

**Application Reference:** 2025/1034

**Site Address:** 127 Longfields Crescent, Hoyland, Barnsley, S74 9JB

**Introduction:** Proposed detached garden room/annexe.

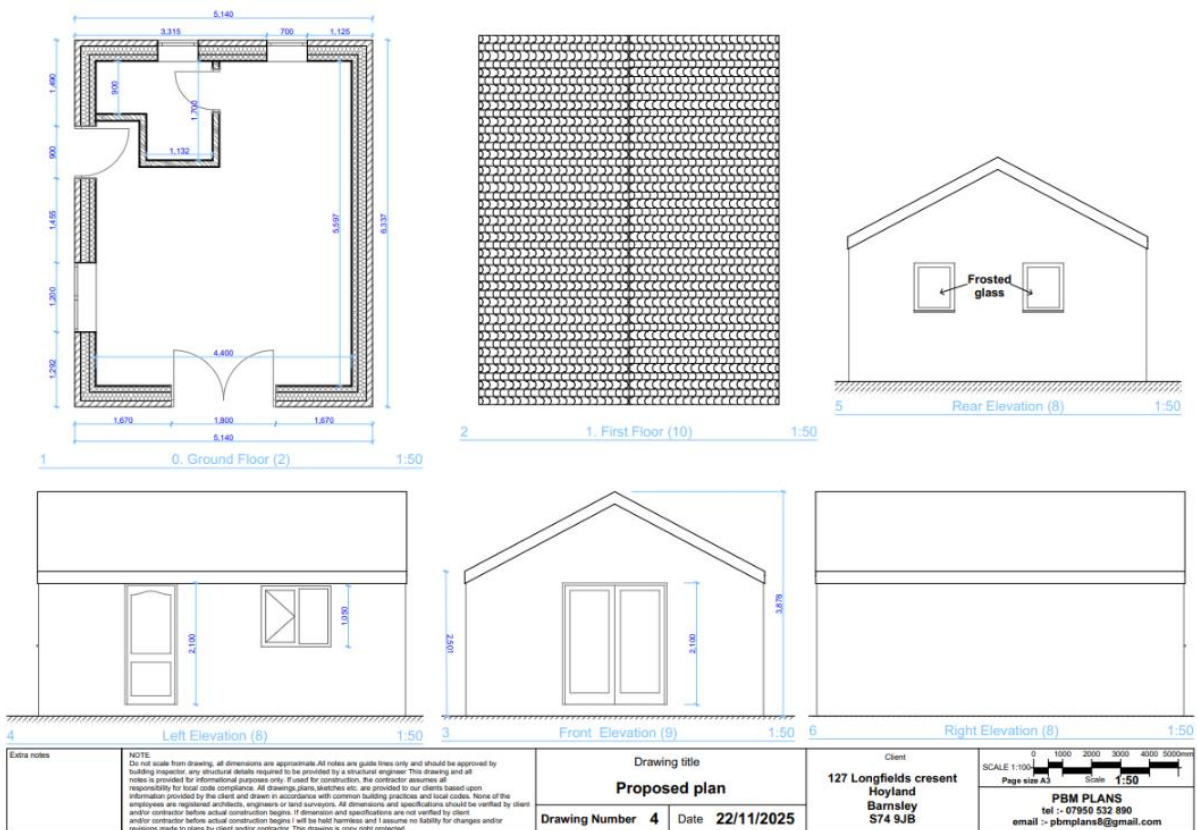
### **Relevant Site Characteristics**

The property is a semi-detached dwelling within the Hoyland area. The dwelling is constructed from red brickwork and features a hipped roof form. A small garden is located to the rear of the dwelling, and a modest garden is located to the front and side.

The surrounding area is characterised by predominantly semi-detached dwelling along with some terraced properties. The dwellings are constructed predominantly of red brick, there are however a mix of other materials in the streetscene including render, some stone cladding and pebbledash.

### **Detailed description of Proposed Works**

The applicant is seeking permission to erect a garden room/annexe. To the east of the dwelling. The proposed building would have an approximate width of 5.1 metres and an approximate length of 6.3 metres. A gable roof form is proposed with an approximate eaves height of 2.5 metres and an approximate ridge height of 3.8 metres. The building is proposed to be constructed from stonework. Two windows are proposed to the rear elevation servicing the main room and a secondary smaller room. A door and a window is proposed to the west elevation and a pair of French doors are proposed to the south elevation.



