

Application Reference: 2025/0832

Site Address: 107 Houghton Road, Thurnscoe, Barnsley, S63 0NG

Introduction:

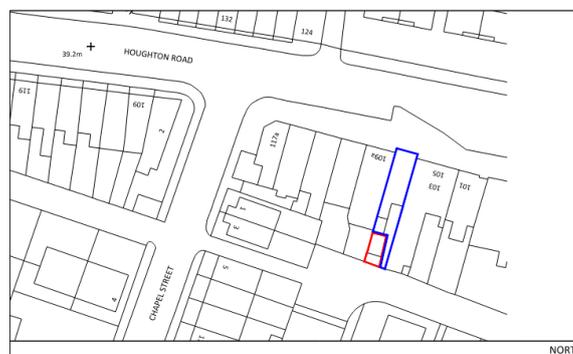
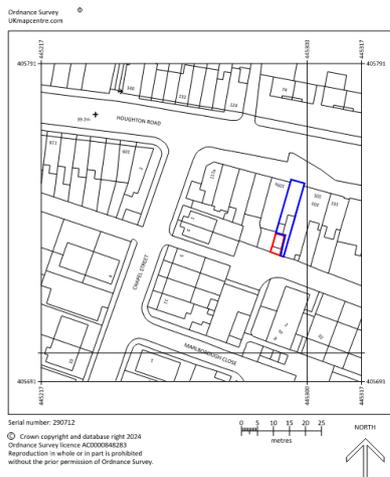
This application seeks full planning permission for the demolition of existing garage and erection of replacement single storey garage to the rear of shop.

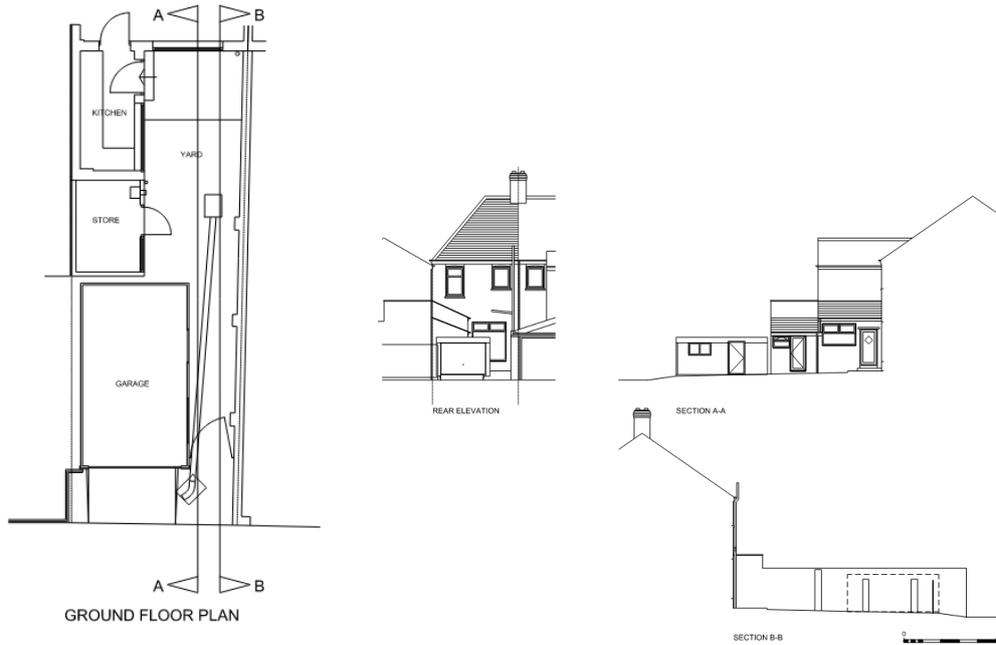
Relevant Site Characteristics

The application site is located to the rear of 107 Houghton Road in Thurnscoe. The application site currently accommodates a single storey pre-cast concrete panel and flat roof garage with a white up and over door, and single storey brick outbuilding.

Access to the application site is gained down an access road serving the rear of premises fronting onto the B6411 Houghton Road. This rear access road also appears to be named Houghton Road. It has no footways and limited street lighting.

The properties to the north of the access road, fronting onto the B6411 Houghton Road are all within the designated Houghton Road Local Centre. The properties to the south of the access road are all residential. In the immediate vicinity of the proposal, they comprise terraced housing sited at right angles to the access road. Further to the east, the properties back onto the access road with hit and miss privacy fencing on their rear boundary.



