



**PLANNING BY DESIGN**

FROM CONCEPT TO COMPLETION

---

**Erection of a Garage at: 12 Briggs Street,  
Barnsley, S71 3JP**

**Planning Statement**

**Written and prepared by Planning by Design  
on Behalf of Mr Mark Wilson**

## Introduction

Planning by Design has been instructed to act on behalf of the applicant, to submit a planning application for the erection of a detached garage (retrospective).

The application also responds to comments made in a letter sent from planning enforcement on 4/11/2022 (ref.2022/ENQ/00492) and any subsequent correspondence that we are currently unaware of.

This statement provides a description of the proposed development together with an appraisal of the planning merits of the scheme in the context of relevant planning policies / guidance and material considerations.

For reasons identified in this statement, it is considered that based on planning policy and material considerations, the application proposals represent appropriate development and that permission ought to be granted.

## Site Location

The application site is a terrace property located on the western side of Briggs Street. However, access to the subject garage is achieved from Gray's Road to the west. The area is residential in nature and it is not uncommon for premises to have garages in their rear outdoor amenity space.

## The Proposed Development

As set out in aforementioned enforcement letter, the proposed development exceeds the thresholds allowed under permitted development and therefore, planning permission must be secured.

The applicant seeks retrospective planning permission for the erection of a detached garage. The dimensions are illustrated on the supporting drawings.

## Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning application to be determined in accordance with the development plan unless material considerations indicate otherwise.

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

Barnsley's Local Plan [BLP] (adopted January 2019)

The Local Plan sets out the key elements of the planning framework for Barnsley, and the approach to its long term physical development to achieve the Council's vision of what sort of place Barnsley wants to become.

The site is located in the urban area and therefore the following policies are relevant:

- GD1 General Development
- SD1 Presumption on Favour of Sustainable Development

## National Planning Policy Framework [NPPF]

The National Planning Policy Framework 2021 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied.

At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

## Supplementary Planning Document: House Extensions and Other Domestic Alterations (SPD) (adopted May 2019)

Although not part of the development plan, this document sets out the general requirements relating to householder developments.

## **Assessment**

### Sustainable Development

BLP Policy SD1 mirrors paragraph 11 of the NPPF, which advises that there is a presumption in favour of sustainable development and that development in accordance with the development plan should be granted without delay, unless material considerations indicate otherwise. It is necessary to consider the relevant issues and any material considerations before making a recommendation as to whether the proposal should be granted permission or refused.

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- i) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- ii) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- iii) an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

For the reasons set out below, it is considered that the proposed change of use would achieve the above objectives.

## **Principle of Development**

Supplementary Planning Document – House Extensions and other Domestic Alterations states that detached garages should be single storey structures and the eaves height should not exceed 2.5m from ground level. The garage complies with this requirement.

The aforementioned SPD sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

- 1. be of a scale and design which harmonises with the existing building*
- 2. not adversely affect the amenity of neighbouring properties*
- 3. maintain the character of the street scene.*

Policy GD1 generally reflects the criteria set out in the SPD.

The design of the proposed development is typical of other residential garages in this location. The garage utilises an existing vehicular access to the rear of the property from Gray's Road, which is the general arrangement along this road. When compared to a number of existing garages relating to other properties located along Briggs Street, the subject garage is of a significantly higher quality. Accordingly, the garage is considered acceptable in terms of its impact on highway safety and the street scene.

It is acknowledged the proposed garage is of a significant size, however, there are material considerations which justify its scale.

The garage is utilised for the storage of the applicants' classic cars and motorbikes. The applicant suffers from debilitating Parkinson's disease and stress and it is becoming increasingly difficult for him to enjoy his hobby outdoors as the degenerating effects of his illness continues. The garage provides a space in which the applicant is able to enjoy his hobby of maintaining these vehicles, whilst being indoors in a warm environment.

Moreover, the applicant has been the victim of vandalism to his vehicles on a number of occasions. Indeed, it is understood that there is an element of crime in the area, as demonstrated by the recent raid on a nearby cannabis farm. These incidents have impacted the applicant's mental health. The garage provides the applicant with a secure building to store his vehicles in an attempt to negate any further acts of vandalism or possible theft of his vehicles.

It is not considered that the garage would reduce residential amenity of neighbouring properties to an unreasonable degree in terms of noise and disturbance, overshadowing, loss of privacy or overbearing impact. Based on the above, it is therefore considered that the erection of the detached garage and the alterations to the existing garage are acceptable in terms of its impact on surrounding residents and in compliance with Local Plan Policy GD1 and the principles set out in the House Extensions and other Domestic Alterations SPD.

## **Conclusion**

NPPF paragraph 2 confirms that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. It is considered that the proposed development satisfies the relevant policies of the development plan. Accordingly, planning permission should be granted without delay.