

**Application Reference:** 2026/0152.

**Location:** Carr Head House, 18 Carr Head Road, Howbrook, Sheffield, S35 7HG.

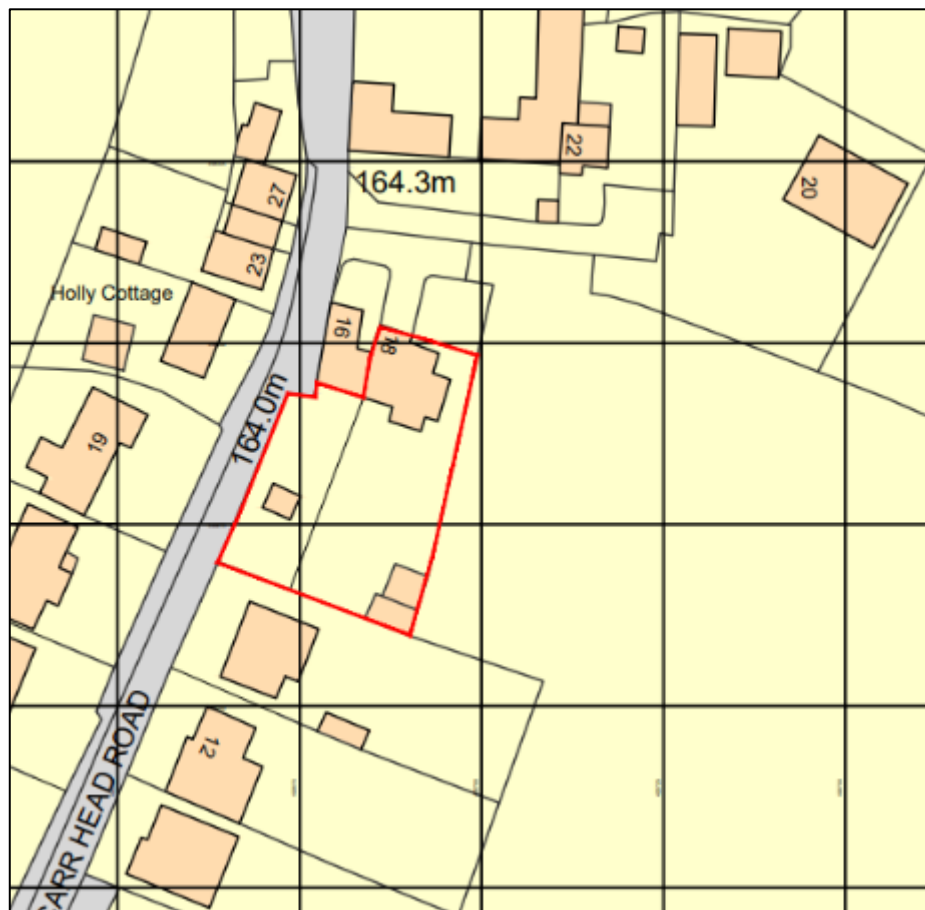
## Introduction

This application seeks planning permission for external alterations to the elevations and roof of the existing garage and its subdivision into a garage and study room.

## Relevant Site Characteristics

This application relates to a modest-sized plot located on the east side of Carr Head Road and within an area that is principally residential characterised by detached and semi-detached bungalows and two-storey dwellinghouses of varying scale and appearance alongside some agricultural uses to the north-east. The topography of the area falls north-to-south and west-to-east. The development site is in the Green Belt.

The property in question is a modest-sized two-storey semi-detached dwellinghouse formed through the historic conversion of a barn under B/96/1051/WO. The application dwellinghouse is constructed of stone with a pitched concrete or slate tiled roof. The application dwellinghouse is rendered white on its north elevation where it also benefits from existing single and two-storey projections. A single storey porch is located on its south elevation. The development site is accessed from the north and south. To the north is an existing driveway and turning area with high hedges forming the boundary treatment. To the south is an existing driveway and turning area serving an existing detached garage to the south-east corner of the plot. The development site is bounded by stone walls with vegetation behind in this location. The existing garage adopts a stone construction with white render and timber gable cladding with a sheet metal roof



## Site History

B/96/1051/WO	Change of use of barn to dwelling.	Approved.
2022/0379	Demolition of existing detached garage and erection of replacement detached outbuilding containing double garage, office and garden rooms.	Approved.

