

Application Reference Number:		2025/0063	
Application Type:		Householder	
Proposal Description:		Erection of detached double garage	
Location:		27 Low Folds, Monk Bretton, Barnsley, S71 5SB	
Applicant:		Mr Ben Hall	
Third-party representations:	One	Parish:	None
		Ward:	Cudworth

Summary:

This planning application has been submitted by Mr Ben Hall and seeks householder planning permission for the erection of a detached double garage to the front/side of the property.

The site falls within Urban Fabric as allocated by the adopted Local Plan. Development comprising alterations to an existing residential building are considered acceptable in principle if proposals would not significantly adversely affect residential amenity, visual amenity, highway safety, and where satisfactory standards of design are achieved.

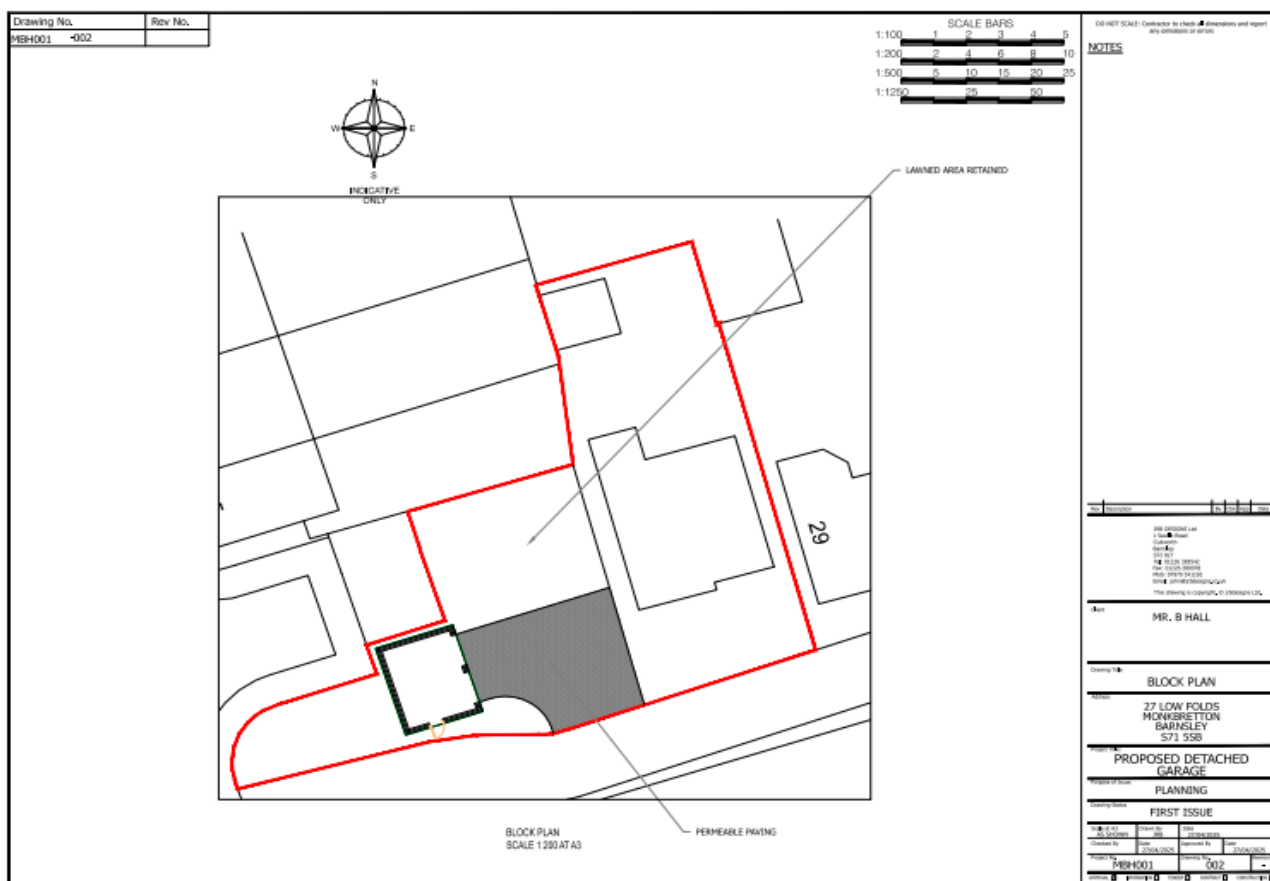
The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).

