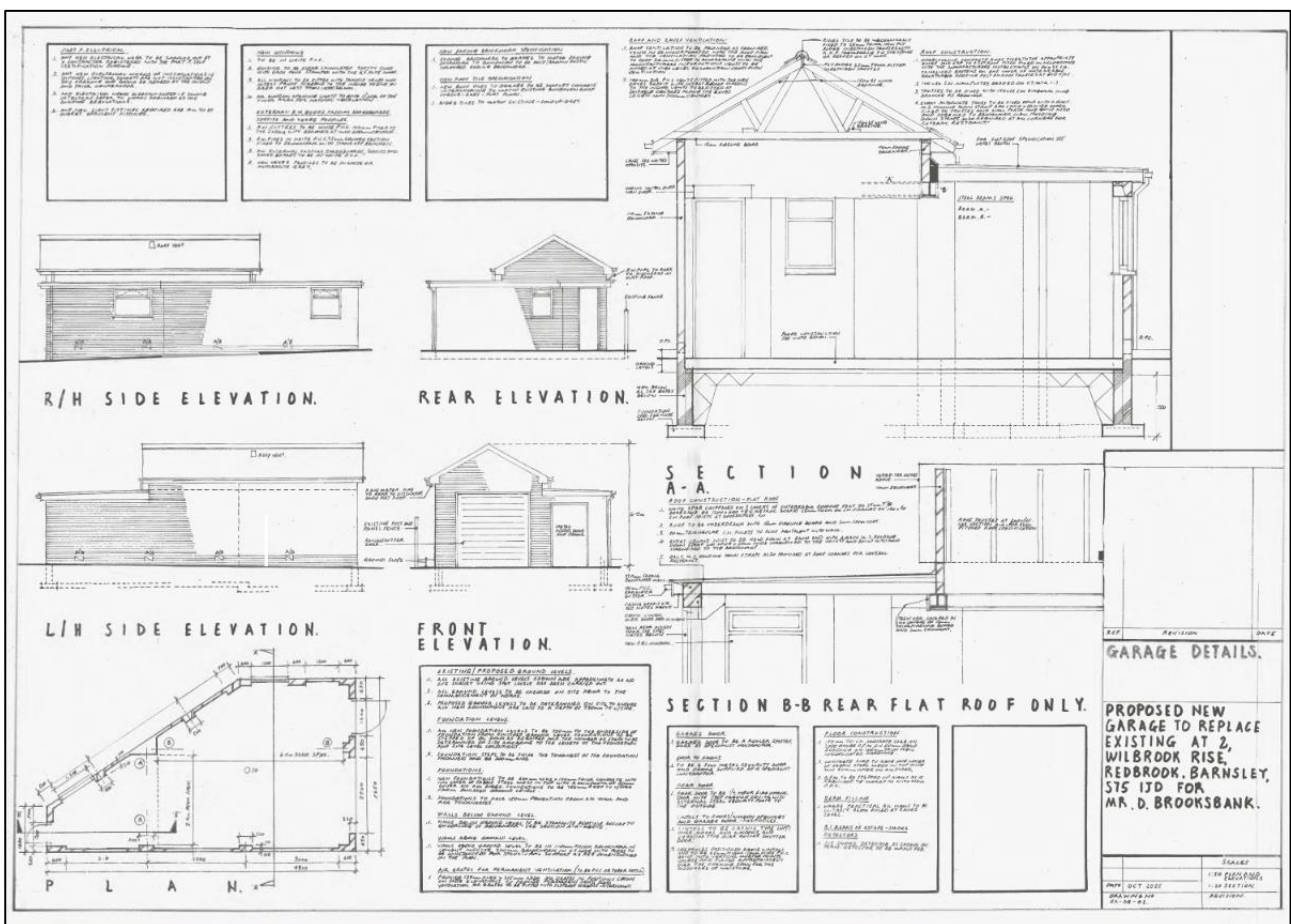
There is no planning history associated with the development site.

Detailed Description of Proposed Works

This application seeks planning permission for the erection of a new detached garage replacing the existing garage and the installation of a hard surface driveway.

The proposed garage would measure approximately 10.2 metres (L) x 5.6 metres (W) x 4.0 metres (H). It would adopt a part gable pitched and part flat roof. The flat roof to the north and west sides of the garage would adopt a height of approximately 2.5 metres and the proposed garage would adopt closely matching brickwork and roof tiles.

A new driveway would be installed adjacent to the southern boundary constructed of concrete.



Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. 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.*
- *Policy T4: New Development and Transport Safety.*
- *Policy BIO1: Biodiversity and Geodiversity.*

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, the Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF 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. The 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 (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *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 this guidance 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 following SPDs are relevant in this case:

- *Biodiversity and Geodiversity (Adopted March 2024).*
- *House extensions and other domestic alterations (Adopted March 2024).*
- *Parking (Adopted November 2019).*
- *Trees and Hedgerows (Adopted May 2019).*

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 (SYRDG) 2011.*

Representations

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended).

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 were received.

Consultees

No statutory or non-statutory consultees were consulted on this application.

