

Application Reference Number:	2025/0265		
Application Type:	Householder		
Proposal Description:	Erection of attached garage to side and rear of dwelling (retrospective)		
Location:	242 Darton Lane, Mapplewell, Barnsley, S75 6AJ		
Applicant:	Mrs Helena Bentley		
Third-party representations:	Four	Parish:	None
		Ward:	Darton East

Summary:

This planning application seeks householder planning permission for the erection of attached garage to side and rear of dwelling. It is noted the application is retrospective.

The site falls within Urban Fabric as allocated by the adopted Local Plan. Development comprising alterations to an existing residential building 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.

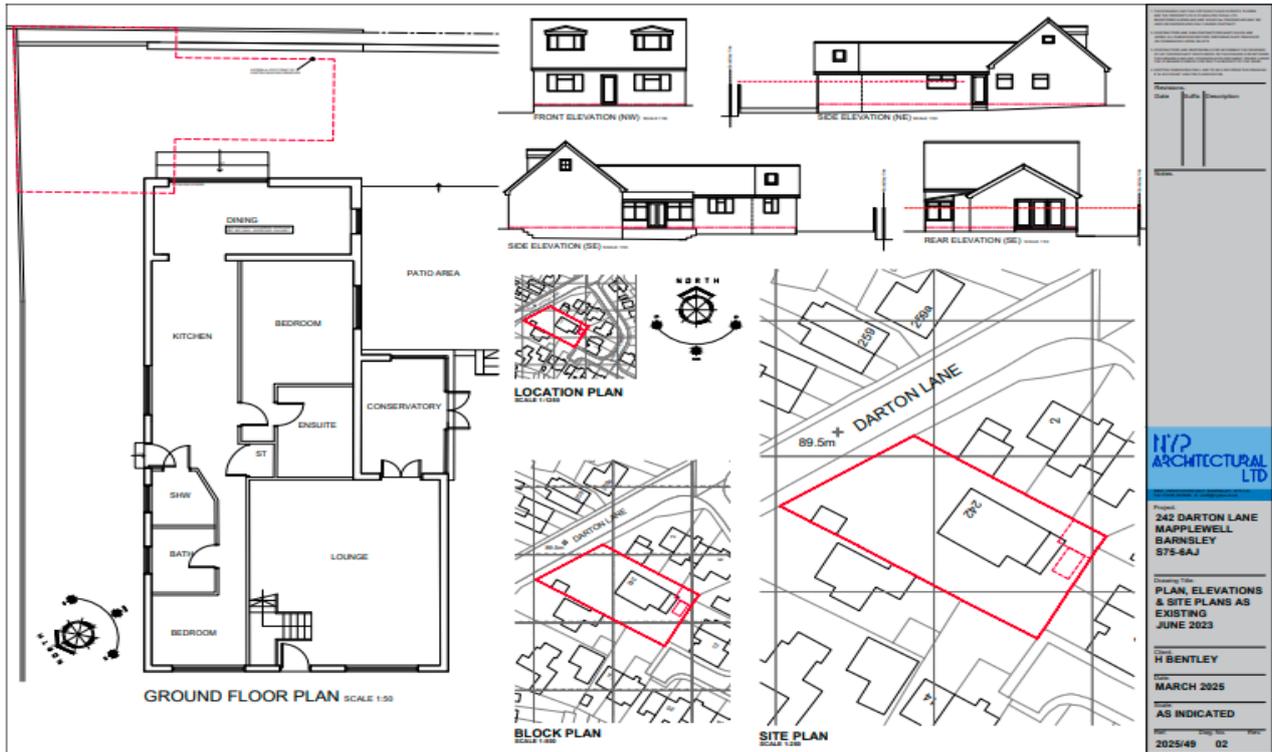
The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).

