

**Application Reference:** 2025/0840

**Site Address:** Grantley House, 14 Staincross Common, Staincross, Barnsley, S75 6JD

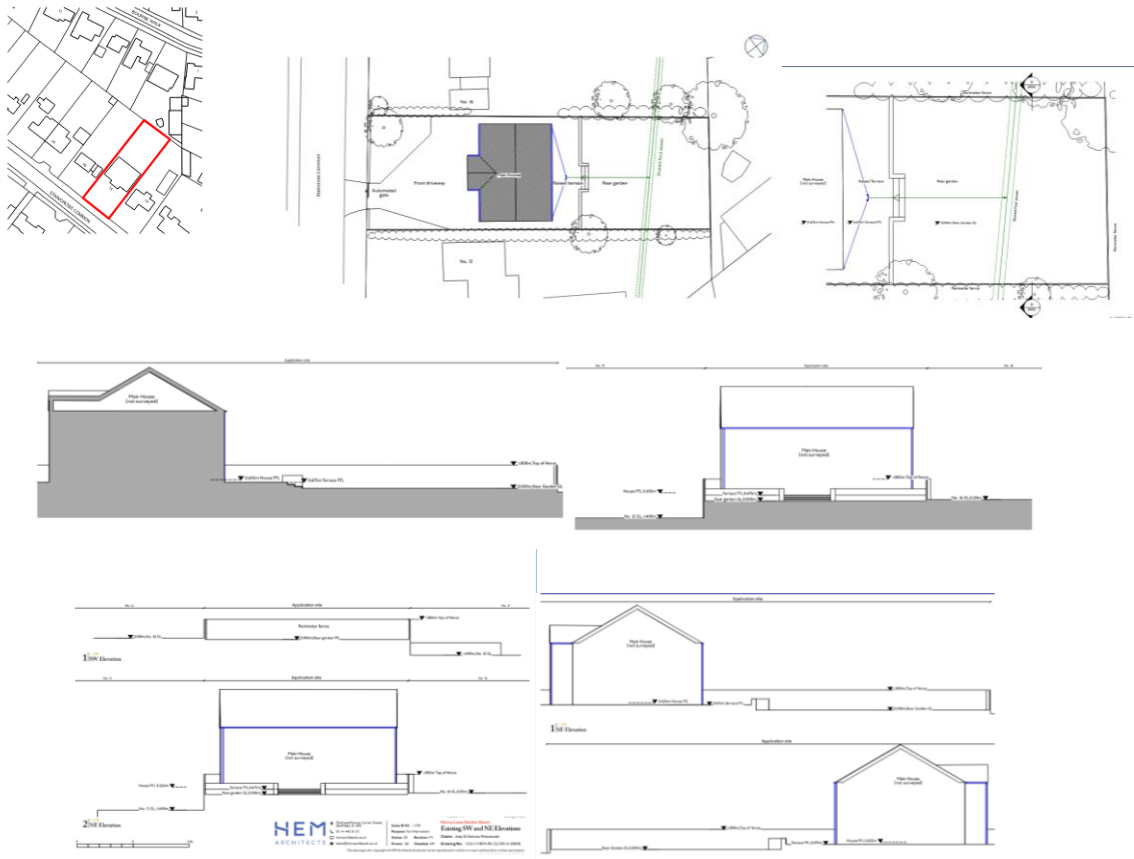
**Introduction:**

This application seeks full planning permission for the erection of a detached garden room to the rear of dwelling.

**Relevant Site Characteristics**

The site consists of a large stone built detached dwelling, two stories in height and designed with a pitched roof. The property is located within a generous plot resulting in large front and rear gardens. The site is bound by panelled fencing, and the rear garden is not viewable from the surrounding street scenes.

The site is located within a high density residential area in Staincross, Barnsley. The site is surrounded by residential dwellings of differing designs and heights. Beyond the rear garden is 3 Bourne Walk, this property has a large detached single storey outbuilding housing a swimming pool within their rear garden. The garden to this property is at a slightly lower level than the host property.



