

Application Reference: 2025/0274

Site Address: 117 Snape Hill Road, Darfield, Barnsley

Introduction:

This application seeks full planning permission for the erection of two detached buildings within the curtilage of the dwelling. One to create a double garage and the other to form a 'granny annexe'.

Relevant Site Characteristics

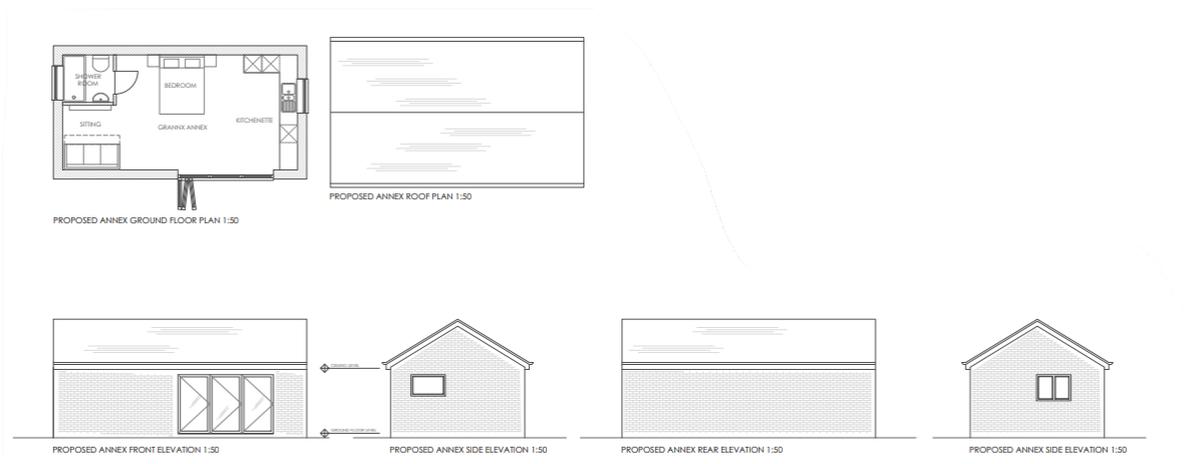
The application site is on the corner of Snape Hill Road and Doveside Drive. The host dwelling is a semi-detached red brick dwelling which fronts onto Snape Hill Road. To the front is tandem driveway which leads part way down the side of the property. There is a large garden area which extends to the side and wraps around to the rear of the property. There is a second vehicular access/drive off Dovedale Road at the back/side of the property. The side garden area is bounded by a brick wall along the front of Snape Hill Road which then changes to a fence on the corner which then runs along Doveside Drive. The surrounding area is predominantly residential and the immediate surrounding area primarily comprises of semi-detached dwellings.

