

Application Reference: 2025/1050

Site Address: 45A Dearne Hall Road, Low Barugh, Barnsley, S75 1LU

Proposal: This application seeks full planning permission for the erection of a detached building within the rear garden to accommodate a garage, family room and store/utility.

Relevant Site Characteristics:

The site is located off Dearne Hall Road and is positioned directly to the rear of Nos. 43 and 45, accessed via a long private driveway. The host property is a substantial detached bungalow constructed in red brick. Its original footprint appears to have been L shaped, featuring an attached garage projecting from the front elevation, with a later single storey extension added to the rear. The plot has a substantial rear garden and is enclosed by a mixture of boundary treatments, including walls, fencing, and established hedgerows.

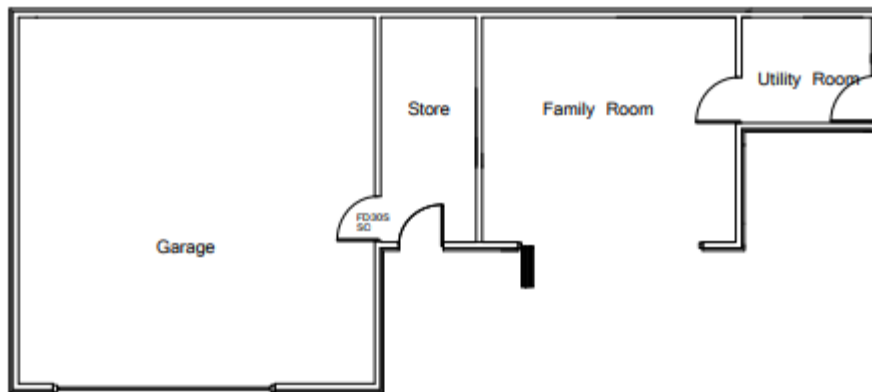
Relevant Site History

There is no relevant site history.

Detailed description of Proposed Works:

The application proposes to erect a single storey building within the rear garden (west) of 45A Dearne Hall Road. The building proposes to accommodate a double garage, family/living room and utility/store area. Below is an extract of the plans:





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

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.

Two representations have been received from neighbouring properties raising concerns with the following:

- Safety regarding the timber frame
- Noise / pollution
- Highways safety

- Proximity to the boundary

Planning Assessment

The main issues for consideration are as follows:

- The principle of the development
- The impact on visual amenity and character
- The impact on neighbouring residential properties
- The impact on highways safety
- Consideration of representations

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 Urban Fabric. 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 proposed building is large in terms of its footprint and will accommodate a double garage, store, family room and utility room. The garage part of the building is proposed to have a pitched roof with a flat roof across the rest of the building.

The House Extension and other Domestic Alterations SPD states that 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 proposal meets these requirements with an eaves height of 2.4m and the highest part of the roof being 4m.

The SPD also advises that double garages should not normally exceed a footprint of 6.5m x 6.5m. In this case, the garage element is slightly larger at approximately 7.1m x 7.1m. However, the visual impact of this increase is limited due to the site's backland position, which provides strong natural screening from the wider street scene. In addition, the neighbouring property to the rear benefits from a 2m high stone boundary wall directly adjacent to the proposed structure, meaning that only the upper part of the gable end and the roof would be visible from their garden. As such, despite the marginally increased

footprint, the building is not considered to appear over-dominant or visually intrusive when viewed from either public or neighbouring view points.

The additional section of the building accommodating the family room and utility area features a flat roof and, had it been constructed as a separate outbuilding, it would have met the criteria for permitted development due to its lower height and the fact that more than 50% of the garden/curtilage would remain undeveloped. Given this clear fallback position, the linking of this element to the garage to form a single larger structure is not considered to result in any unacceptable visual impact or to render the development inappropriate within the site context. To ensure that the plot is not subject to incremental enlargement in the future, a condition has been imposed withdrawing permitted development rights for further outbuildings or extensions. This will safeguard against overdevelopment of the site going forward.

