

Application Reference: 2026/0498.

Location: 2 Church Street, Carlton, Barnsley, S71 3EY.

Introduction

This application seeks planning permission for the erection of a detached triple garage.

Relevant Site Characteristics

This application relates to a generous-sized plot located on the west side of Church Street, opposite the junction with Shaw Lane and in an area that is principally residential and characterised by various house types of varying scale and appearance. This development site is in the Carlton Conservation Area.

The application property is a large, two-storey detached dwellinghouse constructed of natural stone with concrete tiled pitched and gable pitched roofs. The application dwellinghouse appears to consist of an original north-to-south range with possible two-storey rear extensions erected in north-to-south and east-to-west ranges. A single storey modern conservatory is located on the south elevation with several detached buildings located adjacent to the north and south boundaries within the plot. There is an extensive driveway accessed off Church Street which extends along the side and to the rear of the application dwellinghouse where extensive areas of hard surfacing exist. There is large garden located to the west within the plot.



There is not planning history associated with this development site.

This application seeks planning permission for the erection of a detached triple garage.

The proposed garage would measure approximately 10.2 metres (W) x 6.2 metres (D) x 4.4 metres (H). The proposed garage would adopt an eaves' height of approximately 3.0 metres and would be constructed of artificial stone with grey slate effect roof tiles.

Drawing No.	Rev No.	IF IN DOUBT ASK!
MAC001	-003	

PROPOSED FRONT ELEVATION
SCALE 1:100 AT A3

SCALE BARS

1:100	1	2	3	4	5
1:200	2	4	6	8	10
1:500	5	10	15	20	25
1:1250	25	50			

PROPOSED REAR ELEVATION
SCALE 1:100 AT A3

PROPOSED END ELEVATION
SCALE 1:100 AT A3

PROPOSED SIDE ELEVATION
SCALE 1:100 AT A3

PROPOSED END ELEVATION
SCALE 1:100 AT A3

NOTES

DO NOT SCALE: Contractor to check all dimensions and report any omissions or errors

No.	Description	By	Chk	App	Date
1	ISSUED FOR CONSTRUCTION				

JHB 10/01/2020
 1 South Street
 Carlisle
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Client: **MR. A. CLARKE**

Drawing Title: **PROPOSED ELEVATIONS**

Address: **2 CHURCH STREET
CARLTON
BARNLEY
S71 3EY**

Project No: **PROPOSED DETACHED GARAGE**

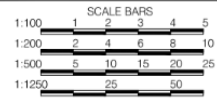
Purpose of Issue: **PLANNING**

Issuing Office: **FIRST ISSUE**

Scale at A3	Drawn By	Drawn By	Drawn By
AS SHOWN	JHB		
Checked By	Date	Approved By	Date
JHB	10/01/2020		10/01/2020
Project No	Drawing No	Issue No	Revision
MAC001	003		
Version B	Accepted D	Issue D	Check D

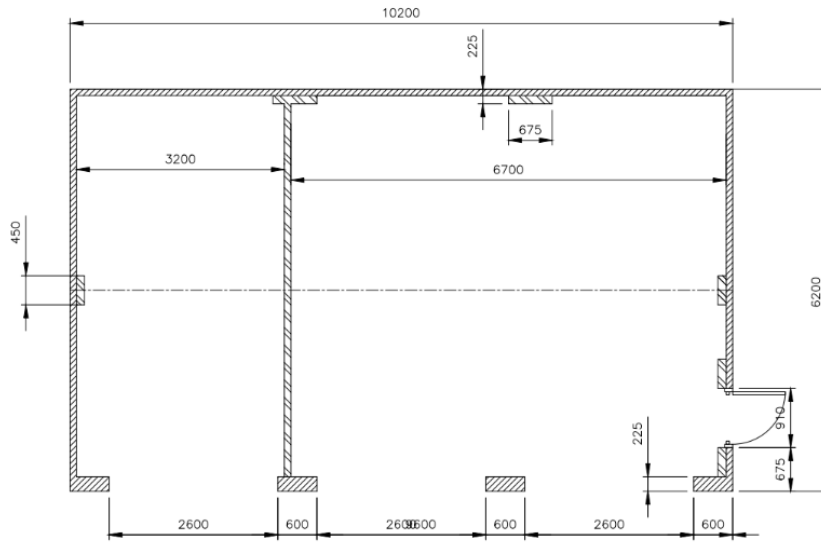
Drawing No.	Rev No.
MAC001	-004

IF IN DOUBT ASK!