Recommendation:

Approve subject to conditions

Site Description

The dwelling is a brick built two-storey detached dwelling located on Low Folds in Monk Bretton. Low Folds has a consistent residential street scene featuring similar dwellings to the host dwelling. The dwelling has a parking area to the front with an owned grassed area to the side which forms landscaping in the street scene. To the rear is a small garden and patio area.



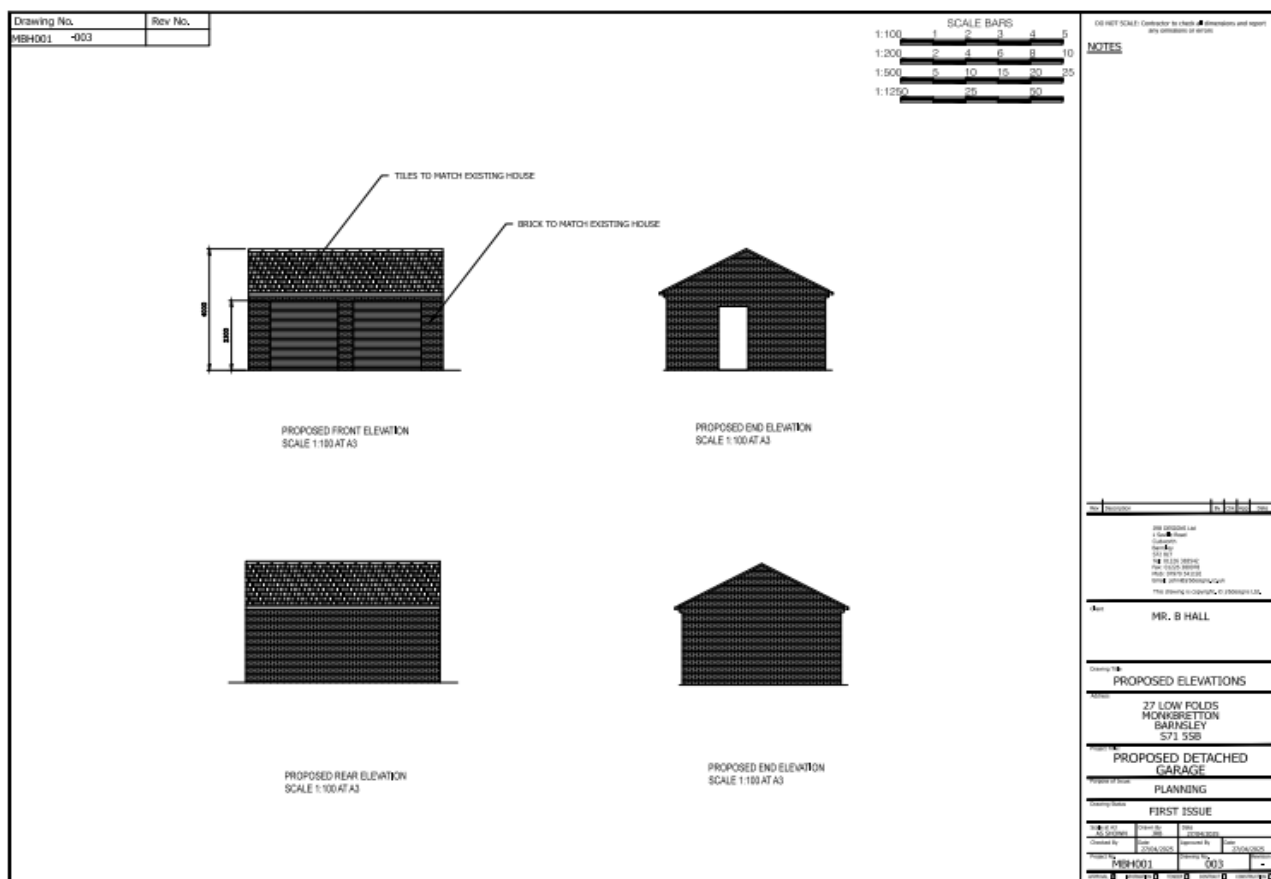
Planning History

There are various planning applications associated with the site.

