

Application Reference: 2025/0571

Site Address: 434 Carlton Road, Carlton, Barnsley, S71 3HX

Introduction: Replacement of attached garage flat roof with dual pitched roof.

Relevant Site Characteristics

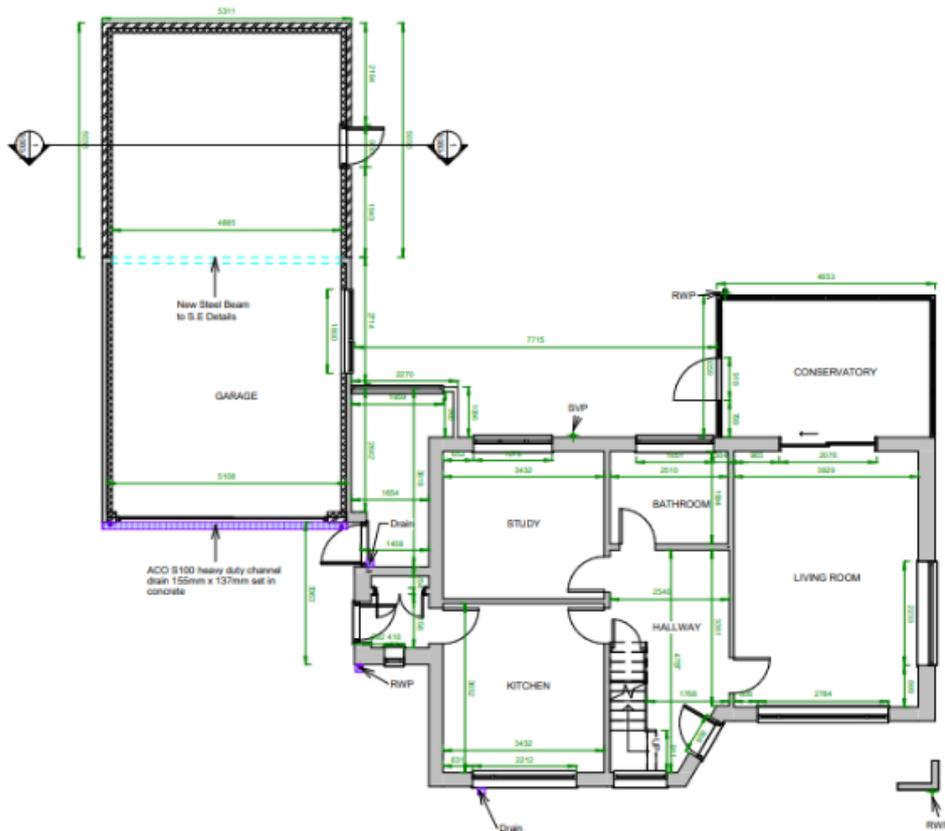
The application relates to a detached dwelling within the Carlton area. The site provides a substantial rear, side and front garden along with a driveway to the south of the dwelling. A large garage is located to the southwest of the dwelling. Large trees are located to the southwest boundary of the site. The land to the north of the site is designated as Green Belt.

The site is set between two residential dwellings. The area is characterised by industrial buildings with residential properties located to the north further along Carlton Road.

Detailed description of Proposed Works

The applicant is seeking permission to extend the existing garage to the rear and to replace the existing garage flat roof with a dual pitched roof. The rear extension would project approximately 5 metres. The roof would have an approximate eaves height of approximately 2.35 metres. An approximate ridge height of 3.85 metres is proposed. The existing pair of garage doors are proposed to be replaced with one larger garage door spanning approximately 4.5 metres. Matching materials to the existing garage and dwelling have been proposed.





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.

Forestry Officer – No Objection

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. Proposals for garages will be assessed using the reference of a standard size for a single garage as outlined in the South Yorkshire Residential Design Guide, which states the internal floor area for garages should be 3m by 6.5m. For double garage proposals a standard floor area size is considered to be 6.5m x 6.5m. It is not considered appropriate for detached garages to include dormer windows as a way of accommodating rooms in the roof space, however, 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 but not as an annex/granny annex. Where the privacy of neighbouring residents would not be compromised it may therefore be possible to install roof lights.'

The proposal provides an eaves height of approximately 2.35 metres and a ridge height of approximately 3.85 metres which is permitted under the House Extension SPD. The proposed use of a pitched roof allows the garage to be more in keeping with the site dwelling than the existing flat roofed garage and is considered an improved roof form.

Given the proposal would utilise the existing floor plan for a double garage, the garage would not be able to accommodate the 6 metre internal width required for a double garage set out within the House Extension SPD. Therefore, despite exceeding the internal size of a double garage under the house Extensions SPD, the rear extension of the garage allows for the applicant to stagger cars one in front of another and therefore better accommodate two cars.

Matching materials to the existing garage and dwelling have been outlined and will allow the proposal to remain in keeping with the character of the dwelling.

Although it is acknowledged the proposal would allow for a garage larger than what is generally outlined within the Householder Extensions SPD, in order to protect against any future alterations to the garage and site, conditions will be added to remove the permitted development rights of the site. This will also protect against any future development of the site in close proximity to the Green Belt to the rear of the site.

It is therefore considered that the proposed extension 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 moderate weight in favour of the application.

Impact on Neighbouring Amenity

The proposed extension would be substantially screened to the southwest by large trees which have been considered by the Tree Officer to not be impacted by the proposal. Number 432 is set further back on its plot than the application property, as such, the proposed extension does not project past the neighbouring rear elevation. The proposed extension would therefore not be impactful on the neighbour to the southwest.

The proposal would be substantially screened to the east by the site dwelling and is substantially distanced by the width of the site. The proposal also provides eaves and a ridge height in line with the house Extensions SPD which would not be overbearing on neighbours regardless of the existing boundary treatment.

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 result in the increase of any bedroom capacity on the site. The proposal would increase the parking facility on site with the extension of the detached garage. The proposal would therefore not be negatively impactful on highway safety.

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 considerable 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 requiring a reduction of the eaves and ridge height to meet the House Extensions SPD dimensions. Amendments were received.

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.