

Application Reference: 2025/1091

Site Address: Ash House, 184 Wath Road, Elsecar, Barnsley, S74 8JF

Introduction: Erection of a timber framed storage shed (Retrospective).

Relevant Site Characteristics

The proposal relates to a site within the Elsecar area. Part of the site including the host dwelling is within the Elsecar Conservation area, however it is noted the location of the proposal is sited just outside the conservation area. The host dwelling is a detached property with a pitched roof and is constructed from a stone frontage and a red brickwork side and rear elevation. The site provides a large rear garden. Access to the site is available to the front of the dwelling down a long, shared driveway and access to the rear is also apparent through a gate which leads to the rear of Cobcar Terrace.

Dwellings surround the site and allotments are located to the rear of the site. The surrounding area is characterised by stonework materials with pitched roofs, specifically within the conservation area. Red brickwork is used to the rear of the site where the conservation area ends.

Planning History

Application Reference	Description	Decision
B/81/0094/HN	Pre-dates electronic working	Historic
B/81/0591/HN	Erection of one dwelling house with integral garage	Permission Granted
B/89/1715/HN	Change of use of first floor games room into granny flat	Permission Granted
B/01/1062/HN	Erection of dwelling (Outline)	Refused (Appeal Dismissed)
2011/0947	Erection of 1 no dwellinghouse (Outline).	Refuse

Detailed description of Proposed Works

The applicant is seeking par retrospective permission to erect a single storey shed building. A pitched roof is detailed with an approximate eaves' height of 2.4 metres and an approximate ridge height of 3.6 metres. The proposal provides an approximate floorspace of 43sqm with an approximate length of 8.1 metres and an approximate width of 6.1 metres. A pedestrian door is proposed to the south elevation. A garage style door spanning approximately 2.5 metre sin width is proposed to the west elevation. Two roof lights are proposed to the south roof plane. The walls of the shed are proposed to be constructed from light sage green composite shiplap cladding and the roof from a britmett lite slate roof covering.



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
- Policy HE1: The Historic Environment

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.

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.

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 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, Heritage 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.'

The proposed shed provides a modest eaves and ridge height, acceptable against the house extensions and domestic alterations SPD. The use of a pitched roof form allows the proposal to be more in keeping with the character of the surrounding conservation area, the site and the host dwelling.

The floorspace for an outbuilding is not specifically outlined within the House Extensions SPD, however the size of an *annexe* should not exceed 38sqm. This size is used as a guide for outbuildings and garages also. Although the shed would exceed the desired 38sqm floorspace, given the shed only exceeds by 5 sqm and is located on a significantly large site, the proposed 43sqm floorspace is considered acceptable on this occasion. The applicant has also confirmed the use of the shed would be to store gardening equipment and motorcycles, assuring the proposal will not have any commercial use.

The proposal has been detailed to be constructed from sage green composite shiplap cladding. Although the use of cladding is not used in proximity to the site, it is acknowledged the proposed shed could be erected using the proposed materials under permitted development if a flat roof was used. Additionally, the proposed shed is not located in the conservation area and is to the rear of the property, a significant distance from the street scene. The proposed cladding is therefore considered to be acceptable on this occasion. The proposed roof tiles are similar to the host dwelling and remain in keeping with the site.

It is therefore considered that the proposed shed 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 significant weight in favour of the application.

Impact on Neighbouring Amenity

The proposed shed would be in close proximity to the northern neighbour. Given the proposal provides modest eaves and ridge height, the proposal is not considered to be

detrimentally impactful on the northern neighbour. Additionally, the proposal would be nearest to the side elevation of the northern neighbour and so would not impact loss of outlook or impact upon the 45-degree angle of the neighbour.

Additionally, existing on site boundary treatment screens the proposal to the north and the east as well as significant screening to the west of the site by substantial trees.

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 or reduce the amount of existing on-site parking facility.

No driveway is provided to the garage as it is proposed to be used by motorcycles rather than cars/vans.

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 moderate 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 not been necessary to make contact with the applicant to request amendments to the proposal. Clarity was sought from the applicant to confirm the usage of the shed in order to justify the increased floorspace proposed.

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 approved plans:

GA Plan Proposed Number: 2002 Rev:P01

Location Plan Number 2001 Rev:P01

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) 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 shed hereby permitted shall be retained as such and shall not be used for any purpose other than uses ancillary to the main dwelling (Ash House, 184 Wath Road, Elsecar, Barnsley, S74 8JF). It shall not be used for any trade or business purposes, nor used as a separate residential use or annex and shall not be severed at a later date to create a separate planning unit.

Reason: To ensure that the residential use of the site is not intensified to the detriment of neighbouring properties in accordance with Local Plan Policy GD1 General Development.

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.