

Application Reference: 2026/0484

Site Address: 24 Birks Lane, Millhouse Green, Sheffield, S36 9NB

Introduction:

This application seeks full planning permission for the removal of existing garage and attached store and construction of new domestic double garage.

Relevant Site Characteristics

The application relates to a detached, brick built, rendered, pitched roof bungalow located on a corner plot at the junction of Birks Lane and Birks Avenue. The property faces Birks Lane to the south and takes vehicular access from Birks Avenue to the north. The property benefits from a single storey and a one and half storey rear extension which was subject to the application outlined below.

Site History

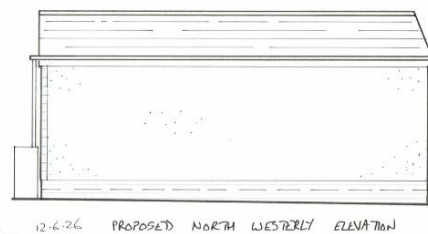
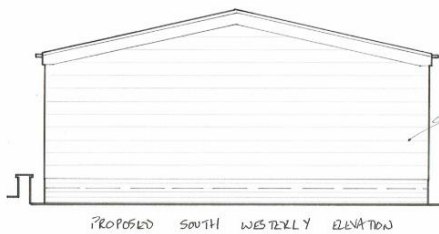
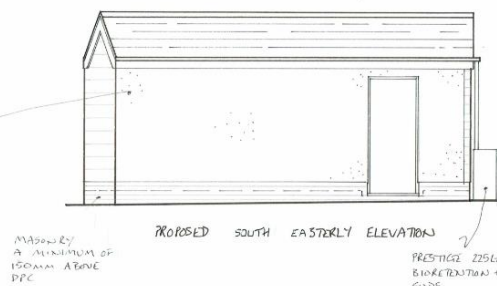
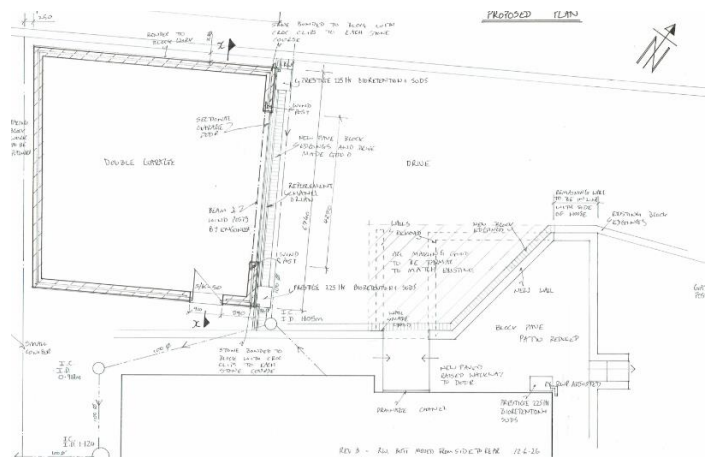
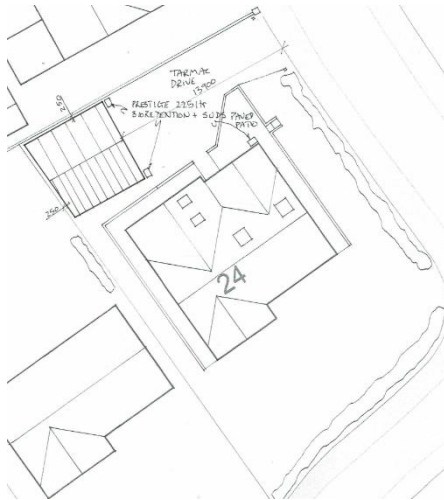
Application Reference	Description	Status (Approved/Refused)
2014/0643	Raise ridge of roof to allow additional rooms in roof space and erection of rear extension to dwelling	Approved July 2014

Detailed description of Proposed Works

The applicant seeks permission for the demolition of the existing detached shallow pitched roof garage and attached store and the erection of a single storey double detached garage. The garage is to measure 6.7m by 6.8m and is to have a height of 2.3m to the eaves and 3.2m to the ridge.

