

Application Reference: 2025/0436

Site Address: 95 Strafford Avenue, Elsecar, Barnsley, S74 8AL

Introduction: Erection of 2 sheds to use as workshop and games room.

Relevant Site Characteristics

The property is a semi-detached dwelling within the Elsecar area. The street scene is characterised by predominantly semi-detached dwellings. Predominantly red brick is used with a rendered upper. Hipped, tiled roof forms are commonplace.

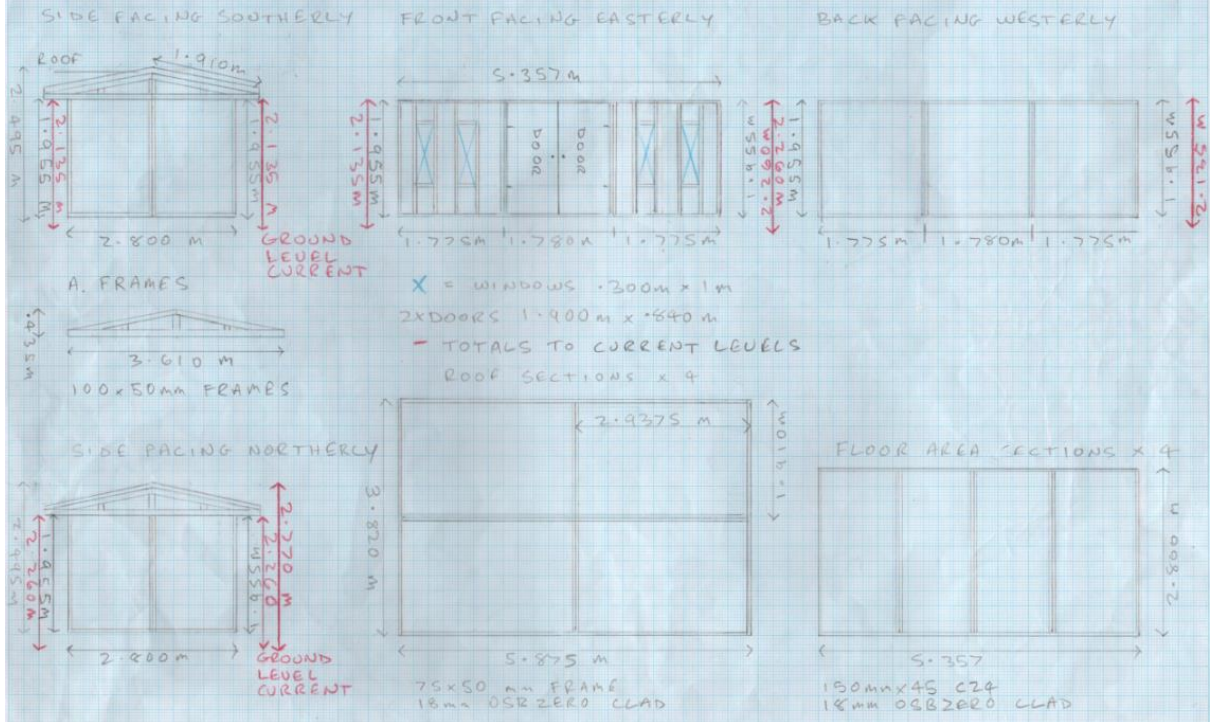
The site provides a small front parking area and a long narrow rear garden to the rear. A site provides a total amenity space of approximately 118 square metres. Currently seven outbuildings are located within the rear garden. A Bike Shed with a floor space of approximately 14.98 square metres and a Tool Shed with a floor space of approximately 7.79 square metres are located approximately 2.66 metres from the rear elevation of the dwelling. Three more outbuildings are located towards the rear boundary of the site. A Rabbit Run with a floor space of approximately 14.16 square metres, a Hutch with a floor space of approximately 4.67 square metres and a Hay Store with a floor space of approximately 2.03 square metres. Two of the outbuildings are located centrally to the west of the site. The outbuildings are constructed from wood with pitched roofs. A tree is located centrally to the east of the site and substantial trees and bushes are located to the rear of the site.

