

Application Reference: 2025/0716

Site Address: High Royd Farm, High Royd Lane, Hoyland, Barnsley, S74 9NW

Introduction: Erection of a single storey detached garage

Relevant Site Characteristics

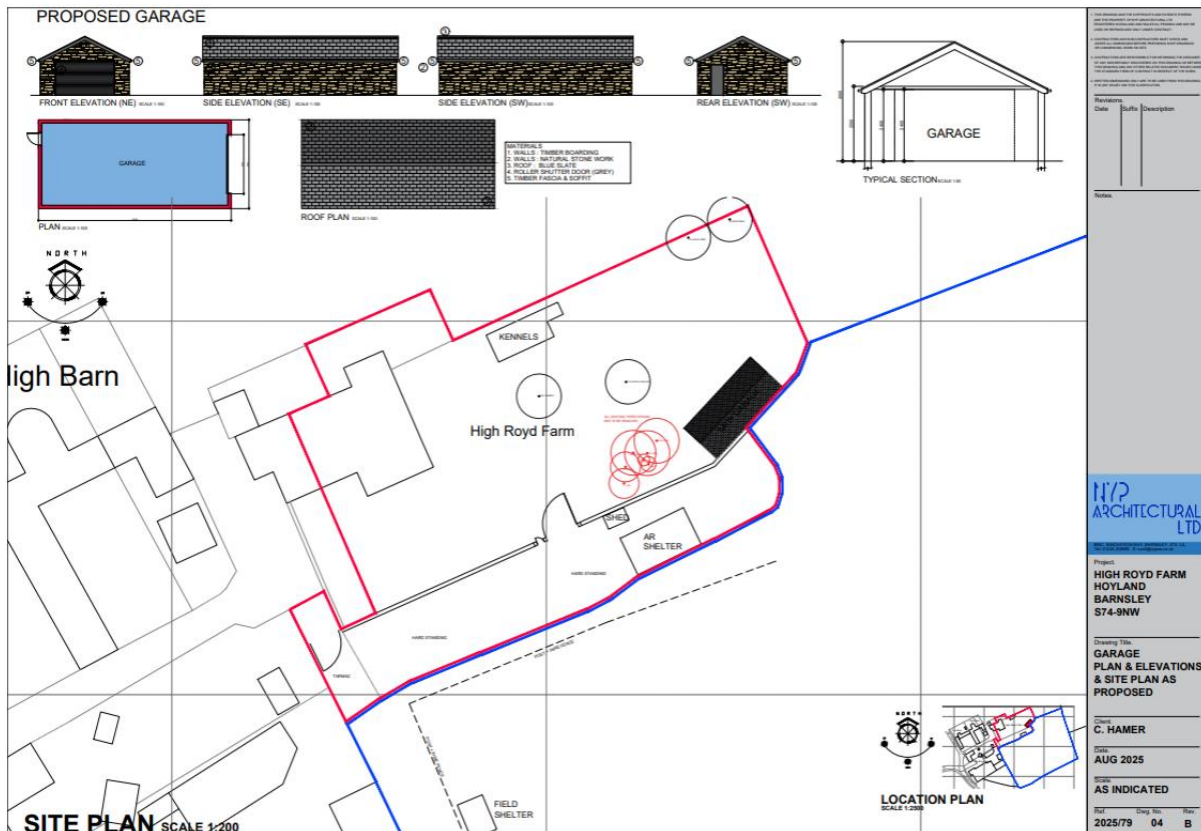
The application relates to a detached dwelling within the Hoyland area. The site provides a large garden area which contains a dog kennel, a small greenhouse and an air raid shelter. Some trees are also located in the position the garage is being proposed. The Land is allocated as Green Belt. Residential properties are located to the west of the site. Large trees are located to the south of the site screening Dearne Valley Parkway. Fields are located to the north and east of the site.

Planning History

Application Reference	Description	Status
B/94/1136/WO	Construction of new highway (Dearne Towns Link Road - Stage 1)	Historic
B/98/1204/HN	Erection of front single-storey extension	Historic
B/04/1317/HN	Erection of detached dwelling (Outline)	Refuse
2018/1088	Formation of new vehicular access road including dropped kerb	Refuse

Detailed description of Proposed Works

The applicant is seeking permission to erect a single storey detached garage. The garage would provide a pitched roof with an approximate eaves height of 2.5 metres and an approximate ridge height of 4 metres. An approximate length of 13 metres is proposed along with an approximate width of 6 metres. A garage door is detailed to the front elevation, spanning approximately 4 metres. A pedestrian door is detailed to the rear elevation. The garage is proposed to be constructed from stone and the roof materials from blue slate.



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
- Policy GB1: Protection of Green Belt
- Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt

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.

Forestry Officer – No Objection subject to conditions

Highways – No Objection

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 Green Belt as such, extensions, roof alterations, outbuildings and other domestic alterations will be considered against the general principles from the SPD and the following criteria;

- The total size of the proposed and previous extension should not exceed the size of the original dwelling
- The original dwelling must form the dominant visual feature of the dwelling as extended

Domestic outbuildings within the curtilage of the dwelling will be treated as part of the dwelling or an extension to it, except for the purposes of calculating the original size of the dwelling.