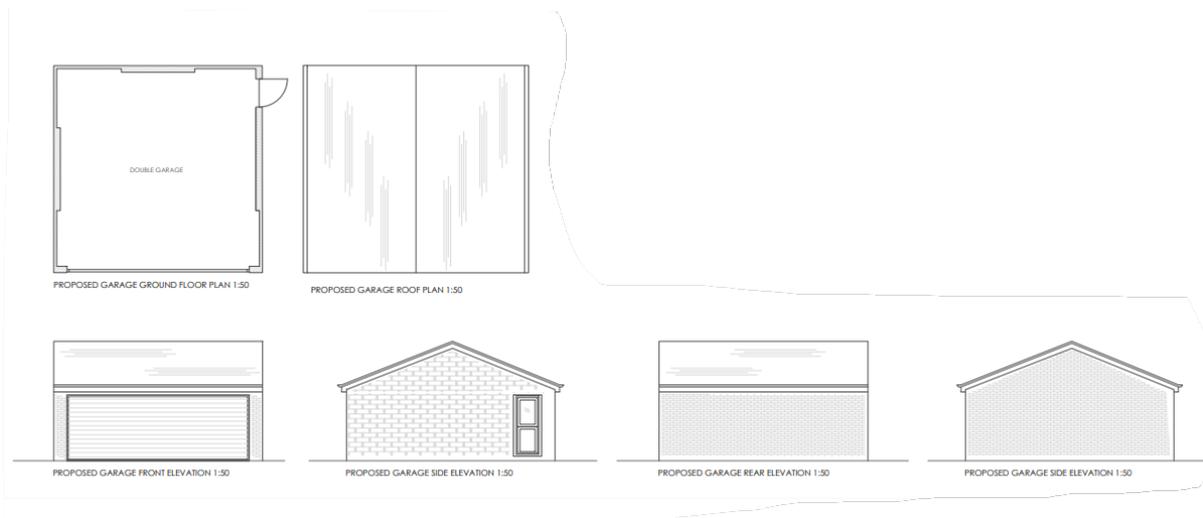
Site History

There is no relevant site history.

Detailed description of Proposed Works

The proposals include the erection of two single storey buildings to create a double garage and granny annexe. Originally, both elements were contained within one 1.5 storey building however has since been amended to reduce the scale and massing to split between two separate buildings instead. The site layout and elevations are shown below:





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 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.

No representations have been received.

Parish Council - No comments received

Coal Authority - Low Risk Standing Advice National Grid (Cadent) – No comments received

Yorkshire Water - No comments received

Highways – No objections subject to conditions

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 of Development

The site falls within Urban Fabric which has no specific land allocation. The site is within a residential area and 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. This weighs significantly in favour of the development.

Scale, Design and Impact on the Character

The house extension and domestic alterations SPD states that detached garages and outbuildings should relate sympathetically to the main dwelling in style, proportions and external finishes. In most cases, it will not be appropriate for a garage to be sited between the house and the road.

The proposal has been amended to reduce the size and scale of the originally proposed building by splitting this down into two separate buildings with a lower height. This has reduced the massing significantly and ensures the ancillary buildings appear subsidiary to the host dwelling.

The SPD also states that annex buildings should be single storey and no more than 39sqm. In this case the proposed buildings as amended has an internal floor area of only 30sqm and is therefore in accordance with the SPD.

Whilst in this case, the garage and annex will be sited between the house and the road, this is an unusual circumstance as the site is a corner plot, and they would occupy a large space

of unused land to the side of the dwelling. The annex is in line with the front elevation of the host dwelling and the garage is set back from the boundary with the roadside.

The building line along Doveside Drive/Alder Grove is staggered with no distinct building line to follow, as such the outbuildings that protrude to the side of the host dwelling here will not appear out of character or disrupt a distinguished building line. Furthermore, the dwelling on the opposite corner of Snape Hill Road and Dovedale Drive is set on an angle and further towards the roadside as such there is no set building line.

Both buildings will be single storey and brick built with a pitched roof which will match the host dwelling and surrounding properties. The gable end of the garage is proposed to be a feature wall in 'yorkshire stone' – there are a mix of other materials in the street scene so this small area of alternate material does not cause concern.

The annexe has been reduced in terms of its scale to ensure compliance with the SPD. It now appears subservient to the host dwelling and matches the surrounding properties in terms of its appearance. As such the proposal is in accordance with policies GD1 and D1 of the Local Plan and this weighs moderately in favour of the development.

Impact on Neighbouring Amenity

The proposed buildings are set away from neighbouring properties and contained behind boundary screening, as such they will not introduce harm to neighbouring properties by virtue of overlooking or overshadowing.

Given this, the proposal will not harm neighbour amenity in accordance with policies GD1 and D1 of the Local Plan, this carries moderate weight in favour of the development.

Highways

The proposal does not include any alterations to either of the two existing vehicular accesses into the site. Highways DC have confirmed that the proposals will not adversely affect highways safety and is acceptable from a highways perspective subject to conditions. Conditions have been proposed to ensure the areas to be used by vehicles will be suitably surfaced prior to them being brought into use and to ensure the annex remains ancillary to the main dwelling. As such, the proposal accords with policy T3 of the Local Plan.

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

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

The LPA have worked proactively with the applicant to make the necessary amendments to ensure the development is compliant with the development plan.

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.