Detailed description of Proposed Works

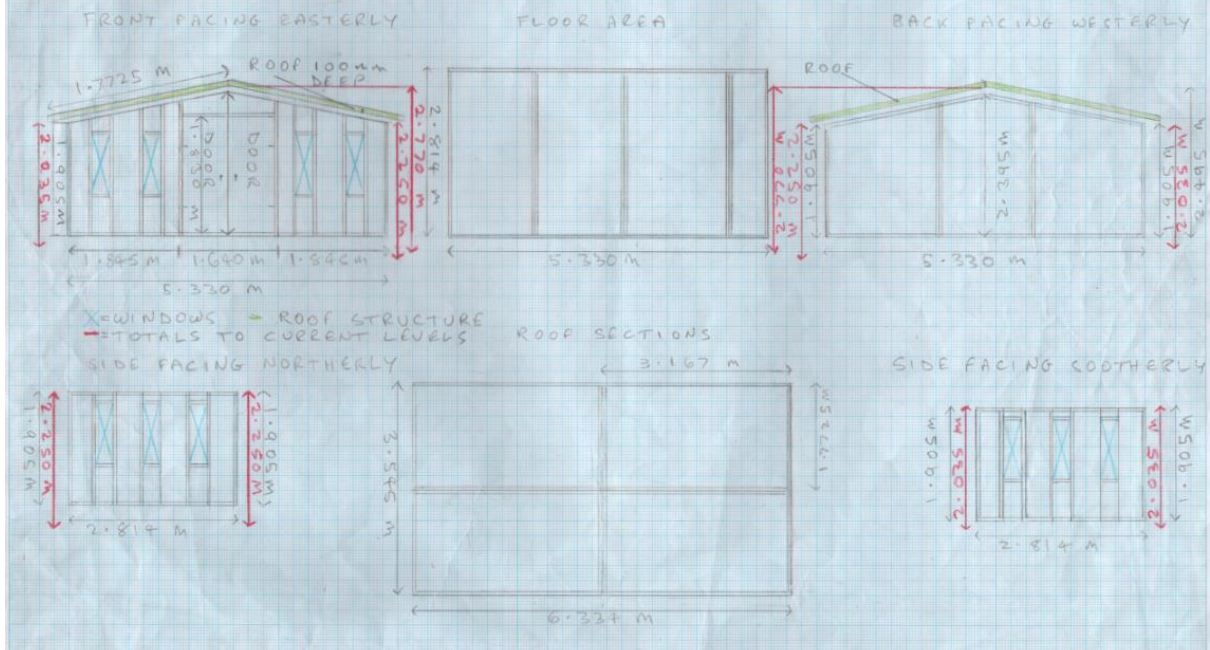
The applicant is seeking permission to erect two outbuildings. The New Workshop and the New Games Room. The New Workshop would have an approximate floor space of 22.3 square metres, an approximate total height of 2.77 metres and an approximate eaves height of 2.26 metres. A pitched roof has been detailed. Four elongated windows are detailed to the east elevation of the outbuilding, two either side of the proposed doors spanning 1.78 metres.

The New Games Room would have an approximate floor space of 14.9 square metres, an approximate roof height of 2.77 metres and an approximate eaves height of 2.25 metres. A pitched roof has been detailed. Four elongated windows are detailed to the east elevation of the outbuilding, two either side of the proposed doors spanning 1.64 metres. Three elongated windows are detailed the north side elevation and three to the south side elevation. The outbuilding would be constructed from timber.

APPLICATION NUMBER 2025/0436 95 STRAFFORD AVENUE ELSECAR BARNSLEY S74 8AL
 NW = NEW WORKSHOP. SCALE 1:50



APPLICATION NUMBER 2025/0436 95 STRAFFORD AVENUE ELSECAR BARNSLEY S74 8AL
 NG = NEW GAMES ROOM. SCALE 1:50 ELEVATIONS



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.

Representation has been made referring to numerous previous violations of noise from the existing outbuildings due to music and power tools which is preventing the enjoyment of the representors own garden space and effecting mental health. Comment has been made referring to the existing outbuilding being erected without planning permission. Comment has been made referring to Rabbit Hutches attracting rats which prevents garden usage. Concerns have been raised referring to a possible fire hazard from the outbuildings. Previous police matters have also been raised with regards to the applicant.

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.