Application Reference	Description	Status
B/04/0769/BA	Residential Development with open space (Outline)	Approved with Conditions
B/05/0307/BA	Residential Development of 231 dwellings comprising houses and apartments (Reserved Matters)	Approved Subject to Legal Agreement
2006/0592	Variation of Condition 5 of planning permission B/05/0307/BA - Removal of trees/ hedgerow	Approve with Conditions

Proposed Development

The applicant seeks approval for the erection of a single storey detached double garage with a width of 6 meters and a length of 4.9 metres. The garage features a pitched roof with a ridge height of 4 meters and an eaves height of 2.4 metres. The materials used will be matching brickwork and roof tiles. The garage is to be located to the front/side of the dwelling and features a permeable surfaced area linked to the highway. The reason for this unique positioning is due to a drainage easement.



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 it.

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 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.

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 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:

- House extensions and other domestic alterations
- Parking

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

Representations

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 objection has been received and in summary raised the following points.

- Adverse effect on street scene
- Development is out of character
- Loss of outlook
- Loss of permeable surface
- Loss of privacy
- Overdevelopment of the plot
- Overlooking
- Precedent or new dwellings
- Proximity of the new building to adjacent properties
- The garage is to be a proposed dwelling

Firstly, it must be noted the proposal is for a single storey detached double garage and not a new dwelling. The plans and elevations provided clearly show a single storey garage structure. The size of the proposal is comparable to that of a standard double garage. The garage proposal does not set a precedent for a new dwelling. Also, a permeable driveway is proposed.

Consultations

None

Assessment

The main issues for consideration are as follows:

- The acceptability of the principle of the development
- The impact on the character of the area
- The impact on the character of the host dwelling
- The impact on neighbouring residential properties
- The impact on the highway network and highways standards

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; however, the site and surrounding area is made up principally of housing. Alterations and extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

Impact on Neighbouring Residential Amenity

The SPD states that *“detached garages should be single storey structures and the eaves height should not normally exceed 2.5 meters from ground level”*. The proposed garage has a pitched roof with a maximum height of 4 metres and an eaves height 2.4 metres which is in accordance with the above recommendation. This weighs significantly in favour of the proposal.

The proposed garage will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing as no dwelling is set to that side of the host dwelling. The use of the garage will be conditioned for domestic use only. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Scale, Design and Impact on the Character of the Dwelling

The SPD states that *“materials should normally be of the same type, colour and texture to the existing house or as close a match as possible”*. In this case, the proposed materials will be matching brickwork and roof tiles to the dwelling which is therefore acceptable. The garage utilises a pitched roof which is akin to the existing dwelling's pitched roof and therefore acceptable. This weighs significantly in favour of the proposal.

The SPD states that *“detached garages 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”*. In this case the garage is sited to the side (southwest) of the dwelling and slightly forward the principle elevation of the dwelling. In this circumstance this is acceptable because the garage has to be positioned here to avoid a drainage easement that runs to the side of the dwelling where a garage would be more traditionally placed. It is not possible to locate the garage closer to the dwelling whilst avoiding this.

This will have an impact on the street scene however the garage will be viewed in context of the dwelling from most viewpoints. The addition of a permeable driveway also retains the link between the two. Also, additional landscaping to further screen the garage will be conditioned to a planning approval. The garage is restrained in height and set adjacent to a parking area.

The proposed garage partially conforms to the SPD in terms of its external materials, roof type and siting however it will not have a significantly detrimental impact upon the character of the street scene due to the harmony with the existing dwelling and being partially screened by planting. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Highway Safety

There will be no impact upon highway safety. The proposal is not for another bedroom to the dwelling therefore there is no change in parking requirement nor is there any change to the existing parking arrangements as these will be maintained. This weighs significantly in favour of the proposal.

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

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.

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.