Where an extension is approved it may be necessary to remove permitted development rights for houses in the Green Belt to ensure that the total size of proposed and previous extensions would not exceed the size of the original dwelling.

Scale, Design and Impact on the Character

The Supplementary Planning Document for House Extensions states '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.

Detached garages and outbuildings should be single storey structures and the eaves height should not normally exceed 2.5 metres from ground level, whilst the ridge height should not exceed 4 metres. Proposals for garages will be assessed using the reference of a standard size for a single garage as outlined in the South Yorkshire Residential Design Guide, which states the internal floor area for garages should be 3m by 6.5m. For double garage proposals a standard floor area size is considered to be 6.5m x 6.5m. It is not considered appropriate for detached garages to include dormer windows as a way of accommodating rooms in the roof space, however, in some circumstances (e.g. where the garage is set within a large curtilage) it may be possible to utilise the roof space for ancillary accommodation/storage but not as an annex/granny annex. Where the privacy of neighbouring residents would not be compromised it may therefore be possible to install roof lights.'

The proposed garage provides a ridge and eaves height which is considered acceptable and aligns with the House Extension SPD. The length of the garage is considered substantial at 13 metres, double the length of a standard double garage. However, given the size of the site, the floor space of the garage would be proportionate and remain subservient to the host dwelling and its curtilage. Furthermore, large incidental outbuildings could be built under permitted development rights within the curtilage of the property. A condition will be recommended to restrict the use of the garage to ensure it remains for domestic garaging use.

The use of a gable roof form is preferred and allows the style of the garage to be in keeping with the site and neighbouring buildings. The use of stone and blue slate is welcomed and also allows the proposal to remain in keeping with the site and surrounding properties.

It is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making and as such carries substantial weight in favour of the application.

Impact on Neighbouring Amenity

The proposed garage would be positioned a substantial distance of approximately 50 metres from any residential properties. Additionally, the proposed garage provides a modest eaves and ridge height. The proposal would therefore have no impact on neighbouring residential amenity. As mentioned above, a condition will be imposed to restrict the use of the garage to ensure residential amenity is retained.

It is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1 General Development. This carries substantial weight in favour of the application.

Highways

Although the garage is likely to be used for storage, the proposal would not increase the bedroom facility on site and would have little impact on the parking facility given the site already provides ample parking space. Highways have also provided no objections to the proposal.

As such, the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety. This carries Substantial weight in favour of the application.

Forestry

The trees which have been proposed to be removed to make way for the garage have been considered by the forestry officer to hold little value. Concerns have however been raised regarding the replacement of the trees and any future landscaping as well as the impact the proposed works will have on any other existing trees on site. As such conditions will be added which ensures the protection of the remaining trees on site.

Green Belt

Green Belt extensions and domestic alterations in Barnsley are considered against the following criteria:

1. The total size of the proposed and previous extension should not exceed the size of the original dwelling.
2. The original dwelling must form the dominant visual feature of the dwelling as extended

Domestic outbuildings within the curtilage of the dwelling will be treated as part of the dwelling or an extension to it, except for the purposes of calculating the original size of the dwelling.

The existing dwelling provides an approximate size of 210 square metres. The proposed garage would provide an additional 79 square meters and along with the existing kennels, a further 30 square metres. Developments at the site would therefore total approximately 109 square metres. The proposal would not therefore exceed the size of the original dwelling. Given the proposed garage would be single storey with a maximum height of 4 metres and be located a substantial distance from the dwelling towards the south of the site, the existing dwelling would remain the dominant feature on the site.

As such, the proposal is considered acceptable in terms of its impact on the Green Belt and in compliance with Local Plan Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt. This carries Substantial weight in favour of the application.

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 been necessary to make contact with the applicant to reduce the ridge height of the garage down to an acceptable level of 4 metres. These amendments were received on the 18th December 2025

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.

Conditions:

- 1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
- 2) The development hereby approved shall be carried out strictly in accordance with the amended plans:

Garage Plan & Elevations & Site Plan as Proposed 2025/79 DwgNo:04 Rev:B

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order), the garage hereby permitted shall be retained as such and shall not be used for any purpose other than storage and the garaging of private motor vehicles associated with the main dwelling (High Royd Farm, High Royd Lane, Hoyland, Barnsley, S74 9NW) without the grant of further specific planning permission from the Local Planning Authority. It shall not be used for any trade/business purposes, nor used as a separate residential use/annex and shall not be severed at a later date to create a separate planning unit.

Reason: To ensure that the residential use of the site is not intensified, contrary to sustainable development and Local Plan Policy T3 New Development and Sustainable Travel.

- 4) No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:

- Tree protective barrier details
- Tree protection plan

No development or other operations shall take place except in complete accordance with the approved details and the tree protection fencing shall be installed in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced off in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To ensure the continued well being of the trees in the interests of the amenity of the locality.

- 5) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained. The approved landscaping details shall be implemented prior to the occupation the dwelling.

Reason: In the interests of the visual amenities of the locality.

Informative(s):

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

2. Permission shall not be construed as granting rights to carry out works on, under or over land not within the ownership, or control, of the applicant.