

Application Reference Number:	2025/0845		
Application Type:	Full		
Proposal Description:	Erection of first floor extension above existing detached double garage		
Location:	Rose Cottage, Smithy Fold Lane, Wortley, Barnsley, S35 7DA		
Applicant:	Mr Kenneth Cunningham		
Third-party representations:	One	Parish:	Wortley
		Ward:	Penistone East Ward

Summary:

This planning application seeks permission for a two-storey detached double garage. This is an increase in size over the single storey detached double garage approved under planning application 2023/0837, which is not yet constructed.

The site falls within Green Belt as allocated by the adopted Local Plan. Development comprising extension, alterations and outbuildings to an existing residential building in the Green Belt 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. Additionally, the extension must not exceed 100% of the size of the original dwelling.

The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms as well as its impact upon on the Green Belt. 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 site is located in the remote small rural hamlet of Smithy Fold. The hamlet contains several buildings that are either in use as private dwellings or farmhouses. The dwelling was previously stated to have been a historical farmhouse. The dwelling was later re-purposed as a barn and store. Since 1989 the dwelling has been in use as a workshop and store. It was converted to a dwelling under planning application 2023/0837 which also included a single storey detached double garage. The dwelling is located towards the west of the hamlet of buildings adjacent to open land located to the west and south. Access to the site is via a track. The garage will be located to the side of the dwelling but has not yet been constructed.



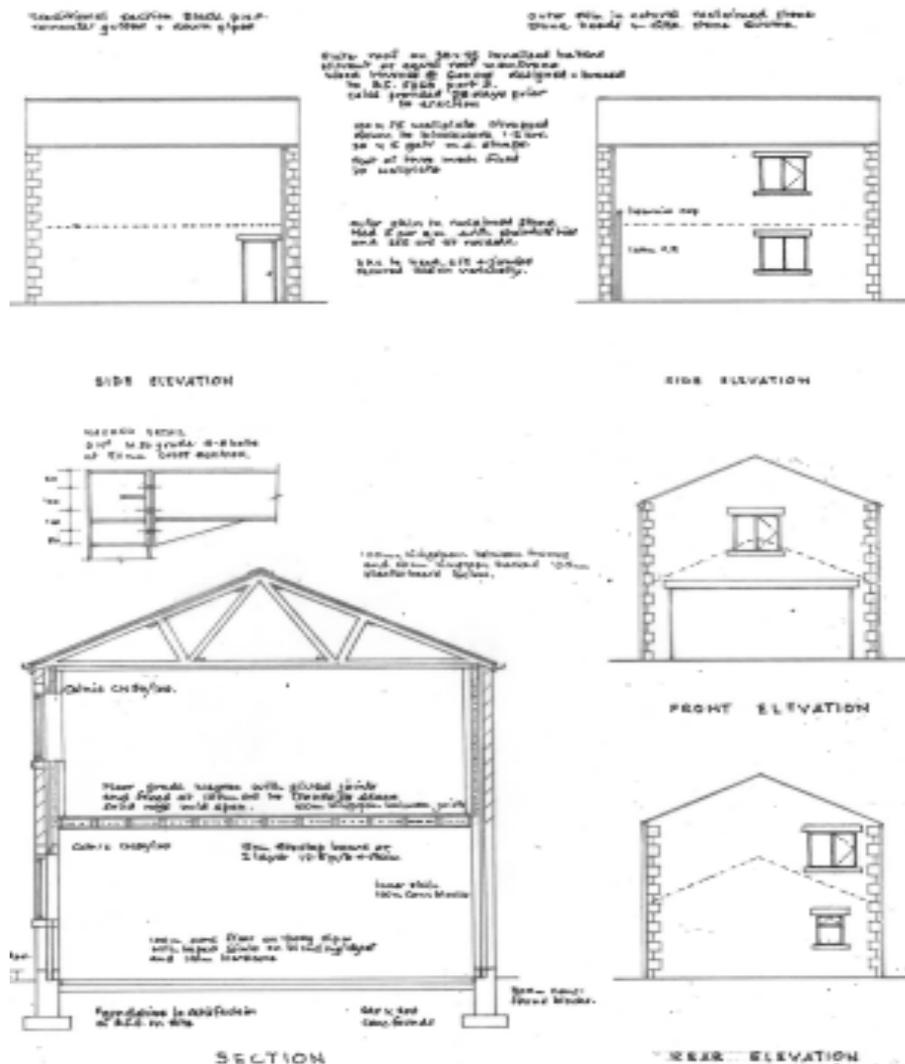
Planning History

There are various planning applications associated with the site.

