

Application Reference Number:		2025/0283	
Application Type:		Outline	
Proposal Description:		Outline consent (all matters reserved) for the demolition of existing garages and erection of one detached dwelling (Custom/self -build)	
Location:		66 Longfields Crescent, Hoyland, Barnsley, S74 9JA	
Applicant:		Mr Aiden Sanderson	
Third-party representations:	Five	Parish:	None
		Ward:	Rockingham

Summary:

This planning application seeks outline planning consent with all matters reserved for the demolition of the existing garages and erection of one detached dwelling which is to be custom/self-build.

The site falls within Urban Fabric as allocated by the adopted Local Plan. Development comprising the erection of a new dwelling is considered acceptable in principle if proposals would not significantly adversely affect residential amenity, highway safety, and where satisfactory standards of design are achieved.

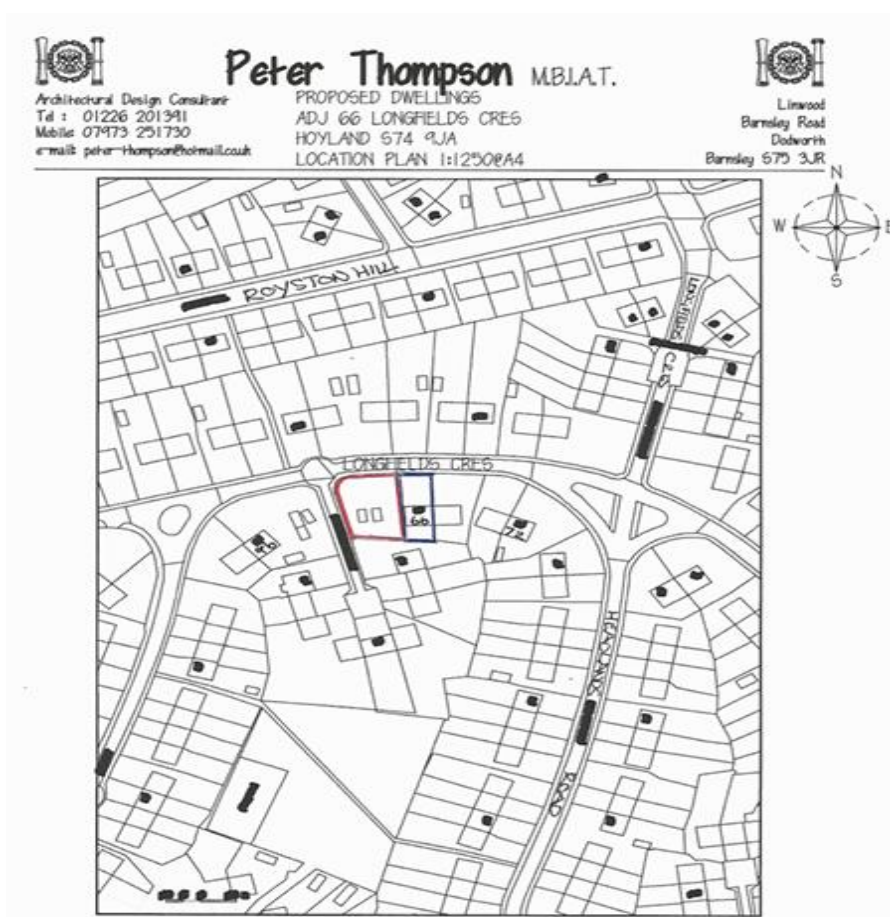
The proposal is outline with all matters reserved therefore only the principle of development is being considered and it is deemed the proposal would be considered acceptable in principle. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 4 of the National Planning Policy Framework (NPPF, 2026).

Recommendation:

Approve subject to conditions

Site Description

The application relates to the side garden off no.66 Longfields Crescent, a prominent corner plot located on the eastern entrance to a residential cul-de-sac. The site is rectangular in shape. Two detached concrete sectional garages presently occupy the site; these are accessed via a shared driveway onto Longfields Crescent. Levels across the site are flat and the area is laid mainly to lawn, a simple picket fence defines the boundary. Nearby properties generally have a simple appearance with little articulation to their elevations; they are constructed from a multi-red brick and support a concrete tiled hipped roof.



