

<b>Application Reference Number:</b>	2025/0659
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<b>Application Type:</b>	Variation of Condition(s)
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<b>Proposal Description:</b>	Variation of condition 2 (amended garage design) of application 2024/0050 (Removal of existing extension and detached garage and erection of a detached double garage and reposition gates)
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<b>Location:</b>	6 Eaming View, Barnsley, S71 1DJ
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<b>Applicant:</b>	J Twigg
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<b>Third-party representations:</b>	None	<b>Parish:</b>	None
		<b>Ward:</b>	Central Ward

**Summary:**

This planning application seeks a variation of condition 2 (amended garage design) of householder planning application 2024/0050 (Removal of existing extension and detached garage and erection of a detached double garage and reposition gates).

The site falls within Urban Fabric as allocated by the adopted Local Plan. Development comprising extension, alterations and outbuildings to an existing residential building are considered acceptable in principle if proposals would not significantly adversely affect residential amenity, visual amenity, highway safety, and where satisfactory standards of design are achieved.

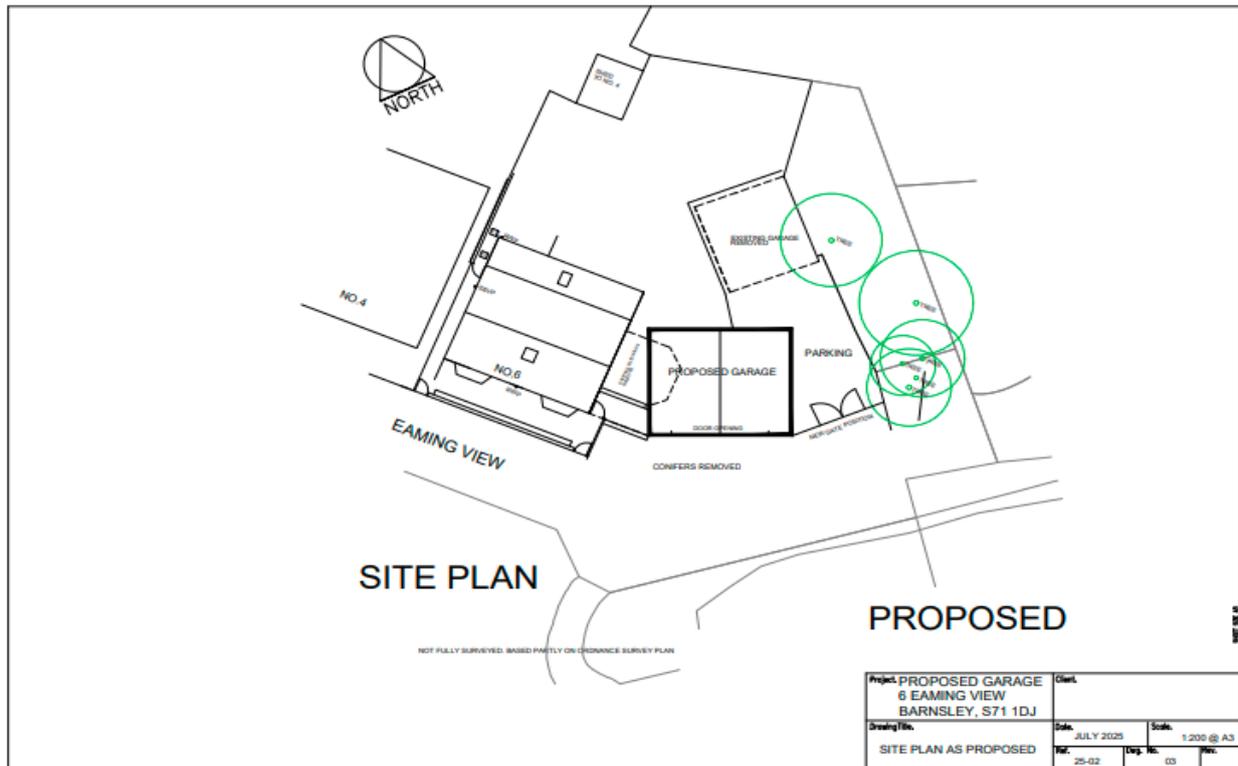
The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).