The garage is to be constructed from stone facing to the front and rear elevations and off-white coloured render to the side elevation to match the existing dwelling, and have a pitched roof.

The plans also indicate proposals to make some landscaping alterations to reduce the existing paved patio area and to increase the width of the driveway to the front of the garage. Whilst they have been included on the plan, they do not require planning permission and are not under consideration as part of this application.



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; no representations have been received.

Highways DC – 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 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. These matters are considered in more detail below.

Scale, Design and Impact on the Character

Supplementary Planning Document House extensions and other domestic alterations states that detached garages and outbuildings should relate sympathetically to the main dwelling in terms of style, proportions and external finishes.

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.

The proposed garage is slightly larger than the SYRDG advises being approximately 6.8m X 6.75m however given that it is on a comparable footprint to the existing garage and store and that it only marginally exceeds the guidance, it is considered to be acceptable in this instance. The proposed garage meets the guidance above in terms of its overall height and eaves height.

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, in addition the garage is set back from the highway and doesn't form a dominant feature within it.

It is therefore considered that the proposed garage is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1. This carries considerable weight in favour of the application.

Impact on Neighbouring Amenity

The Supplementary Planning Document for House Extensions and Other Domestic Alterations states that proposals for house extensions, roof alterations, outbuildings and other domestic alterations should be of a scale and design which harmonises with the existing building and be subordinate; not adversely affect the amenity of neighbouring properties; maintain the character of the street scene and not interfere with highway safety.

The proposed garage is to be located on a similar footprint to the existing garage and store, within the north-western corner of the site, adjacent to the western side boundary with 26 Birks Lane and the northern side boundary with 1 Birks Avenue.

Whilst the proposed garage would be located to the south of 1 Birks Avenue, the garage would be set a slightly lower level and would be located adjacent to the detached garage and driveway associated with this property. It is acknowledged that the property benefits from a conservatory extension with glazing on the southern elevation, which could result in some overshadowing, however, the conservatory is separated from the boundary by the associated driveway and the garage is designed with a low eaves level with the roof sloping away from the boundary. This in conjunction with the slight level difference, would not lead to a significant increase in overshadowing or loss of outlook to a detrimental level.

The garage would be located to the east of No. 26 Birks Lane and may result in some limited overshadowing of the adjacent garden. However, the structure would be positioned adjacent to the rear north-eastern corner of the site, furthest from the areas of private amenity space typically located closest to the dwelling. Furthermore, any shadowing would primarily occur during morning hours and would not be of a degree sufficient to result in material harm to residential amenity.

As such it is considered that the proposed garage would not result in a detrimental increase in overshadowing or reduction in outlook from the neighbouring dwellings. This carries considerable weight in favour of the application.

The proposed garage contains no windows and therefore would not give rise to overlooking of neighbouring properties. In addition, the only external personnel door would be located on the southern elevation facing into the application site. This carries considerable weight in favour of the application.

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

Supplementary Planning Document – Parking sets out the parking standards for dwellings; a dwelling comprising of 3 or more bedrooms requires the provision of 2 no off street parking spaces.

Highways DC have been consulted on the application and raise no objection to the development subject to the inclusion of a condition requiring the parking facilities to be surfaced in a solid bound material. The existing driveway is tarmac, and the plans indicate that the extended area of driveway is to be tarmac to match existing; therefore, it is not considered necessary to include the requested condition.

The proposed development does not result in the loss of existing off-street parking, nor does it result in the requirement of additional parking provision, 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. This carries significant weight in favour of the application.

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

Location Plan

Proposed Site Plan

Proposed Plan FL26/11B

Proposed Elevations FL26/13B

Proposed Section FL26/15

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

The external materials shall match those specified within the plans outlined above.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1.