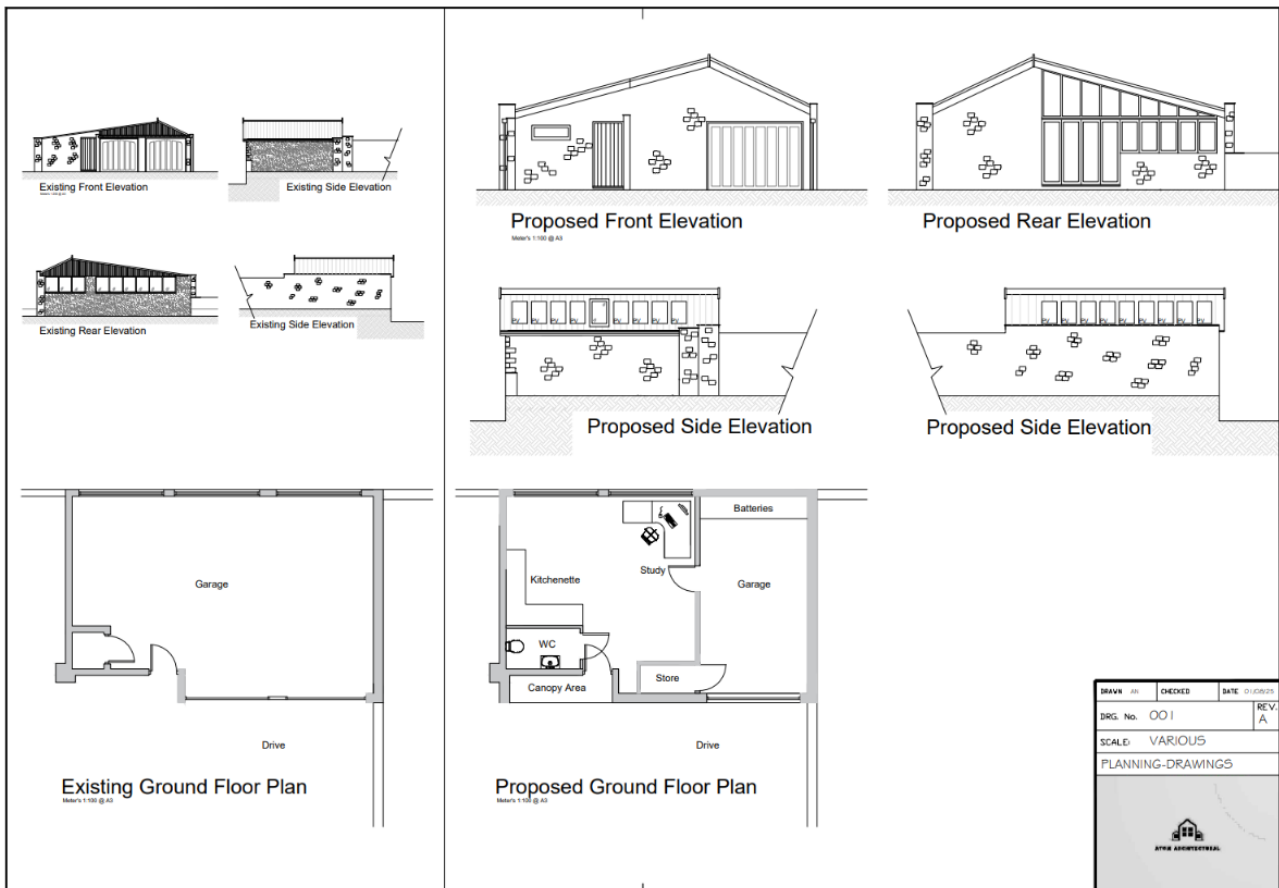
Some permitted development rights were removed by conditions 12 and 13 of B/96/1051/WO.

Some permitted development rights were removed by condition 5 of 2022/0379, but this permission was no implemented and has since expired.

## Detailed Description of Proposed Works

This application seeks planning permission for external alterations to the elevations and roof of the existing garage and its subdivision into a garage and study room.

The proposal shows the removal of a garage door on the west elevation alongside the installation of a new window and the removal of the existing roof and the erection of a new roof with the creation of an external entrance canopy, the removal of existing windows and the installation of new windows, doors and glazing with changes to external finishes on the east elevation, the installation of solar PV panels and external finshes changes on the north elevations, and the installation of solar PV panels on the south elevation.



## 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 Green Belt within the adopted Local Plan.

The following Local Plan policies are relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy GB1: Protection of Green Belt.*
- *Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt.*
- *Policy D1: High quality design and place making.*
- *Policy GD1: General Development.*
- *Policy POLL1: Pollution Control and Protection.*
- *Policy T3: New Development and Sustainable Travel.*
- *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 13: Protecting Green Belt land.*

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 2011 (SYRDG).*

#### **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).

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 were received.

#### **Consultees**

Wortley Parish Council	<i>No comment(s) received.</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 and Green Belt Assessment

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.

Paragraph 153 of the NPPF states when considering planning applications, local planning authorities should ensure that substantial weight is attributed to any harm to the Green Belt, including any harm to its openness. Inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of its inappropriateness, and any other harm that results from the proposal, is clearly outweighed by other considerations.

Paragraph 154(c) establishes that development in the Green Belt is not inappropriate if it comprises the extension or alteration of a building provided that it would not result in disproportionate additions over and above the size of the original building.