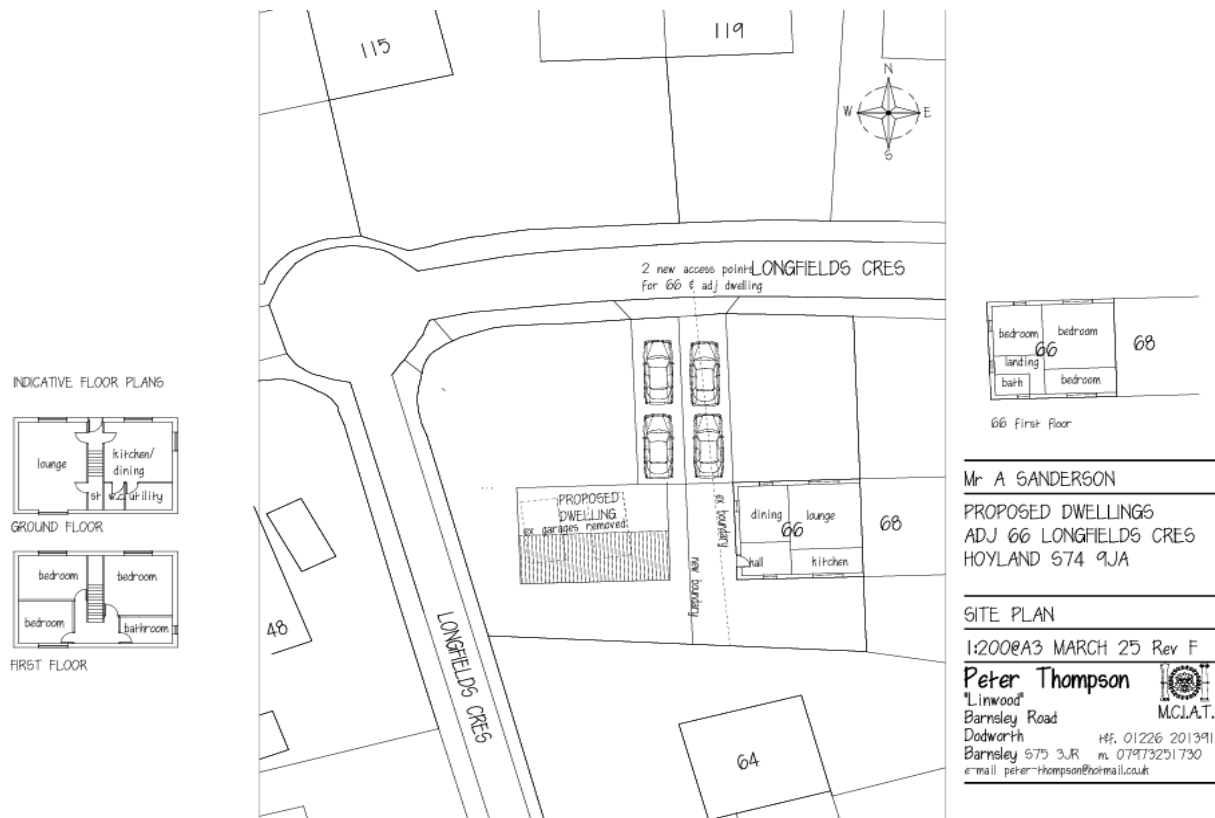
Planning History

There is one relevant planning application associated with the site.

Application Reference	Description	Status
2016/0714	Erection of 1 no. detached dwelling (Outline)	Refuse

Proposed Development

This planning application seeks outline planning consent with all matters reserved for the demolition of the existing garages and erection of one detached dwelling which is to be custom/self-build. The dwelling is indicatively proposed to be a two-storey detached dwelling. The dwelling has an indicative length of 6.95 metres a width of 9.5 metres. Indicatively the dwelling features a combined kitchen/dining area, living room, utility room, and bathroom on the ground floor. On the first floor is three bedrooms and a bathroom. Parking spaces are provided in the form of a driveway to the front of the dwelling. The dwelling has an indicative rear garden area of 55sqm.



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 on 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.

Local Plan Allocation – Urban Fabric

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy H4: Residential Development on Small Non-Allocated Sites – Proposals for residential development on sites below 0.4 hectares (including conversions of existing buildings and creating dwellings above shops) will be allowed where the proposal complies with other relevant policies.

Policy H6: Housing Mix and Efficient use of land – Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population. Proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs.

Policy Poll1: Pollution Control and Protection – Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

Policy T3: New Development and Sustainable Travel – New Development will be expected to:

- Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists.
- Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people set out in the relevant Supplementary Planning Document.

Policy T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Policy BIO1: Biodiversity and Geodiversity – Development will be expected to conserve and enhance the biodiversity and geological features of the borough.

National Planning Policy Framework

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) 2026 sets out the overarching planning framework for England. It has replaced the previous version published in December 2024 and introduced a revised structure comprising national decision-making policies organised by policy code rather than paragraph number. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development, with paragraph 17 setting out the three overarching objectives of sustainable development: economic, social and environmental. Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal. The following NPPF sections are relevant in this case:

- Section 3 - Decision-making policies
- Section 4 - Achieving sustainable development
- Section 14 - Achieving well-designed places
- Section 15 - Promoting Sustainable Transport

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 Documents:

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:

- Biodiversity
- Design of Housing Development
- Parking
- Sustainable Travel

The SPDs are treated as material considerations in decision making and are afforded full weight.