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NOTES



PROPOSED GARAGE PLAN
SCALE 1:50 AT A3

Rev	Description	By	CHK	Date
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218 OCTAGON Ltd
1 South Road
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Client: **MR. A CLARKE**

PROPOSED PLANS

2 CHURCH STREET
CARLTON
BARNLEY
S71 3EY

PROPOSED DETACHED GARAGE

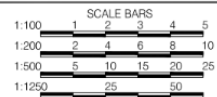
PLANNING

FIRST ISSUE

Scale at A3	Drawn By	Date	Scale at A1	Drawn By	Date
1:500	J.P.	15/09/2020	1:500	J.P.	15/09/2020
Checked By	Date	15/09/2020	Checked By	Date	15/09/2020
Project No.	MAC001	004	Project No.	MAC001	004

Drawing No.	Rev No.
MAC001	-001

IF IN DOUBT ASK!



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NOTES



INDICATIVE ONLY



LOCATION PLAN
SCALE 1:1250 AT A3



SITE PLAN
SCALE 1:500 AT A3

Rev	Description	By	CHK	Date
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Client: **MR. A CLARKE**

SITE PLANS

2 CHURCH STREET
CARLTON
BARNLEY
S71 3EY

PROPOSED DETACHED GARAGE

PLANNING

FIRST ISSUE

Scale at A3	Drawn By	Date	Scale at A1	Drawn By	Date
1:500	J.P.	15/09/2020	1:500	J.P.	15/09/2020
Checked By	Date	15/09/2020	Checked By	Date	15/09/2020
Project No.	MAC001	001	Project No.	MAC001	001

Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. The development site is also located within the Carlton Conservation Area.

The following Local Plan policies are therefore relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy HE1: The Historic Environment.*
- *Policy HE4: Developments affecting Historic Areas or Landscapes.*
- *Policy D1: High quality design and place making.*
- *Policy GD1: General Development.*
- *Policy POLL1: Pollution Control and Protection.*
- *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 NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF 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. The 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 (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *Section 2: Achieving sustainable development.*
- *Section 4: Decision-making.*
- *Section 12: Achieving well designed places.*
- *Section 16: Conserving and enhancing the historic environment.*

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 this guidance 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 following SPDs are relevant in this case:

- *House extensions and other domestic alterations (Adopted March 2024).*
- *Parking (Adopted November 2019).*

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Other Material Considerations

- *South Yorkshire Residential Design Guide (SYRDG) 2011.*

Planning (Listed Buildings and Conservation Areas) Act 1990

- *Section 16: Decision on application.*
- *Section 72: General duty as respects conservation areas in exercise of planning functions.*

Representations

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended) and paragraph 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended).

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

A site notice was posted nearby which expired 7th August 2026.

A press notice was used which expired 7th August 2026.

No representations were received.

Consultees

Conservation Officer	<i>No objection(s) subject to condition(s).</i>
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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 of Development

Extensions and alterations to a dwelling are acceptable in principle if the development would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety. Development should also conserve and enhance the significance and setting of the borough's heritage assets.

Considering the above, this proposal is considered acceptable in principle subject to an assessment of the following matters.

Scale, Design and Impact on Character

The adopted House extensions and other domestic alterations SPD establishes guidance in respect of detached garages, outbuildings and annexes. This guidance sets out that detached garages and outbuildings should relate sympathetically to the dwellinghouse with respect of 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 also be assessed using the reference of a standard size as outlined in the SYRDG.

In this instance, the proposed garage would adopt a single storey with an approximate eaves' height of 3.0 metres and an approximate ridge height of 4.4 metres. While this would not accord with design guidance within the adopted SPD, the proposed garage would relate sympathetically to the existing dwellinghouse in respect of style, proportions and external finishes. In addition, the proposed garage would not appear as an overtly prominent or dominant structure in the street scene of Church Street with limited views from the surrounding public realm, and would not significantly alter or detract from the character of the application dwellinghouse or the street scene in this instance. This proposal will replace existing detached structures which appear dated and adopt unsympathetic features such as flat roofs. As such, the proposed extension is considered to be an improvement and would be viewed as a welcome addition.

Paragraph 219 of the NPPF establishes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance, and any proposals that preserve those elements of the setting which make a positive contribution to the asset(s) (or which better reveal its significance) should be treated favourably.