Local Plan Policy GB1 establishes the Green Belt will be protected from inappropriate development in accordance with national planning policy.

Local Plan Policy GB2 reflects paragraph 154(c) of the NPPF and establishes that development in the Green Belt is not inappropriate if it comprises the extension or alteration of an existing building provided that it would not result in disproportionate additions over and above the size of the original building.

Original means as existed in 1948 or, in relation to a building constructed later, as it was built.

Floorspace is calculated by external measurement of the building and floorspace within roof spaces will not be considered and outbuildings will only be considered in calculating the cumulative additions to the original dwelling.

In this instance, the calculations are based on the Council's own mapping system and as such could be slightly inaccurate (+/- 10%).

Original dwellinghouse – 192sqm.  
Existing additions – 61.3sqm.  
Proposed additions – 0sqm.  
Total existing and proposed – 61.3sqm.

In this instance, the proposal would not increase the external footprint of the existing garage and as such, would result in no further additions to the original dwellinghouse. The total cumulative additions would not exceed the size of the original dwellinghouse by not amounting to more than the doubling of its floorspace – measured externally – according with Local Plan Policy GB2 and paragraph 154(c) of the NPPF.

A separate assessment in relation to any potential impacts on the permanence and openness of the Green Belt will still be undertaken in relation to visual amenity.

Considering the above, the principle of development is considered acceptable subject to assessment of the following matters. The principle of development is attributed significant weight in favour of the proposal.

#### Scale, Design and Impact on Character

The House extensions and other domestic alterations SPD establishes detached garages should be sympathetic to the main dwellinghouse in terms of style, proportions and external finishes. Detached garages should be single storey structures. The eaves height should not normally exceed 2.5 metres from ground level, and the ridge height should not exceed 4 metres, and in most instances, it will not be appropriate for a garage to be sited between the dwellinghouse and the road.

In this instance, the proposal would accord with the above-mentioned adopted design guidance. The existing garage adopts a stone construction with white render and timber gable cladding with a sheet metal roof. While the existing appearance is generally sympathetic to the application dwellinghouse it is not representative of the high-quality design the Council seeks to achieve. This proposal would markedly improve the design and appearance of the existing garage bolstering and supporting the visual relationship between the garage and the dwellinghouse. This proposal would adopt improved external materials comprising matching stonework and roof tiles that would foster an elevated design and appearance. This proposal would maintain a modest scale and the garage would remain within its existing location within the plot. As such, views from the public realm would be limited and existing boundary treatments and vegetation would continue to soften the appearance of the development if viewed from Carr Head Road.

The proposed development would be implemented within the existing residential curtilage and would continue to occupy the location of the existing garage within the development site. As such, it is not considered this proposal would affect the permeance or openness of the Green Belt, in accordance with Local Plan Policy GB1.

Considering the above, this is considered to weigh moderately in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policies D1: High Quality Design and Placemaking and Local Plan Policy GB1: Protection of Green Belt and is considered acceptable regarding visual amenity.*

#### Impact on Neighbouring Amenity

The garage is located to the south corner of the development site and adjacent to the rear curtilage of 14 Carr Head Road.

The proposal would involve external alterations to the elevations and roof of the existing garage and its subdivision into a garage and study room.

The proposed external alterations would not increase the floorspace of the garage with only a minor increase to its height because of the erection of a replacement roof that would align with the adopted design guidance within the House extensions and other domestic alterations SPD. It is therefore not considered that the proposal would contribute to significant overshadowing that may otherwise affect the amenity of neighbouring residents.

Notwithstanding the above, this proposal is not considered to contribute to increased overlooking or loss of privacy or reduced levels of outlook with glazing limited to the east and west elevations of the garage which face into the development site or onto an adjacent field.

The proposed sub-division of the garage to accommodate a study would also be appropriate for this residential setting. The submitted proposed floor plan also shows a kitchenette and WC. Whilst the LPA has no reason to suspect that the sub-divided building would be used as an annex, a condition could be used to restrict this for the avoidance of doubt.

Considering the above, this is considered to weigh moderately in favour of the proposal.

*The 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 residential amenity.*

#### Impact on Highways

The development site is served by existing vehicular accesses to the north and south-east corner of the plot.

It is acknowledged that the garage would not achieve sufficient internal measurements to be counted toward the sites' off-street parking provision. However, it could accommodate some smaller vehicles, and, in any case, the proposal would leave ample room within the development site to accommodate at least two off-street parking spaces and turning provision. As such, it is not considered the proposal would be prejudicial to highway safety.

Considering the above, this is considered to weigh moderately in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.*

## Planning Balance and Conclusion

In accordance with the provision of paragraph 11 of the NPPF (2024), the 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, the proposal complies with the relevant local and national planning policies and guidance and 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.**

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- *Additional information regarding proposed materials sought.*

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.