**Recommendation:**

Approve subject to conditions

## Site Description

The dwelling is a brick built two storey semi-detached dwelling. Eaming View has a consistent residential street scene with the dwelling the last in a run of similar dwellings. The dwelling has a large garden area to the side/rear, and the existing gates are also set to the side. There are also conifers to the front (in the site curtilage) which are to be removed.



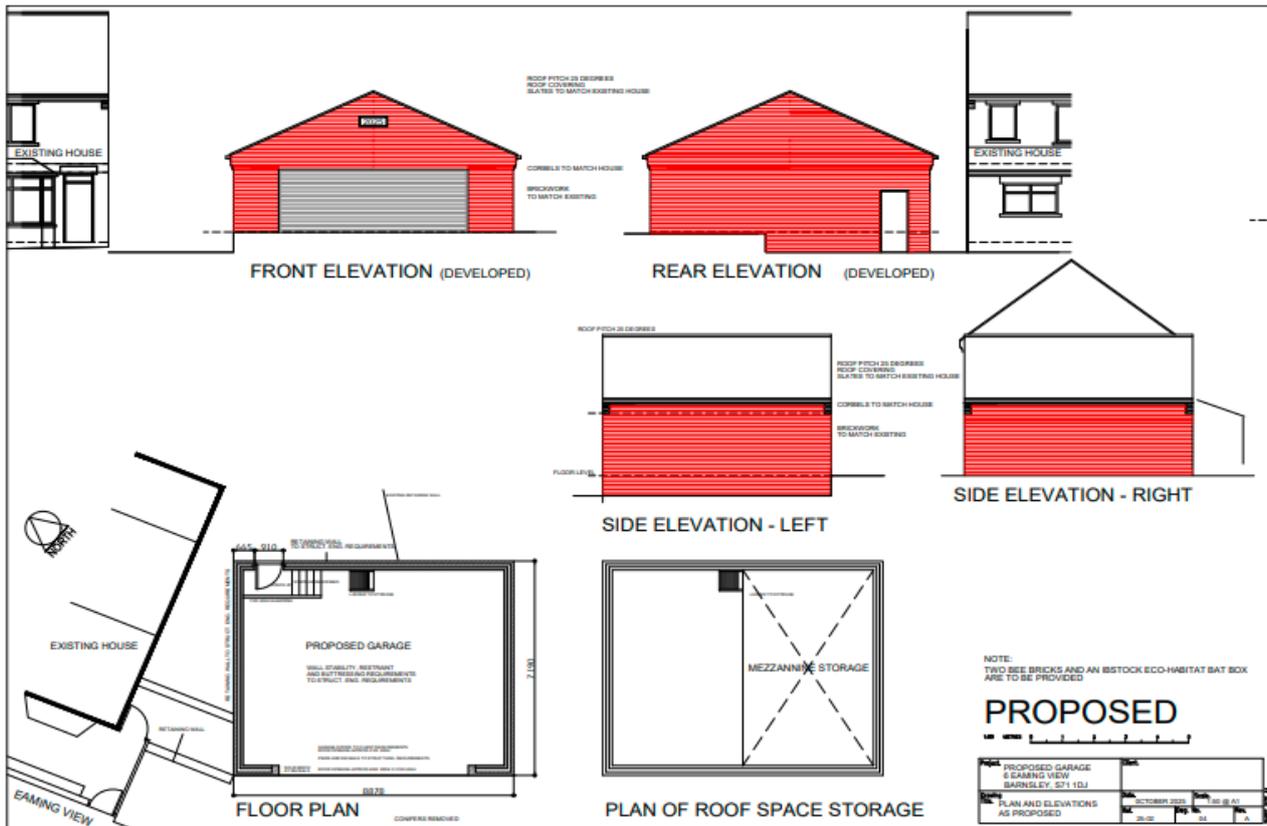
## Planning History

There are various planning applications associated with the site.

