

Application Reference: 2025/0513

Site Address: 16 Maple Close, Kendray, Barnsley, S70 3NN

Introduction: Erection of detached garage

Relevant Site Characteristics

The property is a terraced dwelling within the Kendray area. The dwelling is constructed from brickwork and features a pitched roof. The property features a small front garden and a modest rear garden. A single storey extension is located to the rear of the dwelling. The property provides parking facility to the southwest of the dwelling.

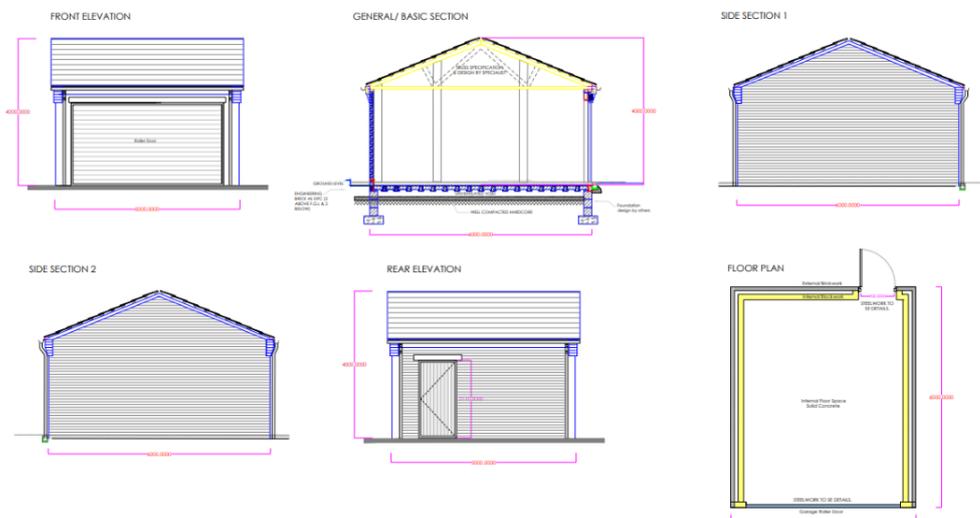
The surrounding area is characterised by terraced and semi-detached properties. Both brickwork and stone materials have been used in the area and pitched roofs are exclusively used. The land to the west of the site is parking facility for other dwellings in the street scene.

Relevant Planning History

Application Reference	Description	Status
B/03/2139/BA	Residential Development - Erection of 178 dwellings with associated garages, roads, footpaths and sewers	Approved with Conditions

Detailed description of Proposed Works

The applicant is seeking permission to erect a single storey detached garage to the west of the dwelling. The garage would have an approximate width of 5 metres and an approximate length of 6 metres. A pitched roof has been proposed with an approximate ridge height of 4 metres and an approximate eaves height of 2.6 metres. A roller shutting garage door, spanning 4.1 metres, is proposed to the front elevation. A door is proposed to the rear elevation, providing access from the garden. Matching brickwork and roof tiles to the site dwelling have been proposed



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 – No Objection 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:

- 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.

Scale, Design and Impact on the Character

The Supplementary Planning Document for House Extensions states 'Detached garages and outbuildings 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.

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. Proposals for garages will be assessed using the reference of a standard size for a single garage as outlined in the South Yorkshire Residential Design Guide, which states the internal floor area for garages should be 3m by 6.5m. For double garage proposals a standard floor area size is considered to be 6.5m x 6.5m. It is not considered

appropriate for detached garages to include dormer windows as a way of accommodating rooms in the roof space, however, in some circumstances (e.g. where the garage is set within a large curtilage) it may be possible to utilise the roof space for ancillary accommodation/storage but not as an annex/granny annex. Where the privacy of neighbouring residents would not be compromised it may therefore be possible to install roof lights.'

The proposal would provide a pitched roof with an eaves height of 2.6 metres and a ridge height of 4 metres. The use of a pitched roof allows the proposal to remain in keeping with the character of the site and the street scene. The ridge height of 4 metre is acceptable as set out in the house extensions SPD and although the eaves height is larger than what is outlined in the house extensions SPD, given it only exceeds the required 2.5 metres by 0.1 metre, this increase is small enough to be considered acceptable.

The use of matching materials allows the proposal to remain in keeping with the character of the site and the street scene.

It is therefore considered that the proposed garage is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making and as such carries considerable weight in favour of the application.

Impact on Neighbouring Amenity

The proposed garage is single storey and provides a pitched roof form, allowing the proposal to have a reduced impact to the rear of the site as the roof slopes away from the boundary. In addition, the properties to the rear and built on a higher level than the application site, further reducing its impact.

The garage would be erected to the North of the side elevation of 18 Maple Court and separated by a parking area. Therefore, is unlikely to have a significantly negative impact on neighbouring amenity in terms of loss of outlook/light or be of an overbearing nature. Additionally, no side elevation windows have been detailed to the garage preventing opportunity for overlooking.

In terms of the amenity of the occupants of the host property, the garage would not significantly overshadow existing windows and adequate rear private amenity space would be retained.

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 and is in compliance with Local Plan Policy GD1 General Development. This carries considerable weight in favour of the application.

Highways

The proposal would not increase the number of bedrooms on site. Due to the internal size of the proposal, the garage is only considered to provide 1 parking space. The application has been amended to allow for parking to the front of the garage, allowing for a second parking space. The proposal details a roller shutter door. This allows for sufficient parking space to the front of the garage which will not be impeded by the opening and closing of the garage door.

As such the proposal 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 substantial 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

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

It has been necessary to make contact with the applicant to make amendments to the positioning of the garage on various plans in order for the various plans to remain consistent with one another. Amendments were also requested to lower the height of the proposal, to detail a singular roller shutter door and further plans were requested showing all elevations and plans of the proposal.

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.

Conditions:

- 1) 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.

- 2) The development hereby approved shall be carried out strictly in accordance with the amended plans:

20250513 Site Illustration Plan Received 16th December 2025

20250513 Plans and Elevations (Amended) Received 13th January 2026

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making and Local Plan Policy HE1 The Historic Environment.

- 3) The external materials shall match those used in the existing building.

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

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order), the garages hereby permitted shall be retained as such and shall not be used for any purpose other than the garaging of private motor vehicles associated with residential occupation of the property and ancillary domestic storage without the grant of further specific planning permission from the Local Planning Authority. It shall not be used for any trade/business purposes, nor used as a separate residential use/annex and shall not be severed at a later date to create a separate planning unit.
Reason: To retain the garage for parking purposes.

- 5) The parking facilities as indicated on the submitted plan shall be surfaced in a solid bound permeable material (i.e. not loose chippings) and adequate measures shall be so designed into the proposed access to avoid the discharge of surface water from the site on to the highway.
Reason: To ensure adequate provision for the disposal of surface water and to prevent mud/debris from being deposited on the public highway and to prevent the migration of loose material on to the public highway to the detriment of road safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.

Informative(s):

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

2. This permission shall not be construed as granting rights to carry out works on, under or over land not within the ownership, or control, of the applicant.