Recommendation:

Approve subject to conditions

Site Description

The dwelling is a detached bungalow located in Mapplewell. Darton Lane has a varied street scene with a mix of detached, semi-detached and terraced dwellings. To the front of 242 Darton Lane is a driveway which extends to the rear of the property. The dwelling has a strong boundary treatment with Darton Lane as its screened by high hedging and a boundary fence. To the rear was a detached garage which has been demolished and re-built. There are two dormer windows to the front of the dwelling as well as existing side and rear extensions.



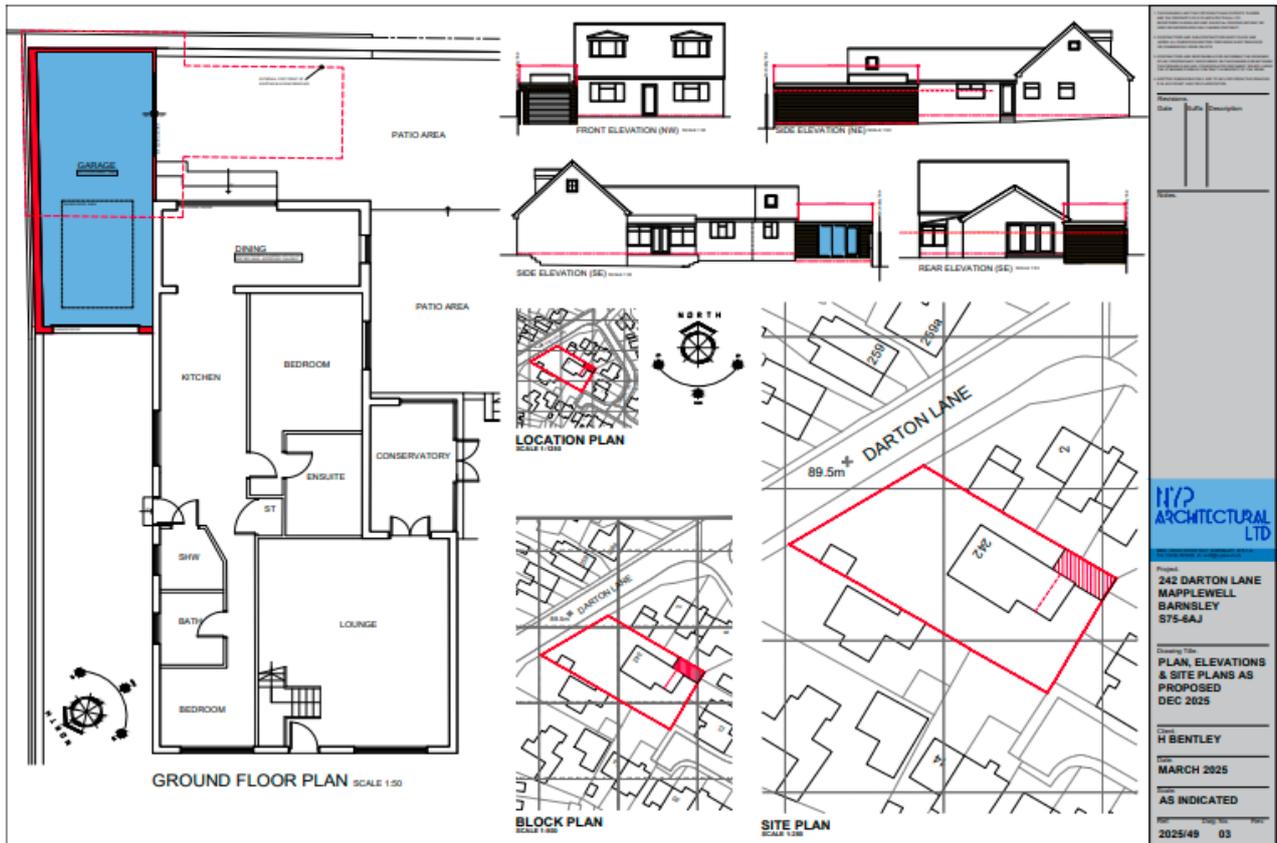
Planning History

There are various planning applications associated with the site.