**Site History**

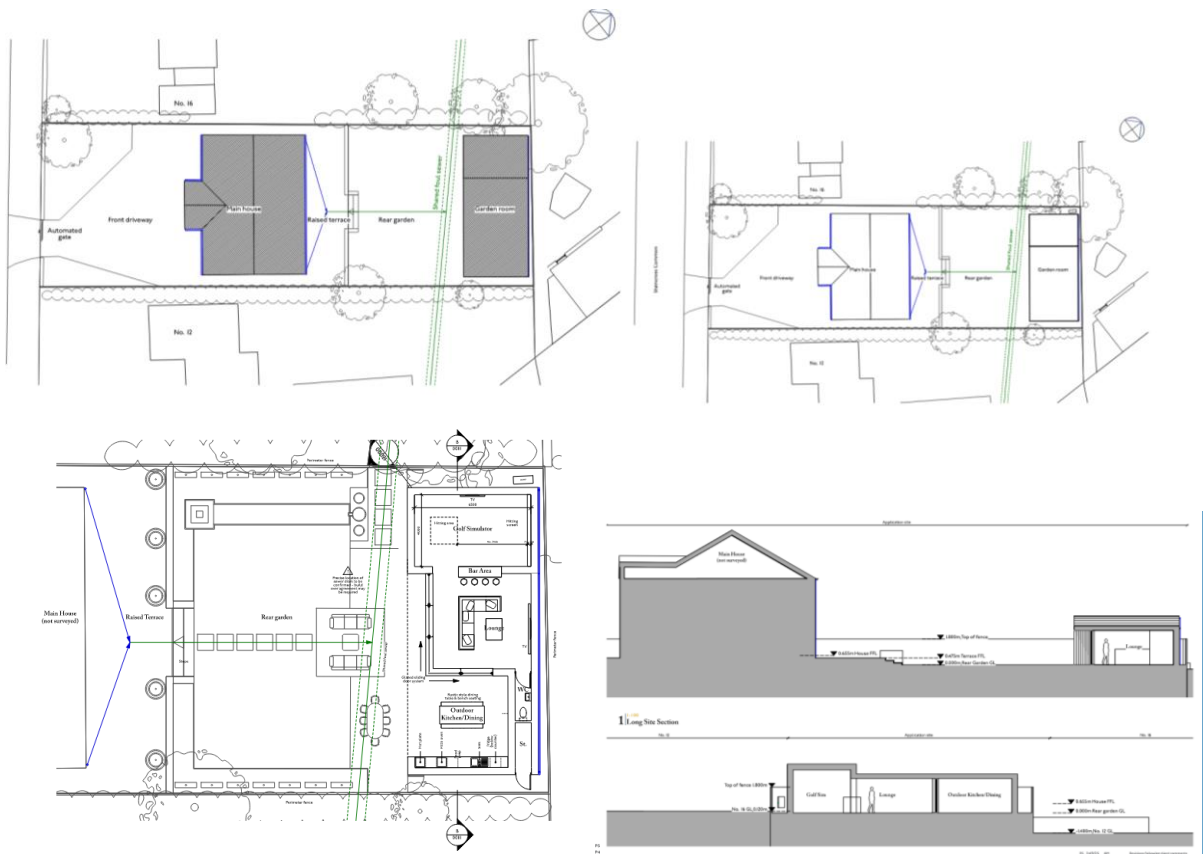
Application Reference	Description	Status (Approved/Refused)
B/77/2006/DT	Erection of extension to dwelling	

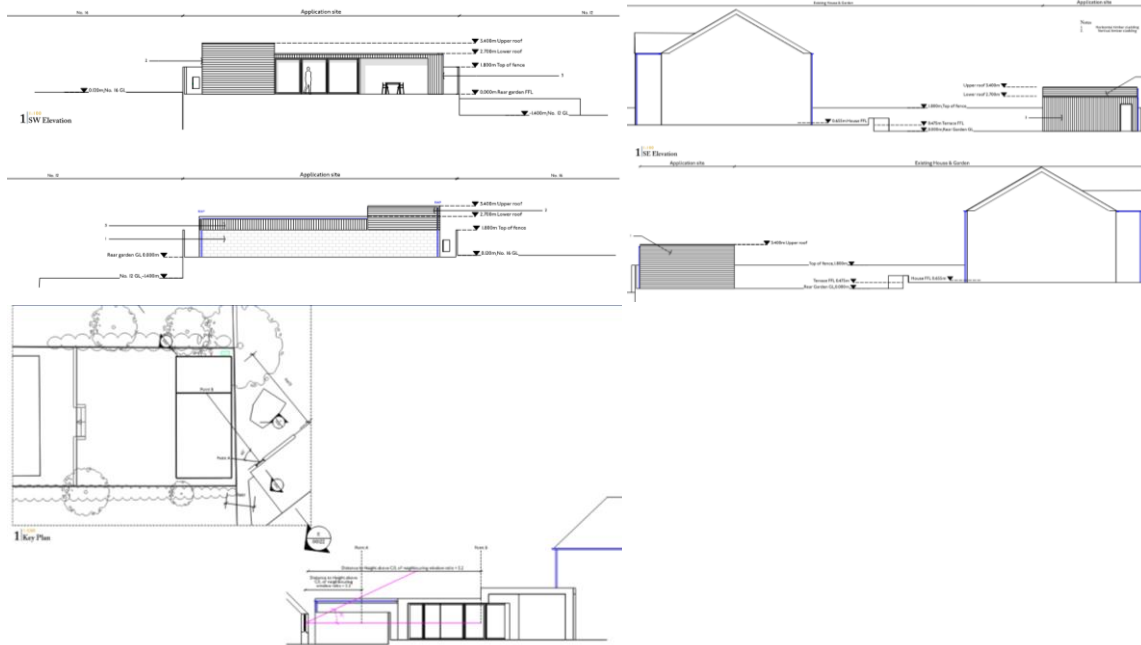
2019/1401	Demolition of existing dwelling and erection of 1 no. dwelling	Approve with conditions

