

**Application Reference: 2025/1072****Site Address:** Hudroyd House, Genn Lane, Ward Green, Barnsley, S70 6NW**Introduction:**

This application seeks full planning permission for the erection of extension to existing detached garage and replacement of flat roof with pitched roof.

**Relevant Site Characteristics**

The site is located at the corner of Genn Lane and Racecommon Road, where Genn Lane becomes Keresforth Hall Road and adjacent to Locke Park, a Grade II Registered Park and Garden.

The site is occupied by a large two-storey detached dwelling which is surrounded by mature gardens and bounded by a stone wall. the dwelling sites to the front of the site and at an elevated positions with the existing flat roof garage located to the side and rear of the dwelling, along the back edge of Racecommon Lane and close to the boundary with Hudroyd Cottages.

**Site History**

<b>Application Reference</b>	<b>Description</b>	<b>Status (Approved/Refused)</b>
B/80/0890	Erection of double garage	Historic Application
2008/0983	Erection of a 1st floor extension above existing side garage of dwelling.	Refused October 2008
2009/0051	Erection of first floor extension above existing side garage of dwelling (Resubmission)	Approved with Conditions February 2009
2009/0619	Installation of dormer window to front of dwelling (amendment to previously approved planning consent 2009/0051).	Approved with Conditions June 2009
2016/1547	Erection of extension to existing garage both with pitched roofs	Approved with Conditions February 2017
2022/1004	Erection of double garage extension to existing detached garage and new pitched roof above existing flat roof of the garage	Approved with Conditions November 2022
2023/0146	Demolition of existing detached garage and erection of 1no detached dwelling.	Withdrawn

**Detailed description of Proposed Works**

The applicant seeks permission for the erection of double detached garage measuring 7m by 7m with a height of 2.3m to the eaves and 4.5m to the ridge and the installation of a pitched roof to the existing detached garage with a height of 4.5m to the ridge. This is a similar proposal to that approved in 2022.

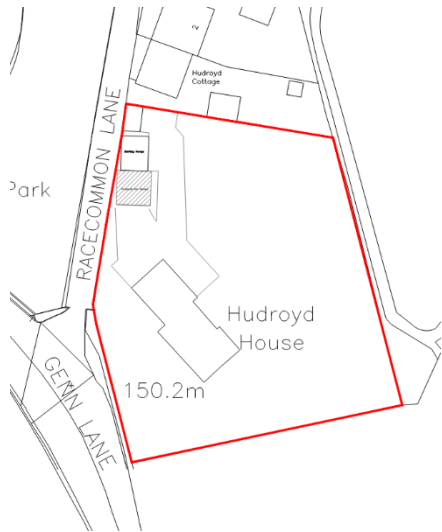
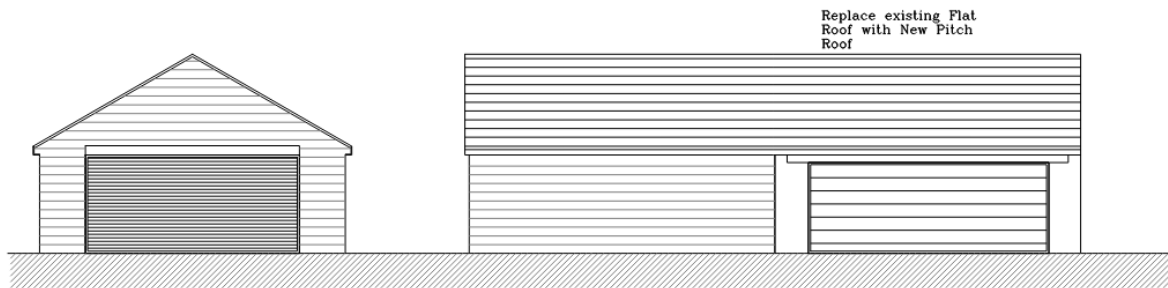