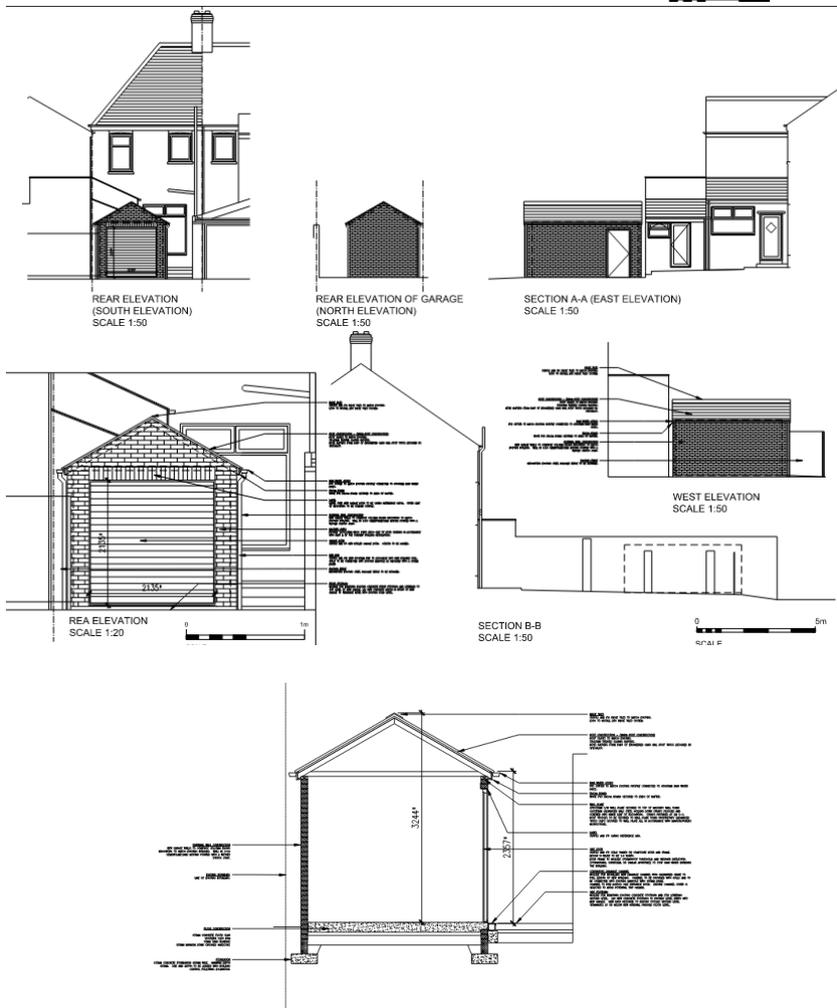
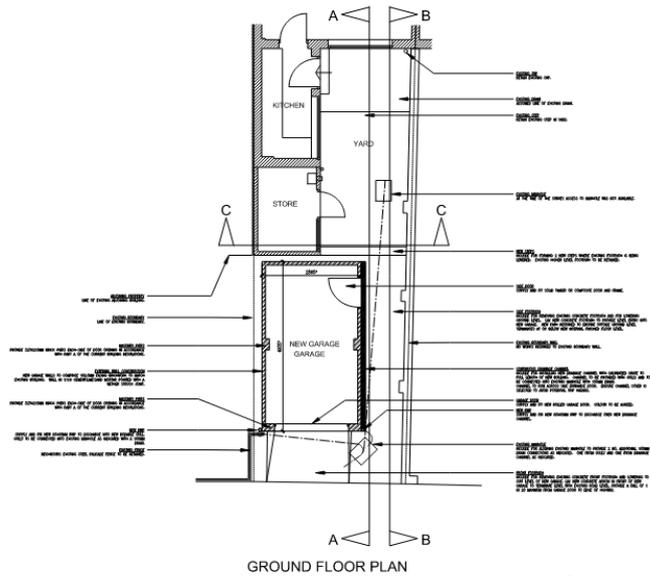


Site History

Application Reference	Description	Status (Approved/Refused)
B/78/1436/DE	Alterations to shop front, extension to dwelling and erection of private garage	
2025/0230	Demolition of existing single garage together with single storey brick outbuilding and construction of new single storey retail unit	Refuse

Detailed description of Proposed Works

The proposal is for the erection of a single storey detached garage to replace the existing. The garage will measure 2.9mx4.9m, 2.3m to the eaves and 3.2m total height. The garage has been designed with a pitched roof and will be constructed in matching materials. The site layout and elevations are shown below:



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 T3 New development and Sustainable Travel
- Policy TC1 Town Centres
- Policy Poll1 Pollution Control and Protection

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:

- 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.

Highways – No objections

Biodiversity - Negligible bat roost potential. No ecology reports have been provided with the application, but the building likely has negligible bat roost potential therefore no objections to the proposal.

Local Councillors – No comments received.

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 a local center where the principle of retail development is acceptable subject to assessment of details. The proposal offers a like for like detached garage in association with the shop on Houghton Road, which is in principle acceptable provided it remains subsidiary to the host property, is of a scale and design which is appropriate within this setting. This weighs moderately in favour of the development.

Scale, Design and Impact on the Character

The design of the proposed detached garage, being of a scale similar to the garage currently on site and constructed of brick and tile, is considered to be acceptable in this location. It is noted that existing garage on site does not positively contribute to the character of the area. The proposal is therefore in compliance with local plan policy GD1 and D1 and this weighs moderately in favour of the development.

Impact on Neighbouring Amenity

The proposed garage is set away from neighbouring properties, will replace an existing garage, and as such it will not introduce harm to neighbouring properties by virtue of overlooking or overshadowing.

Given this, the proposal will not harm neighbour amenity in accordance with policies GD1 and D1 of the Local Plan, this carries moderate weight in favour of the development.

Highways

The proposal would see the demolition of a single garage and a replacement single garage erected on a similar footprint.

The scheme does not impact on the parking provision of the site and is therefore acceptable in terms of highway safety in compliance with Policy T3 and T4 of the Local Plan. This weighs moderately in favour of the development.

Biodiversity

The proposal has negligible bat roost potential. No ecology reports have been provided with the application, but the building likely has negligible bat roost potential therefore the LPA's Ecology department have no objections to 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

The LPA have worked proactively with the applicant to make the necessary amendments to ensure the development is compliant with the development plan.

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.