Other Guidance

- South Yorkshire Residential Design Guidance

Consultations

Biodiversity - No objections subject to conditions

Forestry - No objections

Highway Drainage - No objections

Highways Development Control (DC) - No objections subject to conditions

Pollution Control - No objections subject to conditions

Rockingham Ward Councillors - No objections

Yorkshire Water - No objections subject to conditions

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015. Neighbour notification letters were sent to surrounding properties and a site notice placed at the site. Five objections were received and in summary raised the following points.

- Access during construction
- Existing road infrastructure unsuitable
- Highway safety
- Impact on character of the area
- Impact on drainage
- Lack of parking
- Local disruption
- Loss of outlook
- Noise disturbance
- Overdevelopment
- Refusal of previous application

Assessment

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that: *'Where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise'*.

The NPPF at paragraph 3 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan and is a material consideration in planning decisions.

The main issues for consideration are as follows:

- The acceptability of residential development

Other Matters to be reserved but still accounted for below are:

- The impact on the character of the area
- The impact on neighbouring residential properties
- The impact on the highway network and highways standards
- The impact on biodiversity
- The impact on drainage

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 of Development

The site is located within an area of Urban Fabric where Local Plan Policies GD1 'General Development' and H4 'Residential Development on Small Non-allocated Sites' apply. These require that development should be compatible with its surroundings. In this case the street is largely residential and as such the use of this site for residential uses would be in keeping with the locality and the existing use. This weighs significantly in favour of the proposal.

Furthermore, it is also acknowledged that the council at present does not have a five-year housing land supply and henceforth lacks a supply of specific deliverable sites. Therefore, the approval of new dwelling on a windfall site is welcomed and contributes positively to the council's housing stock. This weighs moderately in favour of the proposal.

Local Plan Policy H4 states that residential development on small non-allocated sites will only be allowed where it complies with other relevant sections of the Local Plan. Given the application is an outline permission with all matters reserved only the principle of residential development can be assessed at this stage which as stated above is acceptable due to the location within an established residential area. This weighs significantly in favour of the proposal.

In addition to the above, all new dwellings must ensure that living conditions and overall standards of residential amenity are provided for or maintained to an acceptable level both for new residents and those existing. Also, development will only be granted where it would maintain visual amenity and not create traffic problems or reduce highway safety. Whilst these issues will be addressed below the plans provided with this application are only indicative.

Design, and Visual Amenity

The proposed development is an outline permission, with no elevation drawings provided at this stage. As such, a full assessment has not been taken as to the design/visual amenity of the development however an indicative site plan has been submitted which shows a dwelling which is located to the west of no.66 Longfields Crescent in order to maintain separation distances and is of a size which is proportional to the site and is acceptable in terms of overall layout and shape.

Landscaping, boundary treatments and external materials will be covered through conditions and at the reserved matters stage. This weighs modestly in favour of the proposal. The proposed development is acceptable in terms of visual amenity and design, based on the information currently presented at this outline stage. This weighs significantly in favour of the proposal.

Residential Amenity

As all matters are reserved, only the principle of development is being considered at this stage, with an indicative site plan showing the presence of a detached dwelling located towards the west of no.66 Longfields Crescent. No elevation drawings have been submitted which indicate the height of the dwelling in storeys; however, from the indicative floor plans it is proposed to be two storeys.

The indicative site plan does show possible separation distances in relation to neighbouring properties. The rear elevation of the dwelling is not 10 metres from the rear boundary which conflicts with the SPD for Design of Housing Development for the distance expected from first floor habitable room windows and rear boundary lines. However, the proposed separation distance to this boundary is the same as the existing distance with nos. 66 & 68 adjacent therefore the precedent for this shortfall is already established in the immediate vicinity.

In terms of external spacing standards and overlooking, the SPD Design of Housing Development states that a minimum of 21 metres should be achieved between facing habitable room windows, and 12 metres should be maintained between habitable room windows and a blank side elevation.

The dwelling with the potential to be impacted the most is the dwelling to the south (no.64 Longfields Crescent) of which a distance of approximately 10 metres is maintained from the indicative proposed rear elevation. It is noted however that a distance of only 9 metres is maintained from the rear elevation of no.66 as existing which sets a precedent for this distance to breach the recommended separation distance. The elevation in question on no.64 is a side elevation however it is not blank and appears to include habitable room windows. As a result of this the indicative first floor layout for the proposed dwelling shows that it can be configured as to not include any windows that face directly onto this side elevation therefore lessening the impact of any potential overlooking.