The Council's Conservation Officer was consulted, and it was concluded that the proposal would not give rise to heritage harm as the individual setting of the dwellinghouse would be preserved and the character and appearance of the wider conservation area would be conserved. As such, no objections were raised subject to suggested conditions that secure appropriate external materials and finishes.

Considering the above, on balance, this is considered to weigh significantly in favour of this proposal and its approval.

This proposal is therefore considered to conserve or enhance the character and appearance of the Carlton Conservation Area in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and paragraph 219 of the NPPF and would comply with Local Plan Policies HE1: The Historic Environment, HE4: Developments affecting Historic Areas or Landscapes and D1: High Quality Design and Placemaking and is considered acceptable regarding its impact on design, heritage and visual amenity.

Impact on Neighbouring Amenity

The proposed garage would be erected adjacent to the southern shared boundary with adjacent 16 Manor Farm Close located behind. The proposed garage would replace existing detached structures in a similar location within the development site and would adopt a relatively restrained height. Any potential overshadowing impacts would likely be limited to an area that is likely to experience existing impact due to the proximity of the neighbouring dwellinghouse to the shared boundary and boundary vegetation of noticeable height. The north elevation of the neighbouring dwellinghouse also appears to be blank with their garden located to the south-west within the neighbouring plot also anticipated

to be unaffected by this proposal. It is not considered that this proposal would contribute to significant increased levels of overlooking and loss of privacy or reduced outlook. Nevertheless, because of the close proximity of the proposed garage to the neighbouring dwellinghouse, a condition could be used to ensure the garage is retained for domestic purposes only.

The occupants of adjacent neighbouring properties were notified of this application and no objections were received.

Considering the above, it is not considered that the proposal would contribute to significant increased overshadowing, overlooking and loss of privacy, or reduced outlook impacts which would otherwise adversely affect the amenity of the occupants of the application or adjacent neighbouring properties.

Considering the above, on balance, this is considered to weigh significantly in favour of this proposal and its approval.

This proposal is therefore considered to comply with Local Plan Policy GD1: General Development and Local Plan Policy POLL1: Pollution Control and Protection and is considered acceptable regarding its impact on residential amenity.

Impact on Highways

The proposal is not considered to be prejudicial to highway safety because existing off-street parking and access arrangements within the development site would not be affected and the proposal would not result in a requirement to provide additional spaces. It is acknowledged that the proposed garage could accommodate some smaller vehicles. However, the internal space standards achieved would suggest that the proposed garage could not be counted toward the off-street parking provision of the development site. Nevertheless, the development site would continue to be serviced by an existing access and extensive areas of hard surfacing capable of accommodating a minimum of two-off street parking spaces, in accordance with the Parking SPD.

Considering the above, on balance, this is considered to weigh moderately in favour of this proposal and its approval.

This proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding its impact on highway safety.

Planning Balance and Conclusion

In accordance with the provision of paragraph 11 of the NPPF (2024), this proposal is considered in the context of the presumption in favour of sustainable development.

For the reasons given above, and taking all other matters into consideration, this proposal complies with the relevant local and national planning policies and guidance and as such, planning permission should be granted subject to necessary conditions.

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 representations, 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 approved plans:

MAC001 001 Site Plans.

MAC001 003 Proposed Elevations.

MAC001 004 Proposed Plans.

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.

3. The external materials shall match those used in the existing building [2 Church Street, Carlton, Barnsley, S71 3EY] and specified by the approved documents listed above.

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. The stone shall be natural sandstone or re-constituted sandstone, laid in courses with recessed joints and pointing. The face of the stone shall be dressed in a simple split faced finish.

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.

5. Roof tiles shall be good quality artificial tiles with a thin leading edge that emulate natural blue slates closely.

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.

6. Rainwater goods shall be black.

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.

7. The verge shall be finished with a simple mortar fillet.

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.

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. It is recommended that measures are taken to prevent a nuisance/ or effect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke or dust. No waste should be burnt. If a statutory nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore, recommended that you give serious consideration to the steps that may be required to prevent a noise, dust or smoke nuisance from being created.
3. The applicant/contractor should note that to deposit mud/debris on the public highway, or anything which may cause a nuisance or possible danger to road users, is an offence under provisions of the Highways Act 1980.
4. The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at: [Building on or within the influencing distance of mine entries - GOV.UK](#)

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property
What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](#)