The SPD also states that detached garages and outbuildings should relate sympathetically to the main dwelling in style, proportions and external finishes. In this case although the footprint of the proposed building is larger than a typical domestic outbuilding, it is proportionate to the plot and remains smaller/subsidiary to the host dwelling. There is over 250sqm of garden space retained which is acceptable.

Overall, the proposed outbuilding is considered acceptable in terms of its scale, height and design, and broadly aligns with the guidance set out within the House Extension and Other Domestic Alterations SPD. While the footprint is larger than a typical domestic outbuilding, it remains clearly subservient to the host dwelling, is proportionate to the generous plot, and retains sufficient private amenity space in excess of policy requirements.

The proposed materials are proposed to be tiled pitched roof with composite cladding to the external walls, these are typical of those used in domestic outbuildings/garden rooms and given there is a mixture of material finishes in the area, these are not considered to detract from the character of the area.

As such, the development is not expected to result in any harm to the character of the area or the visual amenities of the street scene and is in accordance with Policies GD1 and D1 of the Local Plan. This weighs moderately in favour of the proposal.

Impact on Neighbouring Amenity

The proposed outbuilding is positioned toward the rear of the plot and maintains a reasonable separation distance from the neighbouring dwelling. Given its siting, only the gable end of the structure will be visible from the adjacent gardens (No 43 and 45).

The building has been designed to remain single storey, with an eaves height of 2.4m and an overall height of 4m, which limits its mass and prevents it from appearing overbearing when viewed from the neighbouring garden. The gable end facing the boundary presents a modest profile, and due to the orientation and separation, the proposal is not expected to give rise to overshadowing or any significant loss of daylight or sunlight.

Furthermore, as no windows are proposed in the elevation facing the neighbour's garden, the development would not result in any loss of privacy or overlooking. Overall, the proposal is not considered to cause material harm to neighbouring residential amenity and the proposal would accord with Policies GD1 and D1 of the Local Plan. This carries moderate weight in favour of the proposal.

Highways

The proposed development is not considered to significantly alter the existing highways arrangement of the site. There is an existing driveway off Dearne Hall Road which will be retained. The applicant has confirmed that the proposed garage will be used solely for purposes incidental to the enjoyment of the dwelling house, for the personal use of refurbishing vehicles. There will be no commercial activity associated with the garage use and therefore it is unlikely there would be significantly more vehicle movements than present.

The proposed development is not considered to materially alter the existing highways arrangements serving the property. The site benefits from an established vehicular access from Dearne Hall Road, which is to be retained as part of the scheme.

The applicant has confirmed that the garage is intended solely for purposes incidental to the enjoyment of the dwellinghouse, specifically for the personal refurbishment and maintenance of their own vehicles. This is a non-commercial use and does not involve any trade, business, or customer activity. As such, it is not anticipated that the development would give rise to any increase in vehicle movements beyond those typically associated with a single domestic property.

A condition will be attached to the decision notice to ensure that the use of the garage is limited to personal use.

The proposal is therefore unlikely to result in any adverse impacts on highway safety and is in accordance with policy T4 of the Local Plan which carries moderate weight in favour of the proposal.

Representations

Two representations have been received raising concerns regarding the timber frame construction, potential noise and pollution, highway safety, and the proximity of the building to the shared boundary. These matters have been fully considered within the assessment above.

The structure is of a scale and height consistent with the Council's adopted SPD for domestic outbuildings and, given its single storey form, separation distances and absence of windows facing neighbouring gardens, it is not expected to give rise to overbearing impacts, overshadowing or loss of privacy.

The applicant has confirmed that the garage will be used solely for incidental domestic purposes, and a condition will secure that no commercial activity takes place, which limits the potential for noise, disturbance or increased vehicle movements. The proposal retains the existing access arrangements and is not anticipated to adversely affect highway safety.

Concerns relating to safety hazards and construction methods, including the timber frame, fall within building regulations and will be required to meet certain standards which will be inspected and approved at various points throughout the construction phase.

Overall, the issues raised have been taken into account, but they do not result in a level of harm that would justify refusal 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

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application: Concern was raised over the design, colour and relationship of fenestration within the extension and original dwelling.

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

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.