

Application Reference: 2025/0732

Site Address: 8 Lincroft, Goldthorpe, Rotherham, S63 9FE

Introduction: This application seeks full planning permission for a single storey detached outbuilding to front of dwelling

Site Characteristics:

The application dwelling is one four red brick detached dwellings granted permission in 2005, sited on what is essentially a backfill development leading of Goldthorpe Road, on the site of a former clinic. Whilst there are neighbouring dwellings to the rear of the application dwelling and neighbours to adjacent to the eastern elevation, its western elevation is bounded by trees, and beyond the driveway and access road is open green space bounded by a hedgerow.



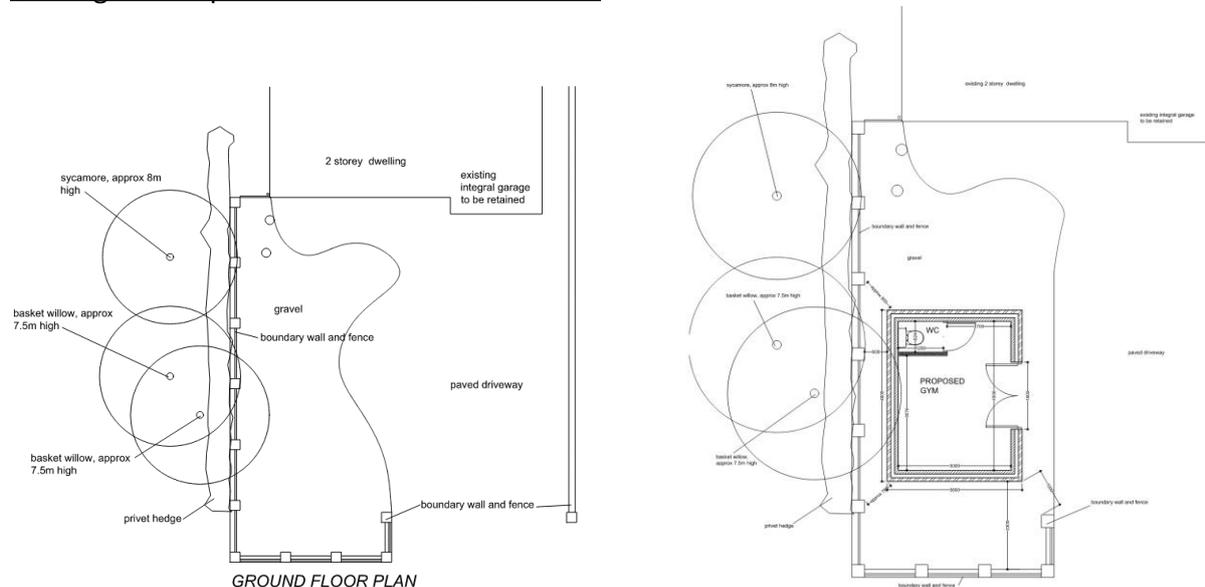
Relevant Site History

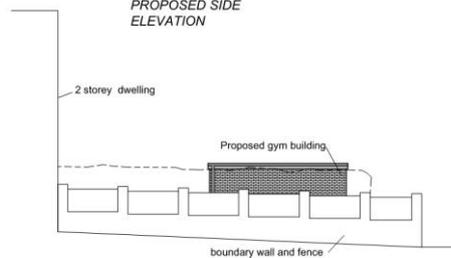
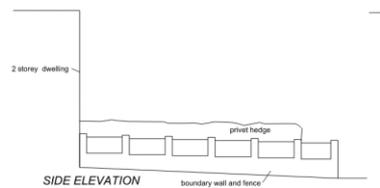
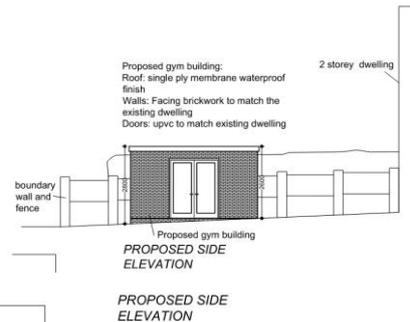
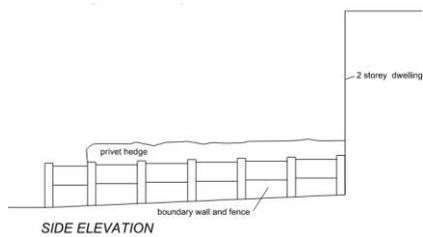
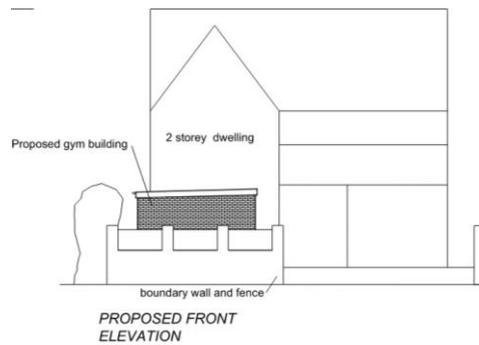
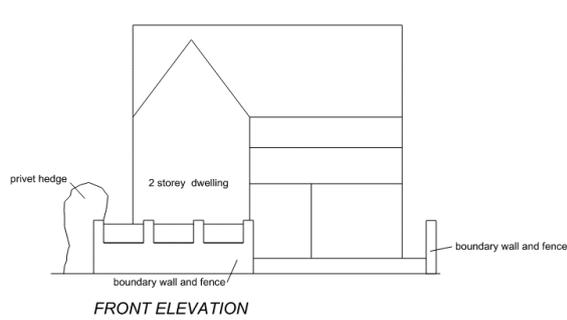
Since approval of the dwellings in 2005, there is no site history for this address.