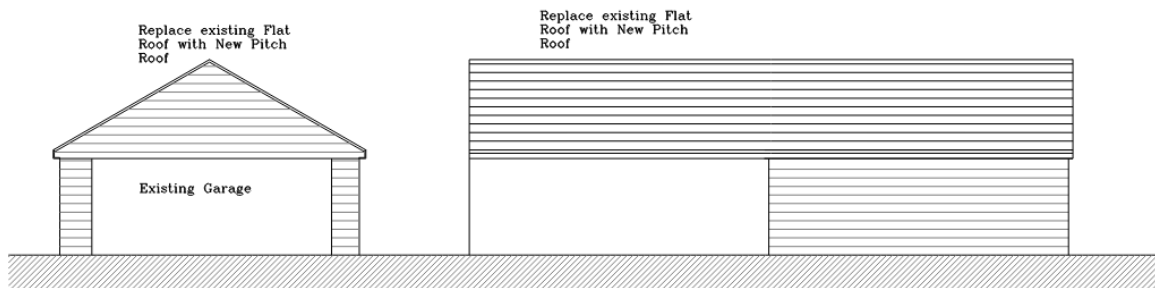
Figure 1 Block Plan



Front Elevation.  
as Proposed.

Side Elevation.  
as Proposed.

Figure 2 Eastern and Southern Elevations



Rear Elevation.  
as Proposed.

Side Elevation.  
as Proposed.

Figure 3 Northern and Western 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 GB2 Replacement, extension, and alteration of existing buildings in the Green Belt
- Policy HE1 The Historic Environment
- Policy HE2 Heritage Statements and general application procedures
- Policy HE3 Developments affecting Historic Buildings
- 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

Section 13 - Protecting Green Belt Land

Section 16 - Conserving and enhancing the historic environment

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 and a site notice has been erected adjacent to the site; no representations have been received.

Conservation Officer – no objections subject to conditions

### **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 unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

### **Principle**

The site falls within the Green Belt, Policy GB2 allows for extensions and alterations to a domestic property 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.

Section 7.27 of Supplementary Planning Document House Extension and Other Domestic Alterations states that detached garages and outbuildings should be single storey and structures and the eaves height should not normally exceed 2.5m from ground level and, whilst the ridge height should not exceed 4m. Proposals for garages will be assessed using the references of a standard size for a single garage as outlined in the South Yorkshire Residential Design guide, which states that internal floor area of a single garage should be 3m by 6m, and a double garage 6.5m by 6.5m.

It is acknowledged the proposed garage is of a significant size, and that the ridge height and dimensions exceed the guidance by 500mm. The existing and proposed detached garages

having a cumulative footprint of 88m<sup>2</sup>; however, it is considered that, at 38% of the floor area of the main dwelling, it remains subordinate to it. Therefore, the principle of the development is acceptable subject to further considerations detailed below.

### Green Belt Assessment

The property lies within Green Belt where proposals to extend dwellings (domestic outbuildings within the curtilage of the dwelling will be treated as part of the dwelling or an extension to it) are acceptable in principle provided that, the total size of the proposed and previous extensions or alterations do not exceed the size of the original dwelling and the original dwelling forms the dominant visual feature. In addition, the construction of the extensions should be of a high standard of design and reflect the architecture of the building.

Extensions and outbuildings will only be allowed where they do not exceed 100% above the size of the original dwelling.

The sizes of a building as existing and proposed will be compared by reference to their gross floorspace, using the following guidelines:

- Floorspace will be calculated by external measurements of the building.
- Floorspace within roof spaces will not be taken into account.
- Outbuildings will not be taken into account when calculating original floorspace (but will be taken into account when calculating the cumulative additions to the original dwelling).

The original dwelling and existing extensions have been calculated utilising the calculations used in the assessment of application 2022/1004.

### Floor Space Calculations

#### Original Dwelling

Ground Floor	$7.7 \times 7.7 = 59.29\text{m}^2$
	$5.8 \times 9.9 = 57.42\text{m}^2$
First Floor	$2.3 \times 6.6 = 15.18\text{m}^2$
	$7.6 \times 5.7 = 43.32\text{m}^2$
	$5.8 \times 9.9 = 57.42\text{m}^2$
<b>Total</b>	<b>= 232.63 m<sup>2</sup></b>

Approved and constructed extension =  $(9.2 \times 8) \times 2 = 147.2\text{m}^2$