Application Reference	Description	Status
B/82/0755/WO	Outline application for extension and conversion of barn to a dwelling	Approved with Conditions
B/87/1518/WO	Removal of existing extension and detached garage and erection of a detached double garage and reposition gates	Refused
2014/0378	Repair and re-build workshop and store building	Approved with Conditions
2015/0686	Certificate of Lawfulness for use of land for stone storage and sales	Lawful Development Certificate Granted
2023/0837	Conversion of workshop/store into 1no dwellinghouse and the erection of an associated detached double garage to the side	Approved with Conditions

Proposed Development

The single storey double garage permitted as part of 2023/0837 has not yet been built. The applicant is now seeking approval for the erection of a two-storey detached double garage in the same location. The current application proposes the two-storey garage to have a length of 7.5 metres and a width of 6.4 metres. The proposed garage will feature a pitched roof with a ridge height of 6.45 metres increased from 3.85 metres and an eaves height of 4.9 metres increased from 2.4 metres. The materials used will be matching stonework to the dwelling.



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 – Green Belt

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 GB2: Replacement, extension and alteration of existing buildings in the Green Belt – Provided that it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:

- Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces;
- Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building; and
- Dividing an existing house to form smaller units of accommodation.

All such development will be expected to:

- Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and
- Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.

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
- Section 13: Protecting Green Belt land

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. A site notice and press notice was issued. Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website; one objection has been received.

Rather than objecting to the proposed development, the objection concerns the neighbour notification procedure. Upon receipt of this, the neighbours notified were checked and the application was also advertised by site and press notices therefore fulfilling the required consultation. There is also mention to the nature of the addresses notified, however this is not of concern to this application.

Furthermore, other issues were raised that concern the wider site and not this specific application. These matters are separate from this application and will be dealt with accordingly.

Consultations

Public Rights of Way – No objections subject to informative

Wortley Parish Council - No objections

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 and Green Belt
- 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. The proposed garage (at one storey height) has planning permission under application 2023/0837 but has not yet been built so the principle of a garage in this location is acceptable.

Impact upon Green Belt

The site falls within Green Belt as such, extensions, roof alterations, outbuildings and other domestic alterations will be considered against the general principles from the SPD and the following criteria;

- The total size of the proposed and previous extension should not exceed the size of the original dwelling
- The original dwelling must form the dominant visual feature of the dwelling as extended

Extensions and alterations to residential properties are considered acceptable where they don't have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety. The starting point to assess extensions and alterations within the Green Belt is identifying how the original dwelling stood in 1948, or whenever the house was built, whichever is later. In this case, the building pre-dates 1948, however the dwelling portion of the building was connected to what appears to be a barn and is now detached. There has been no significant change in the size of the dwelling since the early 1900's therefore to ensure an accurate size of the dwelling and not include the barn, the size of the original building is taken from current map.

Original building = 212sqm

Existing extension = 19sqm

Proposed garage = 96sqm

Original building + Existing extension + Proposed garage = 327sqm

As such, the proposed garage addition does not exceed 100% of the size of the original building and is therefore in compliance with Local Plan Policy GB2.

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 6.45 metres and an eaves height 4.9 metres which exceeds with the above recommendation by 2.45 metres in regard to the total height and 2.4 with regards eaves 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 on that side of the road present, therefore the addition of the extra floor from the previously approved application is deemed acceptable in this circumstance. The garage still appears subservient to the host dwelling and due to the height of the neighbouring dwellings the proposed garage is still in proportion with the buildings in the locality.

Furthermore, it is noted that the previous permission which was approved for the footprint slightly 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 henceforth reducing its dominance/prominence and therefore making it acceptable under application 2023/0837. The footprint has already been established therefore this application is only concerned with the height, which as stated above in this unique circumstance on balance is acceptable.

The addition to the roof height from this previous approval is deemed acceptable. Whilst breaching the above 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. It will be in line with the dwelling and less impactful than it, due to the dwelling been both taller and wider. There is no existing dwelling set to that side of the host dwelling for the proposed garage 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 it 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 of the dwelling which is acceptable and has already been established by application 2023/0837. The garage would not be forward the principle elevation of the dwelling. This weighs significantly in favour of the proposal.

The total height of the garage is set at the eaves height of the dwelling rather than being taller than the eaves. This improves the relationship between the garage and the dwelling whilst increasing

subservience, as opposed to it exceeding this height. Furthermore, with regards being visible from public vantage points, due to its siting to the side of the dwelling it would be no more visible than the previous approval as it is predominantly set against the backdrop of the dwelling. This weighs moderately in favour of the proposal.

The proposed garage conforms to the SPD in terms of its external materials and roof type; however, it does not conform with the recommended height. Due to the reasons above however, it will have little impact upon the character of the street scene due to the harmony with the existing dwelling, being set to the side of the property and the height of the buildings in the immediate vicinity. 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

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

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.