With regards the dwelling to the east (no.66 Longfields Crescent) the proposed dwelling is shown to be set in line with this on the indicative layout and it does not project beyond its front or rear elevations, therefore maintaining the established development pattern. It is noted that the side elevation of no.66 contains a habitable room window, however this is a secondary window with a further window to this bedroom located on the front elevation of the dwelling and so cannot be protected to the same degree.

Also, with the dwellings to the west (nos.46 & 48 Longfields Crescent) over 12 metres is maintained from the indicative blank side elevation of the proposed dwelling which is therefore acceptable. This weighs significantly in favour of the proposal.

The proposed dwelling will likely be set to the south of the properties to the north on Longfields Crescent (nos. 115, 117 & 119). The indicative plan shows that a dwelling could be sited with over 21 metres maintained from the front elevation of the proposed dwelling to the front elevation of these dwellings which is acceptable. The indicative plans show a proposal could be designed that is acceptable with regards to separation distances. This weighs significantly in favour of the proposal.

Regarding external amenity space the indicative site plan shows that the proposed dwelling and no.66 would retain 55sqm in rear garden space. Although this is 5sqm smaller than the required 60sqm it does not weigh significantly against the proposal as the layout is indicative.

The siting, scale and design of the development would need to be considered at reserved matters stage, but the indicative plan shows that it is possible for a proposed dwelling to be designed to prevent any significant overshadowing or the proposed dwelling being overbearing to any neighbouring dwelling. This weighs significantly in favour of the proposal.

Highway Safety

Concerns have been raised regarding parking and the existing road infrastructure. The amended plans now show a single dwelling rather than the pair of semi-detached properties originally submitted. Off-street parking is still demonstrated for both the existing and proposed dwelling in line with the Council's Parking SPD. This is therefore acceptable to Highways DC officers and would not cause a significantly detrimental impact to highway safety.

In terms of additional vehicular movements generated by the development, given the densely populated residential nature of the area as well as the number of properties already served via Longfields Crescent, it is considered that the vehicular impact upon the local highway network would be negligible. Given the site's location within the large local centre of Hoyland, it benefits from having many amenities within easy reach and has good links to public transport facilities which means that the location is considered to be sustainable and therefore, complies Barnsley Local Plan Policy T3 New Development and Sustainable Travel.

This is an application for outline planning permission with all matters reserved, as such, from a highways point of view the proposals are considered acceptable in principle, subject to the inclusion of conditions and informative notes. As such, the proposal is acceptable from a highway's perspective. This weighs significantly in favour of the proposal.

Impact on Biodiversity

The LPA's Biodiversity Officer raised no objections to the proposal. The Custom Self Build (CSB) proforma has been completed and as such a Biodiversity Net Gain (BNG) assessment is not required. The site appears to comprise two small, single storey pre-fabricated garages with likely negligible bat roost potential. As such, a preliminary roost assessment is not required. The remainder of the site comprises amenity grassland with some introduced shrubs and scrub.

Local Plan Policy BIO1 states that development will be expected to conserve and enhance the biodiversity and geodiversity features by protecting and improving habitats; maximising biodiversity opportunities in and around new developments and encouraging provision of biodiversity enhancements. Biodiversity Net Gain (BNG) became mandatory for applications in April 2024 except where one of the exemptions (as set out in the PPG) are met.

The PPG states that self-build and custom self-build applications are exempt and therefore a +10% net gain in biodiversity is not required in this instance. However, the mandatory BNG conditions still

apply, and the onus is on the applicant to appropriately discharge these conditions and demonstrate which exemption is met.

However, the standard biodiversity policies included in the adopted development plan are still relevant including the requirement for all new dwellings to include integrated bat and bird boxes as set out in the adopted Biodiversity and Geodiversity SPD. A condition has therefore been attached to this effect which requires details to be submitted prior to any above ground works. Overall, the biodiversity impacts weighs in moderate favour.

Impact on Drainage

The application is in outline form at this stage. However, the Council's Drainage team were consulted and raised no objections to the principle of a dwelling at this site and were happy for the details to be checked by building control. This weighs modestly in favour of the proposal.

Planning Balance and Conclusion

In accordance with National decision-making policy S3 of the NPPF the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be located within a sustainable location, and the principle of development is deemed acceptable. It has also been shown through indicative plans that the proposal would not significantly impact on the character of the area, highway safety, or upon residential amenity, and this weighs considerably in favour of the application.

All other material planning considerations have been fully explored by the appropriate consultees who have raised no objections to the proposal and holistically this weighs moderately in favour of the application. The proposal is therefore, on balance, recommended for approval. 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.

Recommendation

Approve subject to conditions

Justification

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

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:

- Scale of development
- Siting of dwelling

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.