Detailed description of Proposed Works

A relatively modest sized, detached outbuilding is proposed to be erected in the front garden, with an indication it would be used as home gym.

Existing and Proposed Floor Plans & Elevations





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.

One self-declared comment of support was received for the application but also highlighted a request for vehicles not to park on the road.

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. 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

In most instances, garages and by inference outbuildings or similar structures are usually not considered acceptable when located forward of a wall forming the principal elevation of a dwelling. This is outlined in the local SPD House Extensions and Other Domestic Extensions, and is similar to the condition related to Class E outbuildings and enclosures allowed through permitted development rights, as outlined in Part 1, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO).

Reasons for the reluctance in allowing outbuildings beyond the principal elevation is to ensure the design and character of both the original dwelling, and street scene is maintained, and to prevent such structures becoming a hindrance to in-curtilage parking provision. Whilst in specific situations a well-designed outbuilding may be considered appropriate, it is difficult not to set a precedent within an area.

On this occasion, the scale of the proposal is reasonably modest for an outbuilding, with dimensions of approximately 3.6 x 4.6m (16.5 sqm), it would be smaller than a standard size single garage. Furthermore, the proposed choice of materials would complement those used within the existing dwelling, and with a flat roof of 2.6m above ground level (2.8m maximum) it would minimise its impact within the street scene. Had this extension been proposed in the rear garden, as there is not adequate space at the side of the dwelling, it would have almost certainly been approved, or if located more than 2m from all boundaries, would have qualified as permitted development.

Following a detailed review of the whole application including additional supporting information supplied by the applicant, mitigating factors have been considered. Starting with the unique location of the dwelling and consequential location of the proposed outbuilding. The street of Lincroft leads from the busy B classified road of Goldthorpe Green, but in contrast, Lincroft is a literal dead-end street, more akin to a public pathway. Vehicular traffic along the narrow street serves only the four dwellings, before abruptly terminating adjacent to the application dwelling. Turning provision is provided in curtilage, and between No 2 and No.4. Whilst pedestrian access continues, beyond the application dwelling, there would realistically be limited public view of

the proposed outbuilding, and it would have a very diffused view, from Goldthorpe Green, approximately 64m away.

More specifically, the location of the outbuilding would be adjacent (0.6m) to the western boundary, which features a brick wall and fence combination of approximate 1.8m high, which is further heightened to approximately 3.10m by a privet hedge, providing very good screening from beyond the western elevation. Although not as close to the front boundary, approximately 2.3m away, the same 1.8high brick and fence combination boundary treatment would help defuse the view from the street, whilst the larger hedge on the opposite side of the street defuses the view from the open space towards the south of the dwelling. As noted above, visibility from Goldthorpe Green would be very diffused and the proposal would have no negative impact upon the street scene of that street.

Regarding impact upon the application dwelling, the proposal is to be constructed of matching materials to those used within the main dwelling, which when combined with its flat roof and distance from the house, would have a modest impact on the design and character. A similar modest impact may be considered in relation to the remaining houses on the street, but this is predominately due to the principle of the outbuilding rather than any significant impact of the outbuilding itself. Given its location in the far corner of the front garden of the last of the four dwellings making up this small street, any actual impact would be negligible.

On balance, whilst not strictly in accordance with local SPD policy and otherwise not allowable through permitted development, on this occasion the proposal would have at most a modest impact upon the scale, design and character of the original dwelling and immediate street scene. The proposal would therefore be considered to be broadly in accordance with local policy D1, and GD1. This carries moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

With the acceptable design, size, and location of the proposal, all seemingly designed to minimise impact; there is not any concern over the core aspects of impact on residential amenity. As has been emphasised by no neighbour objections to the outbuilding, the proposal would not be overbearing, would not have any impact on light levels of neighbouring dwellings, and would have minimal, if any, impact on overlooking of the neighbours front garden due to the strong boundary treatments.

Approval of an outbuilding in a front garden, especially whilst at a distance, still remains sited directly in front of the principal elevation is very uncommon. However, approval on this occasion would be considered unlikely to set a precedent for the three neighbouring dwellings. The application dwelling features the largest of the four dwellings' gardens, which in addition to the modest impact on visual amenity, there would also be no impact on access or parking provision. Any similar extension in the front garden of the three neighbouring dwellings would be far more likely to have an impact on visual amenity, parking provision or access, rendering a similar outbuilding not viable.

With little or no direct impact on neighbouring amenity, the proposal would be compliant with local policy GD1, which carries moderate weight in favour of the proposal

Highways

Once constructed, the proposed outbuilding would have no impact upon access or visibility to the streets of Lincroft or Goldthorpe Green. Whilst parking during the works should be respectful, as highlighted by a neighbour, this would unfortunately be beyond the remit of the planning department to enforce. Once completed, the proposal would also have no impact on parking provision, access or visibility within the dwelling's curtilage. It is therefore considered that there would be little or no impact on highway safety.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal, in these particular circumstances, are considered to comply 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.

RECOMMENDATION: Approve subject to conditions

Justification

In dealing with the application, the Local Planning Authority has worked with the applicant to

- Consider alternative locations for the outbuilding.
- Reviewed additionally submitted information from the applicant

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.