

Application Reference: 2025/0289

Site Address: 4 Round Hill, Darton, S75 5QJ

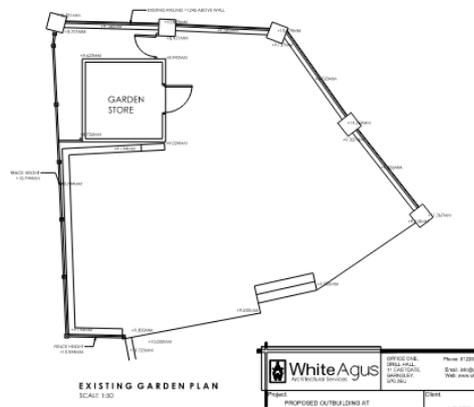
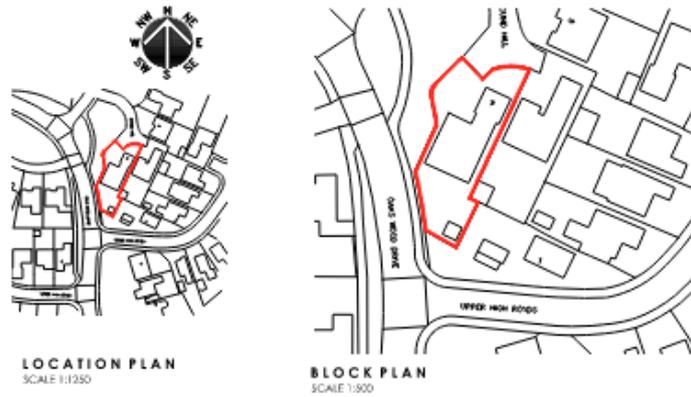
Introduction:

This application seeks full planning permission to demolish existing outbuilding and erect a replacement outbuilding within the rear garden of the property.

Relevant Site Characteristics

The site is situated at the turning head of the cul-de-sac Round Hill with the rear garden facing Oaks Wood Drive in Darton. The site is located within a densely populated modern housing estate of similar designed properties. The site consists of a large, detached dwelling, red brick with a hipped roof design. The property has a large single storey front projection providing a double garage and a large single storey lean to extension at the rear of the property. There is also a small single storey detached outbuilding within the southeast corner of the rear garden. A small collection of trees are located beyond the rear boundary on Oaks Wood Drive. The rear garden is bound by a brick wall with timber panels providing visual screening from the wider locality.

Existing Plans:



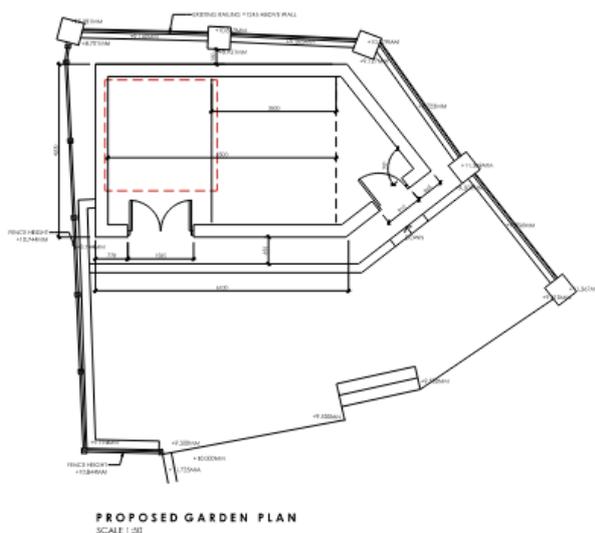
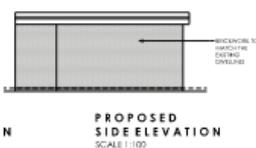


Site History

Application Reference	Description	Status (Approved/Refused)
None		

Detailed description of Proposed Works

The proposal is to demolish the existing outbuilding and erect a new larger outbuilding within the rear garden of the property. The proposal will measure 8m x 4.2m, 3.2m to the eaves, and 3.8m in total height. The proposal has been designed with a flat roof and will be built in matching materials. The proposal will span across the rear boundary and will be ancillary to the main 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 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
- Policy BIO1 Biodiversity and Geodiversity

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.

No representations have been received.

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. Extensions and alterations to a domestic property, including the erection of outbuildings, 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

SPD: House Extensions indicates that detached outbuildings should relate sympathetically to the main dwelling in style, proportions, and external finishes. Outbuildings should be single storey structures with the eaves height not normally exceeding 2.5m and ridge height should not exceed 4m.

The proposed outbuilding has been designed with a flat roof and will measure approximately 0.5m above the height of the existing building. Although the proposed eaves are higher than usually acceptable the total height of the building falls within the acceptable parameters of the SPD. The outbuilding will be erected in brick to match the host property.

Flat roofed structures are not usually encouraged, however, there are a number of flat roofed outbuildings evident within this locality and when viewed along with the lean to rear extension the proposal is not expected to appear out of character.

It is also noted that there are a group of trees located to the rear of the proposed building behind the existing boundary wall. These trees are located on Oaks Wood Drive and will provide some screening from the proposal and when viewed along with the existing boundary wall, will lessen the visual impact to the surrounding street scene.

When taking into account the above in this instance the proposed outbuilding is acceptable. The materials and design of the proposal when viewed in its entirety is not expected to be

visually detrimental within the surroundings and as a result the proposal is in compliance with Local Plan Policy GD1 and House Extensions SPD.

Significant weight has been given to the design and impact on the character of the area.

Impact on Neighbouring Amenity

The proposed outbuilding will replace the existing with a larger structure. Due to the positioning of the domestic gardens, the proposal will be located along the boundary with 1 Upper High Royds. The neighbouring property has an existing single storey outbuilding located adjacent to the application site therefore any single storey extension within this location is not expected to detrimentally impact the residential amenity currently enjoyed by the neighbours.

The proposed eaves are higher than usually acceptable however, due to the flat roofed design the total height of the proposal is within the parameters set within SPD: House Extensions as detailed above.

Due to the size and orientation of the proposed outbuilding in relation to the neighbouring rear garden, the proposal is not expected to cause any disproportionate injurious impact in terms of residential amenity.

The application is therefore acceptable in terms of residential amenity in compliance with Local Plan Policy GD1 and D1.

Significant weight has been given to the impact on residential amenity.

Highways

The proposal will not impact the existing parking provision.

The proposal is therefore acceptable from a highways development control perspective in compliance with Local Plan Policy T4 New development and Transport Safety.

Limited weight has been given to highway safety.

Biodiversity

The proposed outbuilding will be located directly adjacent to a bank of trees located on Oaks Wood Drive. The impact to these trees has been assessed by the Council's Tree Officer and is deemed acceptable. The applicant has stated that limited excavation would be required, and the proposed building will be built on a raft to lessen any impact to the nearby trees. The Tree Officer concludes that the existing wall will function as a root barrier, and along with the proposed foundations the impact to the adjacent trees will be minimal.

The proposal is therefore acceptable in terms of biodiversity and is therefore in compliance with Policy BIO1 Biodiversity and Geodiversity.

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 was not necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application.

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.