## 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. No representations have been received.

Enforcement – No Response

#### **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 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.

## 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.

Applications for annexes should be accompanied by a planning statement outlining the relationship between the existing dwelling and the proposed annex and that of the proposed residents. An annex building, often referred to as a 'Granny Annex' may be permitted in a rear garden where it would not occupy a disproportionate amount of the garden and would not have its own separate access or garden area. An annex should normally have a close physical relationship with the host dwelling and maintain a reliance with it having some shared facilities, be single storey and their size shall be up to 39m<sup>2</sup> and no larger than the size of a double garage. If the Council is mindful to grant planning permission, it will almost always be subject to a condition which requires the annex to remain ancillary to the main dwelling, same family occupancy and one which prevents it being used, sold or rented as an independent dwelling/separated planning unit at a later date.'

The proposed building would provide an acceptable eaves and ridge height of 2.5 and 3.8 metres respectively as outlined within the House Extensions SPD. The gable roof form is similar to the existing dwelling and preferred to a flat roofed outbuilding.

French doors are detailed to the front elevation of the proposal and are proposed centrally which is in keeping with the character of the site dwelling.

The outbuilding is proposed to be constructed from stonework. Although this does not strictly match the site dwellings' red brickwork, given the street scene does not provide a consistent material palette, with other dwellings being constructed from render and stone cladding, the proposed materials on this occasion are considered acceptable.

It would be acceptable for the building to be used as an annexe as well as a garden room given the proposal details only 2 rooms and would have a close physical relationship with the dwelling. The proposal would require some shared facilities given only 2 rooms are detailed and the annexe would share access with the dwelling. A condition will be added requiring the annex to remain ancillary to the main dwelling with the same family occupancy and preventing it being used, sold or rented as an independent dwelling/separated planning unit at a later date.

It is therefore considered that the proposed garden room/annexe 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 significant weight in favour of the application.

### Impact on Neighbouring Amenity

The proposed outbuilding would be in close proximity to the northern neighbour. Given the proposal provides modest eaves and ridge height, the proposal is not considered to be detrimentally impactful on the northern neighbour. Additionally, the proposal would be nearest to the side elevation of the northern neighbour and so would not impact loss of outlook or impact upon the 45-degree angle of the neighbour.

The proposal details windows to the rear elevation to be frosted glazing. This will be conditioned to be from obscured glazing in order to protect the privacy of the applicant and the northern neighbour, especially given one of the rooms the proposed frosted window details to serve could be used a toilet should the building be used as an annexe.

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 considerable weight in favour of the application.

### Highways

The proposal would not increase the number of bedrooms on site or reduce the amount of existing on-site parking facility.

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 moderate 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 request the proposed materials be changed to match the on-site dwelling. Given the proposal had already started and there fails to be a consistent material used within the street scene, the use of stone has been considered acceptable on this occasion.

**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 with the submitted documents and strictly in accordance with the approved plans:

Proposed Plan DwgNo:4  
20251034 Proposed Site Plan  
Proposed Location Plan

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 and Local Plan Policy HE1 The Historic Environment.**

- 3) The rear elevation (north facing) windows detailed to be frosted shall be of obscured glazing with an obscurity rating of no less than 4 in the Pilkington Glass Range (or an equivalent obscurity rating). The glazing shall be retained as such thereafter.  
**Reason: In order to safeguard amenities of the applicant and of the occupiers of the dwelling to the north in accordance with Local Plan Policy GD1 General Development.**
- 4) 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 Garden Room/annexe hereby permitted shall be retained as such and shall not be used for any purpose other than uses ancillary to the main dwelling (127 Longfields Crescent, Hoyland, Barnsley, S74 9JB). It shall not be used for any trade or business purposes, nor used as a separate residential use or 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 to the detriment of neighbouring properties in accordance with Local Plan Policy GD1 General Development.**
- 5) The garden room/annexe hereby permitted shall only ever be used as ancillary residential accommodation by immediate family members of the application property (127 Longfields Crescent, Hoyland, Barnsley, S74 9JB) and shall not be sold or rented as a separate dwelling or planning unit at any time.  
**Reason: In the interest of residential amenity and in accordance with Local Plan Policy GD1 General Development.**

**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. This 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.