



Planning Statement

Proposed Development: Erection of a Detached Double Garage and Detached Granny Annex

Site Address: 117 Snape Hill Road, Darfield, S73 9LT

Applicant: MR Curley

Date: 30-05-2025

1. Introduction

This planning statement is submitted in support of a householder planning application for the erection of a detached double garage and a detached granny annex within the residential curtilage of an existing terraced dwelling. The proposals aim to improve the functionality and long-term adaptability of the property for the occupants and their family.

2. Site and Context

The application site comprises a traditional terraced house located in a residential area characterised by a mix of dwelling types and ancillary structures such as garages and outbuildings. The site benefits from a generous garden plot with vehicular access either from the front on Snape Hill Road or to the side from Doveside Drive. The property is not located within a conservation area and is not subject to any heritage or listed building constraints.

3. Proposed Development

The proposed development includes:

- **A detached double garage:** To be located towards the rear of the property, designed to provide secure parking and storage. The garage will have a dual-pitched roof and traditional materials sympathetic to the host property and surrounding context. The garage is to be accessed from the driveway adjoining Doveside Drive.
- **A detached granny annex:** Located to the side of the dwelling but separated from the garage and the main house. This self-contained annex will include a bedroom, small kitchen/living space, and a bathroom. It is intended solely for use by the applicant's elderly father, who requires proximity to family support due to age-related needs.

4. Planning Policy Context

The application is assessed against the relevant provisions of the Barnsley SPD Parking Adoption & House Extensions & Other Domestic Alterations documents

Key policy considerations addressed by this proposal include:

- **Design and character:** Both the garage and annex have been sensitively designed with modest footprints, low height pitched roofs, and materials that reflect those of



the existing dwelling. Their siting ensures minimal visual impact from the public realm.

- **Residential amenity:** The structures are positioned to avoid overshadowing, overbearing impact, or loss of privacy to neighbouring properties. The annex is modest in scale and will not lead to overdevelopment of the site.
- **Sustainability and need:** The annex supports multigenerational living and allows the applicant's elderly father to live independently while receiving necessary family support, reducing pressure on care services and aligning with NPPF objectives for sustainable communities.

5. Use and Occupancy

The proposed granny annex will not be sold or let separately from the main dwelling and will remain ancillary in use. A planning condition to restrict occupancy to a dependent relative would be acceptable to the applicant.

6. Access and Parking

The site will retain sufficient parking provision for the main house and the annex. The detached garage provides off-street parking and storage, which helps reduce on-street congestion.

7. Conclusion

The proposal is modest, appropriate in scale and design, and aligns with local and national policy. It responds to a clear and genuine family need without adverse impact on neighbours or the character of the area. We respectfully request that planning permission be granted.