Impact on Neighbouring Amenity

The proposed two proposed outbuildings would be erected within close proximity to the neighbouring boundary to the west. The size and scale of the outbuildings are not likely to cause any issues in terms of loss of light or outlook. The height of approximately 2.77 metres is less than the maximum 4 metres for outbuildings as outlined within the House Extensions SPD and the eaves heights of approximately 2.26 and 2.26 metres is also less than the maximum eaves height of 2.5 metres. These heights are not significantly greater than the existing boundary treatment and would not be impactful enough to cause detrimental harm to loss of outlook and sunlight.

Windows and doors are detailed to the outbuildings facing eastwards, however due to the significant boundary treatment in place at the site, overlooking to neighbouring amenity space would not be to detrimental levels.

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 significant weight in favour of the application.

Scale, Design and Impact on the Character

The Supplementary Planning Document for House Extensions states 'The House Extensions and Other Domestic Alterations SPD states that 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. Extensions and outbuildings should not take up a disproportionate amount of private rear garden space and as a general principle should allow the retention of at least half the garden area. Account should be taken of existing trees and their future requirements for growth.'

The proposed new outbuildings are detailed to a scale in line with the House Extensions SPD. The height of approximately 2.77 metres is less than the maximum 4 metres outlined within the House Extensions SPD and the eaves heights of approximately 2.26 and 2.26 metres is also less than the maximum eaves height of 2.5 metres. The use of wood materials does not match the material of the site dwelling, however wooden sheds are common feature of residential gardens and are not considered detrimental to the character of the site, especially given they cannot be seen from the street scene.

It is acknowledged the site already provides five other outbuildings. These other outbuildings have been assessed and given the scale and size can be erected under permitted development. The existing outbuildings provide a cumulative floor space of approximately 44 square metres. Given the site provides a total floor area of approximately 118 square metres, the existing outbuildings total an accumulative floor area of approximately 37% of the total curtilage area. The existing outbuildings are therefore considered acceptable given they can be erected under permitted development.

The addition of the proposed new outbuildings would increase the cumulative floor space to approximately 81 square metres, approximately 69% of the total curtilage. Given the accumulation of the floor space taken up by the existing outbuildings and the proposed new outbuildings, it is considered the development at the site to be excessive and to take up a disproportionate amount of private rear garden space. It is acknowledged the erection of the two proposed outbuildings has begun but is not yet completed.

It is therefore considered that the proposed outbuildings are not acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making and as such carries substantial weight in opposition of the application.

Highways

The proposal does not result in the increase of bedroom facility at the site or any reduction in the substantial amount of 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 significant weight in favour of the application

Representation

Although noise from development is a planning consideration, previous issues from the existing outbuildings relating to noise cannot be controlled given the existing outbuildings can be erected under permitted development resulting in no powers for the planning department to restrict this while the usage of the outbuildings remains residential. Should the use of the outbuildings be considered to be for operations other than purposes incidental to the enjoyment of the dwellinghouse, this would be a planning enforcement matter as the outbuildings would then not be considered permitted development and may require planning permission. Having visited the site, it was not made apparent any other usage of the outbuildings other than personal use incidental to the enjoyment of the dwellinghouse was taking place.

Outbuildings attracting vermin due to the usage would not be a material planning consideration and so cannot be considered as part of this planning application. In addition, the possibility for the outbuildings to be a fire hazard is not a material planning consideration, however should building control approval be required for the existing outbuildings this should be sought in order to ensure fire safety and electrical standards are met. Reference to the applicants' police history is also not a material planning consideration and will not be considered as part of this application.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal does not fully comply with the relevant plan policies and planning permission should not be granted. Under the provisions of the NPPF, the application would not be considered acceptable in terms of residential or visual amenity. For the reasons given above, and taking all other matters into consideration, planning permission should be refused.

RECOMMENDATION: Refuse

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 plans and elevation of the proposed New Workshop and New Games Room in order to obtain more accurate roof and eaves heights for accurate assessment of the proposal. This information was provided and resulted in amended plans and elevations.

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.

Reasons for Refusal

In the opinion of the local planning authority, the cumulative impact of the erection of two new outbuildings for use as a workshop and games room alongside several existing outbuildings would result in a disproportionate amount of the rear garden being developed. The cumulative impact of the existing and new development would also have an overtly dominant impact on the character of the application dwelling to the detriment of visual

amenity. Consequently, this application is considered to be contrary to Local Plan Policies GD1: General Development and D1: High Quality Design and Place Making.