

Application Reference: 2025/0896

Site Address: 3 Earlsmere Drive, Ardsley, Barnsley, S71 5HH

Introduction:

This application seeks retrospective permission for the erection of extension to the existing outbuilding.

Relevant Site Characteristics

Earlsmere Drive is a residential cul-de-sac located off Doncaster Road, a main arterial route linking the town centre with the Dearne towns to the north-east. The residential properties are a mix of single and two-storey, detached dwellings.

The application relates to a single storey, detached brick-built, stone fronted dwelling located at the eastern tip of the turning head. The dwelling is set back from the highway and shares a private drive with the property to the south. The property benefits from an existing detached garage located along the southern boundary, enclosing the modest rear garden.

Detailed description of Proposed Works

The applicant seeks permission for the retention of an extension to an existing outbuilding. The extension is located on the eastern elevation of the existing outbuilding, projecting 3.2m from it and 4.5m along it, extending forward of the northern elevation by 1.9m. The extension has a height of 2.3m to the eaves and 3.2m to the ridge.



Figure 1 Existing Garage and Extension

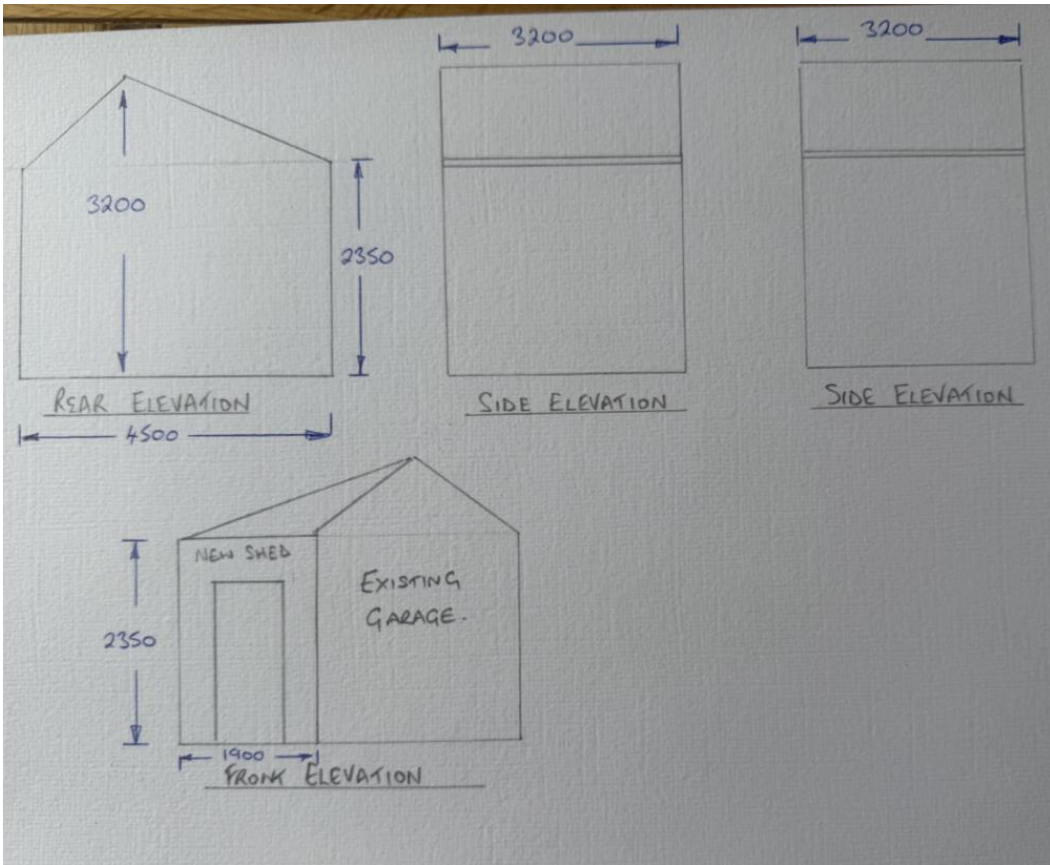


Figure 2 Elevations

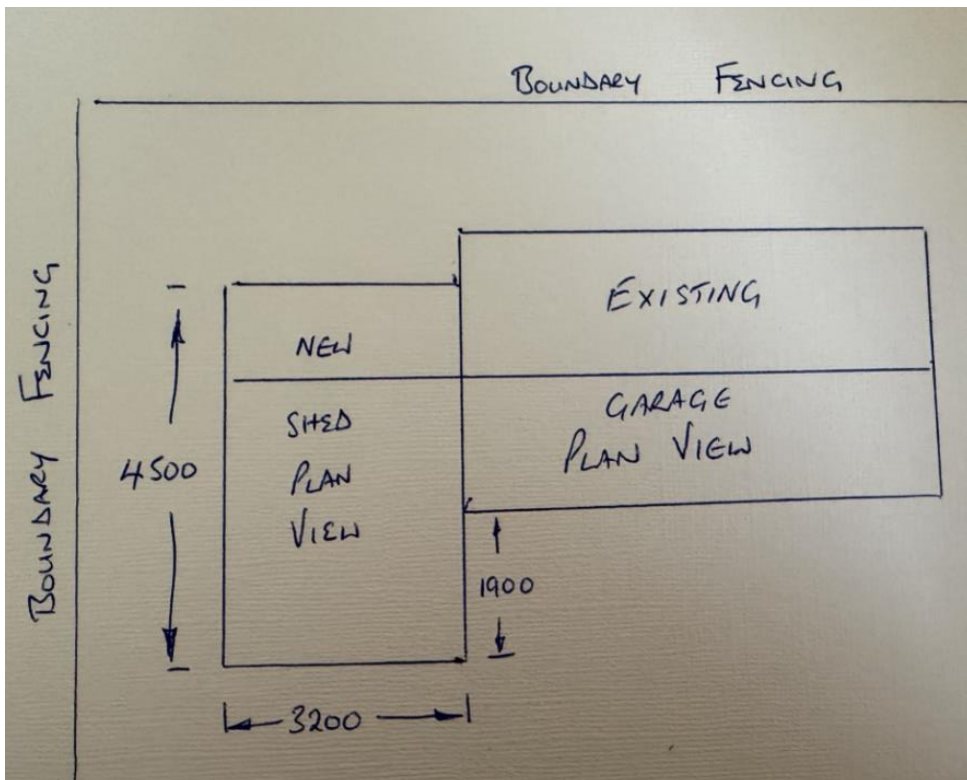


Figure 3 Site Plan

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 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 SPDs 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 letter of representation has been received in relation to:

- Blocking light
- Built of wood
- To be used as a nail bar/salon
- Unsightly to look at
- Noise from users

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 unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle

The site falls within Urban Fabric where 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.

The Supplementary Planning Document for House Extensions and Other Domestic Alterations states that proposals for detached garages and outbuildings should relate sympathetically to the main dwelling in style, proportions and external finishes and should be single storey structures and their eaves height should not normally exceed 2.5m from ground level, whilst the ridge height should not exceed 4m.

Impact on Neighbouring Amenity

The extension is located on the eastern elevation of the existing outbuilding, to the west of 14 Ardsley Mews; due to the orientation of the extension in relation to the path of the sun, there would be some increase in overshadowing of the rear conservatory extension associated with this property.

The outbuilding extension has been designed with a low eaves level of 2.3m, and a low ridge height of 3.2m, both within the parameters outlined in the Supplementary Planning Document for House Extensions and Other Domestic Alterations (SPD). The inclusion of a pitched roof reduces the overall massing and helps to lessen the impact on neighbouring properties. This carries significant weight in favour of the application.

The position of the extension ensures it does not obstruct the side window of the adjacent property. While there would be some increased overshadowing of the rear garden and conservatory, extensions do not receive the same level of protection as original habitable room windows. It is therefore considered that the degree of overshadowing would not be significantly detrimental, and this carries limited weight against the application.