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 unless the NPPF establishes a specific weight:

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

Principle of Development

Extensions and alterations to a dwelling are acceptable in principle if the development would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Scale, Design and Impact on Character

The proposed garage would adopt an unconventional form being irregularly shaped with pitched and flat roof types to address the constraints of the development site as it would be located to the south-west corner of the triangular-shaped plot. While the proposal would adopt a design that is not entirely desirable, the proposed garage would adopt a modest scale and would be constructed of favourable materials that would sympathetically reflect the external materials used in the external construction of the existing dwellinghouse. The proposed garage would also be located to the rear and would be partially screened by the existing dwellinghouse and existing boundary treatments limiting available views from the surrounding public realm. The development would become increasingly more visible further south along Wilbrook Rise. However, it is anticipated that the pitched roof element would be most visible from the public realm and may actually help to screen the flat roof elements from public view which would be desirable. Notwithstanding this, the proposal would not appear overbearing or as an overtly prominent or dominant structure within the street scene. It is therefore considered that on balance, the proposal would not significantly alter or detract from the character of the street scene and would be acceptable in this instance regarding adopted design guidance established within the House extensions and other domestic alterations SPD, Local Plan Policy D1 and Section 12 of the NPPF.

Considering the above, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policies D1: High Quality Design

and Placemaking and is considered acceptable regarding visual amenity.

Impact on Neighbouring Amenity

The proposed garage would be erected to the south-west corner of the development site and would be located to the north of the neighbouring curtilage of 4 Wilbrook Rose forming the site access and to the south of the neighbouring curtilage of 16 Redthorpe Crest. While the proposal could contribute to some overshadowing any potential impact is anticipated to be relatively limited given existing trees within neighbouring plots and boundary vegetation. Moreover, the proposed garage would replace an existing garage of a similar scale and within a similar location within the development site. In addition, the occupants of adjacent neighbouring properties were notified of this application and no objections were received.

Notwithstanding the above, the proposal is not considered to contribute to increased overlooking or loss of privacy or reduced levels of outlook.

Should this application be approved, a condition could be adopted to ensure the garage is only used for domestic purposes only. A condition could also be used to remove permitted development rights to protect the remaining rear garden area.

Considering the above, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and is considered acceptable regarding residential amenity.

Impact on Highways

The proposed garage could be sufficient to accommodate at least one vehicle. However, the existing access width between to the southern corner of the application dwellinghouse and the southern site boundary is substandard and could hinder vehicle access. Notwithstanding this, the proposal would maintain and enhance an existing driveway adjacent to the southern boundary which is capable of accommodation at least two vehicles at present. Given the proposal would not result in a requirement to provide additional spaces and at least two off-street parking spaces would be maintained within the development curtilage it is not considered the proposal would be prejudicial to highway safety.

Considering the above, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.

Impact on trees

The proposal indicates that some small-scale vegetation and shrubs to the south-west corner of the development site would be removed to facilitate the proposed development. There is an existing tree adjacent to the north-west boundary within the neighbouring curtilage of 16 Redthorpe Crest. Given this area of the development site is developed at present and that the existing boundary treatments could act as sufficient barriers during works it is not anticipated that the proposal would significantly detrimentally prejudice the tree. Nevertheless, the applicant should keep in mind that any potential tree works may require permission from the relevant landowner.

Considering the above, this is considered to weigh modestly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy BIO1: Biodiversity and Geodiversity and is considered acceptable from an arboricultural perspective.

Planning Balance and Conclusion

In accordance with the provision of paragraph 11 of the NPPF (2024), the proposal is considered in the context of the presumption in favour of sustainable development and therefore, for the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant local and national planning policies and guidance and planning permission should be granted subject to necessary conditions.

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 amendments to the proposal during the consideration of the application, as it was deemed acceptable.

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 representations, 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:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

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

BA-DB-01

BA-DB-02

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

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

3. The external materials shall match those used in the existing dwellinghouse (2 Wilbrook Rise, Redbrook, Barnsley, S75 1JD) and those specified by the approved documents listed above.

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development (England) Order 2015 (or any Order revoking and/or re-enacting that Order), the garage hereby permitted shall be retained as such and shall not be used for any purpose other than the garaging of private motor vehicles associated with residential occupation of the application dwellinghouse (2 Wilbrook Rise, Redbrook, Barnsley, S75 1JD) and ancillary domestic storage. It shall not be used for any trade or business purposes, nor used as a separate residential use or annexe and shall not be severed at a later date to create a separate planning unit.

Reason: To ensure that the use of the existing access is not intensified to the detriment of road safety in accordance with Local Plan Policy T4: New Development and Transport Safety, and to ensure that the residential use of the site is not intensified, contrary to sustainable development and Local Plan Policy T3: New Development and Sustainable Travel.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwelling which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the local planning authority, and no garages or other outbuildings shall be erected.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policies D1: High Quality Design and Place Making and to safeguard the remaining rear garden space in accordance with Local Plan Policy GD1: General Development.

6. Before the development hereby approved is brought into use, that part of the site to be used by vehicles shall be surfaced in a bound, solid material and adequate measures shall be so designed into the proposed access to avoid the discharge of surface water from the site on to the highway.

Reason: To ensure adequate provision for the disposal of surface water and to prevent mud/debris from being deposited on the public highway and to prevent the migration of loose material on to the public highway to the detriment of road safety

and in accordance with Local Plan Policy T4: New Development and Transport Safety.

Informative(s):

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.

2. It is recommended that measures are taken to prevent a nuisance/ or effect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke or dust. No waste should be burnt. If a statutory nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore, recommended that you give serious consideration to the steps that may be required to prevent a noise, dust or smoke nuisance from being created.