

Application Reference: 2025/0519

Site Address: 91 Pye Avenue, Mapplewell, Barnsley, S75 6AG

Introduction: This application seeks full planning permission for the demolition of existing detached garage, and erection of new detached garage on plot to rear of dwelling.

Relevant Site Characteristics:

Located at the southern edge of the settlement of Mapplewell, the application dwelling is an extended red brick, end terrace dwelling. The street scene comprises predominantly of similar styled dwellings with modest sized enclosed front gardens. Due to the limited size of the front gardens, no dwellings, including the application dwelling appear to have front curtilage parking provision. In partial mitigation for the lack parking at the front of the dwellings, each dwelling has an area of land located at the rear of their respective dwellings, some, such as the application dwelling feature detached garages within this space, whilst other feature other types of outbuilding or informal parking spaces. The applicant's current garage, and focus of this application, is literally dilapidated and potentially no longer suitable for its intended purpose.

Site History

There is no recorded site history for this address.

Detailed description of Proposed Works

The proposal is for the demolition of the existing detached, steel corrugated garage, and its replacement with a new concrete block work garage. To improve the visual appearance of the garage, facing brick work is proposed for the front elevation and for the first 3m of each side elevation. The garage would be finished with a black EPDM (synthetic rubber) flat roof with a maximum 10cm sideways incline to assist with drainage into the dwelling's existing domestic surface water drainage system. The roof would also feature three non-opening rooflights, a single steel door, and an electronic roller shutter door. To provide a suitable base, a concrete pad would be installed and be used for the internal floor. The dimensions of the proposed garage would be increased from the approximate 5m length, 2.65m width and 3.2m height measurements of the existing garage to the approximate measurements of 9.65m length, 4.65m width, and a maximum height of 3.375m. The single small doorway would have an approximate width of 0.9m, and a height of 2.10m. The roller door would feature an approximate width and height of 3m each.

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.

One comment in the form of a question was received about the application, in relation to its position and whether it would project further forward than the existing garage. As noted in the Highways comments below, this enquiry has satisfactorily been resolved. There were no other comments or objections received.

Highways:

Highways provided no objection subject to the garage being used for domestic use and that the garage is positioned no further forward than the existing garage, which the approved plans indicate would be the situation.

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. 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

The scale of the garage would be increased from that of the original garage it replaces. However, as its width would not be increased as significantly as its length. The height will be no higher than nearby garages and therefore the actual visual impact would not be harmful. T

The overall design and proposed materials would be a significant aesthetic improvement. The materials proposed are sympathetic to the surroundings and mostly match nearby dwellings.

The overall scale, design and visual appearance of the garage would be in keeping with others in the area and have a minimal impact on the character of the area.

Impact on Neighbouring Amenity

The garage will be sited between two existing neighbouring garages on either side. It will be sited on a comparable footprint to the existing garage, albeit, will have a larger footprint. The garages along this stretch are positioned away from the dwellings amenity areas and are separated by a small access road in between. As such, the proposed garage would have little to no impact on neighbour amenity in terms of overlooking or overshadowing.

A condition will be included on the decision notice to ensure the garage is retained for domestic purposes only ancillary to the main dwelling to further protect neighbour amenity.

Overall, it would be concluded that the garage would have a limited impact upon neighbouring amenity and the proposal therefore accords with policy GD1 and D1 of the Local Plan.

Highways

The garage will be accessed via a rear access track that serves the numerous blocks of terraced houses along the full length of the road. The proposed replacement garage is to be positioned on approximately the same footprint and the front elevation of the proposed garage is not shown to be positioned any closer to the access track than the existing garage, general access arrangements should therefore remain unaltered.

As such, it is considered that the proposals do not adversely impact upon the highway and are therefore acceptable from a highways perspective and the proposal would comply 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

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.