It is also worth noting that the property benefits from permitted development rights. A structure with a flat roof up to 2.5m in height could have been built in this location without planning permission.

Comments have been made in relation to talking and background radio noise being easily heard due to the nature of the construction. The application form states that the extension is to be used for storage. However, the use of a garden room is not unreasonable, and it is not envisaged that its domestic use would result in any increase in noise levels above a normal domestic setting.

The erection of a single storey extension to the existing detached outbuilding is not considered to have a detrimental impact on the amenity of neighbours for the reasons outlined in the assessment above and as such the development is considered acceptable and in compliance with Local Plan Policy GD1 General Development and Supplementary Planning Document House Extensions and Other Domestic Alterations.

Scale, Design and Impact on the Character

The outbuilding is located in the rear garden of the property with the extension located on the rear eastern elevation.

The extension is constructed from timber and is predominantly finished in uPVC cladding designed to resemble painted close-boarded timber. The eastern elevation is finished in actual close-boarded timber. Although this elevation is visible from neighbouring gardens, it does not appear prominent within the wider street scene and is not highly visible from any public vantage point.

The appearance of the extension is comparable to that of a typical garden shed; a feature commonly found in residential areas and therefore not out of character. This carries considerable weight in favour of the application, and it is therefore considered that the outbuilding extension is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1.

Highways

Supplementary Planning Document – Parking sets out the parking standards for dwellings; a dwelling comprising of 2 bedrooms requires the provision on 1 no off street parking space, whereas a dwelling comprising of 3 or more bedrooms requires 2 no off street parking spaces.

The outbuilding extension does not result in the loss of off-street parking, nor a requirement for additional provision and as such is considered acceptable in terms of its impact on

highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety.

Other Issues

Comments have been made in relation to the use of the building as a nail bar/salon including concerns about noise from users; The application form states that the extension is to be used for storage and there is no evidence to suggest that the existing outbuilding or the extension to the outbuilding is to be used as a nail/bar salon and as such the points raised regarding noise and potential use are afforded little weight.

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

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.

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.

Conditions

The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission.

Plan References;

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.