Existing garage =  $5.7 \times 7 = 39.9\text{m}^2$

Total =  $187.1\text{m}^2$

Proposed garage =  $7 \times 7 = 49\text{m}^2$

**Total Existing and Proposed =  $187.1 + 49 = 236.1\text{m}^2$**

Difference =  $236.1 - 232.63$

**= 3.47m<sup>2</sup> over**

Therefore, the proposal falls outside 100% and fails to comply with the initial element of GB2 and the guidance within the NPPF; however, the NPPF states that there should not be disproportionate additions over and above the size of the original dwelling and it is not considered that the 3.47m<sup>2</sup> is a 'disproportionate addition and therefore it is considered that the proposal will not have an impact on the openness of the Green Belt. Taking this into account and the proposed size of the detached garage it is considered acceptable against

Local Plan Policy GB2 Replacement, extension, and alteration of existing buildings in the Green Belt.

### Scale, Design and Impact on the Character

As mentioned previously the existing garage is located adjacent to the Racecommon Lane boundary, with the proposed garage to be attached to the southern side elevation of the existing garage. Whilst the proposed garage would be located in a roadside setting, adjacent to Racecommon Lane, the existing wall will shield much of the impact of the proposal. In addition, the proposed garage would be set back from the main highway, Genn Lane by approximately 30m, with the trees within Locke Park providing some screening of the development from the north, and the dwelling and the existing vegetation providing screening from the south; this carries significant weight in favour of the application.

It is acknowledged that the site is located within close proximity to Locke Park, a Grade II Registered Park and Garden, however, following consultation with the Conservation Officer, no objections have been raised and they do not conclude that the proposal would harm the setting of the Registered Park and Garden. They do consider that as the roof of the garages would be visible that they should be covered in a stone slate or good quality artificial alternative as the setting of the park would demand this as a minimum; this can be controlled by the inclusion of a condition.

As detailed previously the proposed garage exceeds the 100% limitations by 3.47m<sup>2</sup>, However, it is considered that the increase would not have a significant impact on the openness of the green belt; nevertheless, it is considered prudent to remove permitted development that permitted development rights should be removed to further protect the Green Belt.

The design of the proposed garage extension relates well to that of the original dwelling in terms of roof style, pitch and detailing and the materials proposed. This carries considerable weight in favour of the application, and it is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1, Policy HE3 and Policy GB2.

### Impact on Neighbouring Amenity

The closest residential property is located to the north of the site; however, the proposed garage is separated by the existing garage and the driveways associated with the application site and the neighbouring property and any overshadowing would occur over this area rather than private amenity space.

In light of the above, 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 which carries considerable weight in favour of the application and as such is in compliance with Local Plan Policy GD1 General Development and Supplementary Planning Document House Extensions and Other Domestic Alterations.

### Highways

The garage utilises an existing vehicular access and the proposal does not result in the loss of off-street parking nor a requirement for additional provision, nevertheless the scheme provides sufficient off-street parking for a dwelling of this size and sufficient space to turn within the site to allow entry and exit in a forward gear; this carries significant weight in favour of the application and as such is considered acceptable in terms of its impact on

highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety.

### 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**

**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.**

### **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.

#### Conditions

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

**Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.**

The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission.  
Plan References;

Existing and Proposed Plans and Elevations and Block Plan Drg No 1

**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.**

The materials used in the construction of the garage walls shall match those used in the construction of the existing garage including stone type, colour, face dressing and pointing detail

**Reason: In the interest of preserving and enhancing the historic environment in accordance with Local Plan Policy HE1**

The roof shall be covered using either a natural stone roofing slate or blue/grey slates or good quality riven artificial alternative that emulates this closely and shall be laid in diminishing courses with matching ridge tiles

**Reason: In the interest of preserving and enhancing the historic environment in accordance with Local Plan Policy HE1**

The garage hereby approved shall be used for purposes ancillary to the enjoyment of Hudroyd House, Genn Lane, Ward Green, Barnsley, S70 6NW as a dwellinghouse and shall not be used for any trade or business purposes.

**Reason: In the interest of residential amenity and in accordance with Local Plan Policy GD1.**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.

**Reason: To safeguard the openness and visual amenities of the Green Belt in accordance with Local Plan Policy GB1 Protection of Green Belt.**