Application Reference	Description	Status
2008/1309	Conversion of two dwellings into 1, and the erection of a rear single storey extension	Permitted Development
2011/0124	Erection of single storey side extension to dwelling	Withdrawn
2022/0867	Alterations to the front elevation including repositioning of bay windows and first floor windows, increase in ridge height and the erection of a 1.5 storey rear extension including Juliet balcony windows	Approved with Conditions
2024/0050	Removal of existing extension and detached garage and erection of a detached double garage and reposition gates	Approved with Conditions

## Proposed Development

The applicant is seeking approval for the erection of a detached garage. The garage has a length of 7.25 metres and a width of 8.85 metres. The garage will feature a pitched roof with a ridge height of 4.75 metres increased from 3.95 metres and an eaves height of 2.55 metres increased from 2.35 metres. The materials used will be matching brickwork. The height of the garage has been reduced during the course of this application.



## 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 on 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.

### Local Plan Allocation – Urban Fabric

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

**Policy SD1: Presumption in favour of Sustainable Development** – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

**Policy GD1: General Development** – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

**Policy D1: High quality design and place making** – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

**Policy T4: New Development and Transport Safety** – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

### 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 Documents

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.

### **Representations**

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 comments have been received.

### **Consultations**

None

## Assessment

The main issues for consideration are as follows:

- The acceptability of the principle of the development
- The impact on the character of the area
- The impact on the character of the host dwelling
- The impact on neighbouring residential properties
- The impact on the highway network and highways standards

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 which has no specific land allocation; however, the site and surrounding area is made up principally of housing. Extensions, alterations and outbuildings to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

### Impact on Neighbouring Residential Amenity

The SPD states that *“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”*. The proposed garage has a pitched roof with a maximum height of 4.75 metres and an eaves height 2.55 metres which exceeds with the above recommendation by 0.75 metres in regard to the total height.

Although exceeding the above recommendation the SPD also states that *“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”*. The dwelling is set in a large curtilage with no adjacent dwellings present therefore the addition of the extra roof space from the previously approved application is deemed acceptable in this circumstance. The roof space is specified for storage on the amended plans and is only accessible by a roof ladder not a staircase.

It is noted the previous permission which was approved for the footprint exceeds the 6.5 metres x 6.5 metres currently expected for a double garage. However, the previous approval was less than 4 metres in height from the front and had a roof which sloped away from the front boundary, reducing its dominance/prominence and therefore making it acceptable.

The addition to the roof height from this previous approval is also deemed acceptable as discussed above. Whilst breaching the recommendations there are factors at play in this circumstance to allow for some leeway which is not applicable in other situations nor allows for the creation of a precedent. The proposed garage will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. There is no existing dwelling is set to that side of the host dwelling for it to impact. This weighs significantly in favour of the proposal.

The use of the garage will be conditioned for domestic use only to protect from any conversion of the garage and to retain the garage for parking purposes. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

#### Scale, Design and Impact on the Character of the Dwelling

The SPD states that *“materials should normally be of the same type, colour and texture to the existing house or as close a match as possible”*. In this case, the proposed materials will be matching brickwork to the dwelling which is therefore acceptable. The garage utilises a pitched roof which is akin to the existing dwelling’s pitched roof and therefore acceptable. This weighs significantly in favour of the proposal.

The SPD states that *“detached garages 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”*. In this case the garage is sited to the side (southeast) of the dwelling which is acceptable and although level is not forward the principle elevation of the dwelling. This weighs significantly in favour of the proposal.

During the course of the application, the height of the garage has been reduced with the total height of the garage now set in line with the eaves height of the dwelling rather than being taller than the eaves. This reduction in height improves the relationship between the garage and the dwelling whilst increasing subservience. Furthermore, with regards being visible from public vantage points due to its siting to the side of the dwelling it would only be highly visible from the car park to the south which is set at a higher land level therefore reducing the visual impact from that viewpoint. This weighs moderately in favour of the proposal.

The proposed garage conforms to the SPD in terms of its external materials and roof type, therefore it will have little impact upon the character of the street scene due to the harmony with the existing dwelling and being set to the side of the property. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

#### Highway Safety

There will be no impact upon highway safety. The dwelling has the required amount of parking. This weighs significantly in favour of 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**

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Height reduction
- Roof space changes

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.