Application Reference	Description	Status
B/79/3133/DT	Erection of private garage and extension to dwelling	Historic
B/93/0072/DT	Erection of rear single storey and front dormer extension to bungalow	Approved with Conditions
B/93/0415/DT	Erection of garage extension and detached garage	Refused
B/93/0865/DT	Erection of attached and detached garages to dwelling	Approved with Conditions
2021/0443	Erection of single storey rear extension	Approved with Conditions

Proposed Development

The applicant seeks approval for the erection of a single storey side rear extension to form an attached garage. The garage has a length of 8.9 meters and a width of 3.55 metres. The garage features a flat roof with a total height of 3.3 meters. The materials used will be matching brickwork and with a grey roof membrane.



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 it.

Local Plan Allocation – Urban Fabric

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 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.

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.

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.

Representations

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; four objections have been received and in summary raised the following points.

- Built out of breeze block not brickwork
- Contravention of the Building Regulations
- Design is an eyesore
- Drainage pipes at the rear are not into drains or soakaways but to neighbouring property
- Garage has patio doors and also provision for a log burner
- Loss of outlook
- No inspection of building works
- Overlooking
- Proposal is for a new dwelling
- Raised patio erected
- Stagnant water builds up in neighbouring gardens
- Taller than previous garage
- The intent of this building isn't a garage
- The raised roof to would be to put in a lantern roof
- Void left between new garage and wall

The majority of the above comments are not material planning considerations. It is not for the planning department to determine whether a building regulations application is required, this is managed by building control which is a separate process. Additionally, drainage issues for a householder development are also covered by the building control process. This planning application must be judged on its own merits and by the description and plans provided which is for an attached garage. Any contravention from that would result in enforcement action being taken. Likewise for any other additions that require planning permission and aren't covered by this application.

Consultations

Planning Enforcement were consulted and raised 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 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. Alterations and extensions 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.

Impact on Neighbouring Residential Amenity

The SPD states that *“extensions to the rear of detached houses will be considered on their design merits and where no adjacent properties are affected”*. The design is relatively in keeping with the existing dwelling and the extension has modest projections of 4.65 metres to the rear and 3.55 metres to the side which is less than two thirds the width of the dwelling.

The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing due to its modest projections which are deemed acceptable for a detached dwelling. The extension is not of an excessive size or scale and is an extension of the existing building form rather than a separate, stand-alone addition and is therefore subservient to the existing dwelling.

Equally, it is not considered overbearing due to its restrained size and massing. This weighs significantly in favour of the proposal. Overlooking will be limited even with the addition of patio doors to the side elevation as they look onto the host dwelling’s garden area. This weighs modestly in favour of the proposal.

The SPD states that *“detached garages should be single storey structures and the eaves height should not normally exceed 2.5 meters from ground level”*. The proposed garage has a flat roof with a maximum height of 3.3 metres. Although in this circumstance the eaves would exceed the recommendation this is in favour of a structure that is modest in total height due to the use of a flat roof. This weighs modestly in favour of the proposal.

The use of the garage will be conditioned for domestic use only and permitted development rights will be removed from the property. This means that any further additions or alterations will require planning permission even those that are currently permitted without it. 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 for the extension will partially match the host dwelling with matching brickwork being used along with the membrane for the flat roof. The brickwork will be the most prominent in the street scene and this harmonies with the existing dwelling. This weighs moderately 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 and rear of the dwelling which is acceptable. This weighs significantly in favour of the proposal.

The garage extension utilises a flat roof. Flat roofs are not a supported roof type due to flat roofs being an inferior form of construction however in this circumstance is it acceptable as it set to the rear of the dwelling and the proposed height of the roof is not excessive, therefore the visual amenity of the area would be maintained, in accordance with Local Plan Policies D1. This weighs moderately in favour of the proposal.

Highway Safety

There will be no impact upon highway safety. The proposal is not for another bedroom to the dwelling therefore there is no change in parking requirement nor is there any change to the existing parking arrangements as the structure of the garage can accommodate a vehicle. 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.