

Application Reference: 2025/0627

Site Address: 5, Highfield Cottages Silkstone Lane, Silkstone, Barnsley, S75 4JY

Introduction: The application seeks full planning permission for the installation of hardstanding to front to provide extra parking spaces to dwelling

Relevant Site Characteristics:

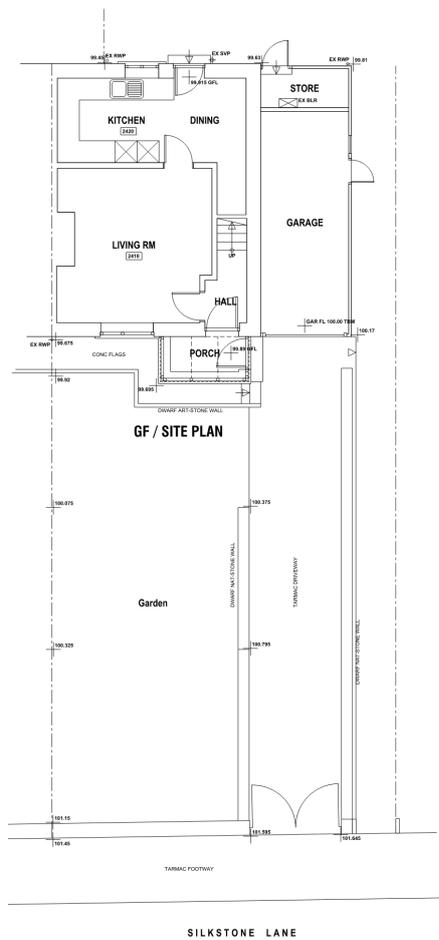
The dwelling is a cottage style, end terrace dwelling located on Silkstone Lane, a classified road running southerly from Cawthorne into the village of Silkstone. Currently the dwelling features a sloped driveway, leading to a detached garage located adjacent to the southern side elevation of the dwelling.

Site History

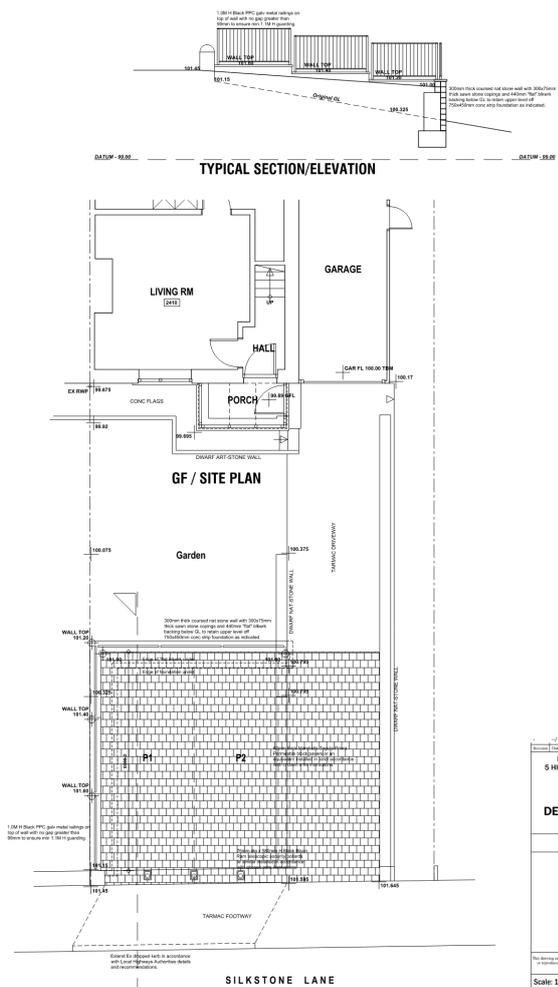
There is no recorded site history for this address.

Detailed description of Proposed Works

The proposal is for the creation of two additional parking spaces, located at a similar level to the existing footpath and road, rather than at the lower level adjacent to the dwelling and garage. Additional works would propose to create fence around the parking (within the garden) and to extend the current dropped kerb outside of the dwelling's curtilage.



Existing Plan



Proposed Plan

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 9 – Promoting Sustainable Transport

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 comments have been received

Highways Drainage:

There was no objection from highways drainage, with them confirming they would be happy with building control [if applicable in this instance] to check the proposals.

Highways:

Highways confirmed that whilst no turning space was including in the proposed development, precedents have been created within nearby dwellings, including an approval in 2024, and therefore subject to standard conditions, there would be no objection.

Parish Council:

No comments or objections were received.

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 the Development

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

If the application address was not on a classified road, then the proposed driveway would be allowed to be completed under Class F of The Town and Country Planning (General Permitted Development) (England) Order 2015, subject to meeting the conditions within the legislation. The proposed wall and fence would be allowed through Class E of the same legislation but the for the dropped kerb aspect of the proposal, a separate licence from the local authority's Street Works department is also required.

Whilst the loss of the proposed stone wall will somewhat alter the character of the individual property, many dwellings have already removed their similar walls, so in relation to the broader street scene, its removal would cause minimal harm. The addition of the parking provision and fencing, with the retaining wall having limited visibility, would also have a similar appearance to the surrounding properties and therefore would integrate well with the street scene.

Therefore, the proposal would not have a harmful impact on the design of character of the property or wider street scene in accordance with policy GD1 and D1 of the Local Plan. This carries modest weight in favour of the proposal.

Impact on Neighbouring Amenity

The proposed parking provision will have a limited impact on neighbour amenity. Many adjacent properties have similar arrangements to the front of the property and the parking of vehicles in front of the dwelling is common practise. It is not anticipated that this would cause harm to neighbour amenity in terms of overlooking or overshadowing.

Vehicles parking within the curtilage will also reduce the current need for on street parking which will likely have a positive impact for adjacent and nearby neighbouring dwellings. As such, the overall negative impact on neighbouring amenity would appear to be limited and the proposal would accord with policy GD1 and D1 of the Local Plan. This weighs modestly in favour of the development proposal.

Highways

With no objection from Highways or Highways drainage, and recommended conditions provided, from a planning perspective, but subject to a separate license from Street Works for works to extends the existing dropped kerb, there would be no negative impact on highways safety and in curtilage parking provision would be adequately met. As such the proposal accords with policies T3 and T4 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

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.

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.