**Detailed description of Proposed Works**

The proposal is to erect a single storey outbuilding within the rear garden of 14 Staincross Common. The garden room will be located at the end of the garden along the length of the shared boundary with 3 Bourne Walk. The garden room will be erected in block work with wooden cladding. The proposal is single storey in height with a flat roof design. The proposal will provide an enclosed room for a golf simulator, a lounge/ seating area, a w/c, and storeroom. The proposal also includes a covered area to be used as an outdoor kitchen and dining area.

The proposal will measure 15.91m x 7.3m. The proposal is stepped in height, primarily with the lower roof line of 2.7m over the seating area and outdoor kitchen, raising to a higher level of 3.4m over the golf simulator.





## 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.

#### **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 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

The property is located on Staincross Common which is characterised by a mix of property designs. The property occupies a large site and benefits from both a large front and rear garden.

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, which the proposal complies with in this respect. In terms of the overall size of the building, the proposed outbuilding is fairly large in floor area as it spans almost the width of the garden, however in relation to the size of the large host dwelling, it is still considered to be subservient and does not occupy a disproportionate amount of garden area. A third of the garden building is also partly open and would be used as an outdoor kitchen/seating area. The floor plans submitted show that the outbuilding is to be used as a golf simulator, with lounge/bar area, wc and outdoor kitchen, and does not provide sleeping accommodation, so it would not be considered as an 'annex.' As a result, the usual maximum floorspace requirement of up to 39sqm, would not apply in this case. In addition it is noted that there is a similarly large outbuilding bordering directly onto the rear of the site at 3 Bourne Walk. The neighbouring property at 12 Staincross Common also has a large detached garage in their rear garden and a large outbuilding is also seen in close proximity to the site in the rear garden of 3 The Balk. There are already therefore examples of similar large buildings in the immediate surroundings of the site. On balance, for the reasons above, the size of the proposed outbuilding in this particular location is acceptable in this instance and would not have a significant impact upon the amenity of the host dwelling or the neighbouring dwellings or the character of the area.

SPD: House Extensions states that detached outbuildings should relate sympathetically to the main dwelling in style, proportions, and external finishes. It is acknowledged that the proposed outbuilding will be clad in timber which is in contrast to the stone built host property. It is noted that the garden is long and the proposed outbuilding will be located along the rear boundary of the garden away from the main dwelling. The proposed cladding is similar to the contemporary fencing that bounds the rear garden. Due to the location of the proposal, it is not expected to be viewable from the surrounding street scenes.

Wooden outbuildings are not an uncommon feature within the rear gardens of domestic properties. Although the proposal will not match the existing dwelling, it is in keeping with what would be expected for a garden outbuilding/ shed. The blockwork on the rear elevation will not be viewable to the neighbouring dwelling due to the existing boundary treatment and when looking from the neighbour's perspective, the cladding will harmonise with the existing fencing. It will be located within the rear garden and is not expected to be viewable from the street scene and will be in close proximity to an existing large outbuilding directly to the rear of the site which helps to mitigate its impact on the character of the area. Therefore in this instance the proposal is acceptable.

The proposed materials and design when viewed in their entirety are 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 detached garden room is located along the shared boundary with the neighbouring property and at 2.7 and 3.4m in height can be viewed from this property. However, due to the position of the proposal in relation to the neighbouring dwelling the proposal is not expected to cause any undue overshadowing on the main property.

It is acknowledged that the outbuilding will span across the whole of the rear boundary which will have some impact on the garden to the rear of the site, therefore this needs to be further assessed. The neighbours ground level is slightly lower than the application site. The proposal is split level in height with the highest point located at the northern corner of the site, however due to the flat roof construction the overall height of the proposal is not deemed excessive. It is noted that there is a large outbuilding close to the shared rear boundary within the neighbouring dwellings garden. This is an outbuilding housing a swimming pool. Due to the orientation of this building the proposal is not expected to detrimentally impact the enjoyment of this building. It is therefore acknowledged that although the proposal will cause some overshadowing to the neighbouring property at the rear, due to the height of the proposal, the overshadowing is not expected to be detrimental to the residential amenity currently enjoyed.

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.

#### 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.**