Application Reference Number:	*2026/0497*

Application Type:	*Change of Use.*

Proposal Description:	*Retrospective erection of outbuilding and proposed change of use for at home beauty business.*
Location:	*22 Grove Street, Worsbrough Dale, Barnsley, S70 4SN*

Applicant:	*Miss Laura Rutter*

Third-party representations:	*None.*	**Parish:**	
		Ward:	*Worsbrough.*

Summary:

This application is seeking planning permission the retrospective erection of an outbuilding and the proposed a change of use of the domestic outbuilding to be used as a home beauty business.

Having balanced all material planning considerations, the outbuilding and proposed change of use is considered acceptable regarding potential impact on visual amenity holding significant weight and the residential amenity, highway safety and pollution control which are attributed considerable weight in favour of the proposal.

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.

The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 4 of the National Planning Policy Framework (NPPF, 2026).

Recommendation: **APPROVE subject to conditions.**

Site Description

The application relates to the rear garden space of 22 Grove Street. The site is modest end plot on a newly built site. The dwelling is a semi-detached property and provides a small rear garden at a split level between an outdoor seating area and a grassed garden area, accessed vis steps. A driveway is located to the east of the dwelling. A small driveway and additional parking area is located to the front of the dwelling.

An outbuilding is located in the rear lower garden space and is part of the retrospective element of this application.

The street scene is characterised by matching semi-detached properties as well as terraced properties and semi-detached properties. Pitched and gable roof forms are used along with red brickwork and stone materials.



Relevant Planning History

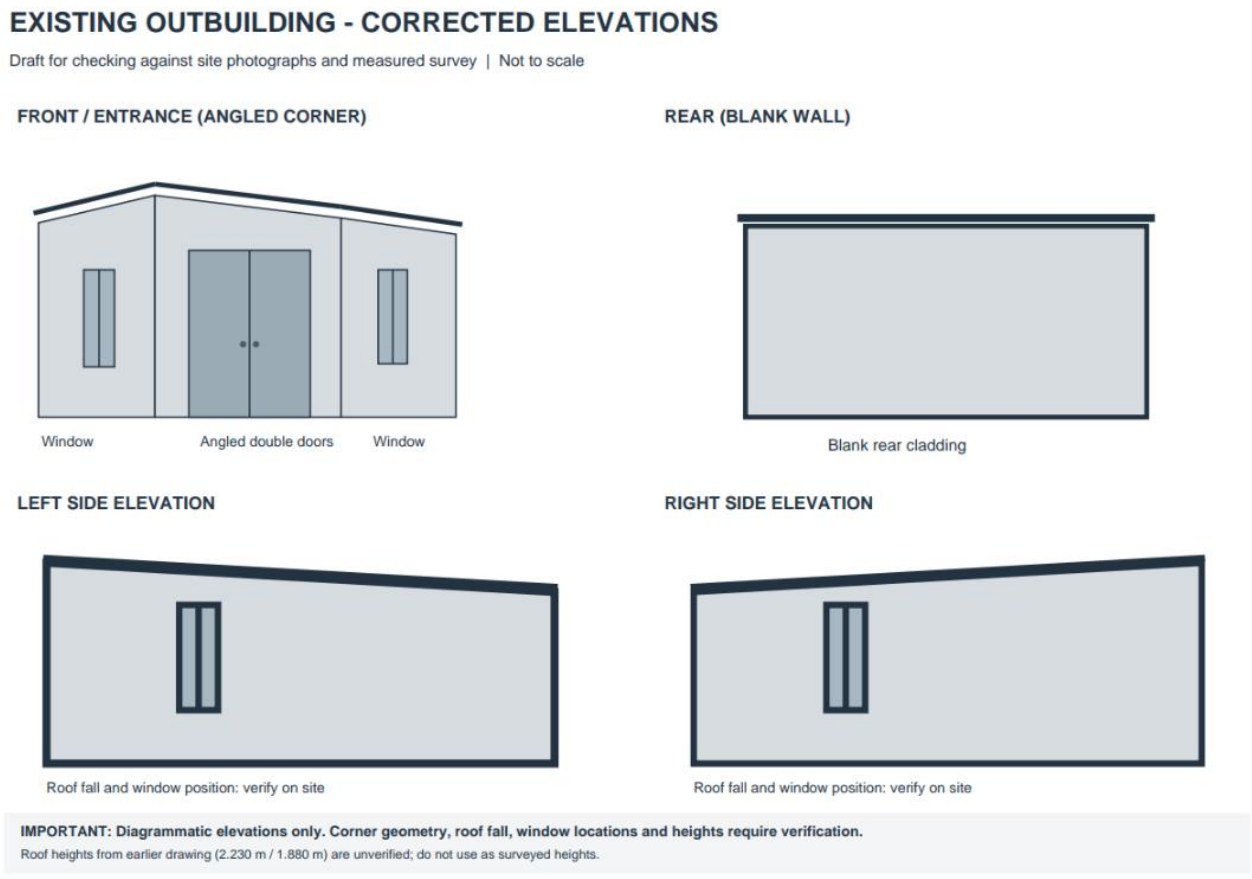
Reference	Description	Decision
2019/0052	Erection of 5 pairs of semi-detached houses (10 dwellings in total) with car parking, landscaping and accesses plus widening of the adopted highway	Approve with Conditions
2019/0555	Approval of conditions 3 (external materials), 5 (CMS) , 9 (drainage), 10 (highway improvement works) and 11 (Highway condition survey) of planning permission 2019/0052 - Erection of five pairs of semi-detached houses (10 dwellings in total) with car parking, landscaping and accesses plus widening of the adopted highway	Approve
2021/1513	Variation of condition 10 (Highway improvement works) of planning permission 2019/0052 to enable changes to previously approved details- Erection of 5 pairs of semi-detached houses (10 dwellings in total) with car parking, landscaping and accesses plus widening of the adopted highway	Approve with Conditions

Proposed Development

This application is seeking retrospective permission for the erection of an outbuilding and the change of use of the outbuilding to be used as a home beauty business.

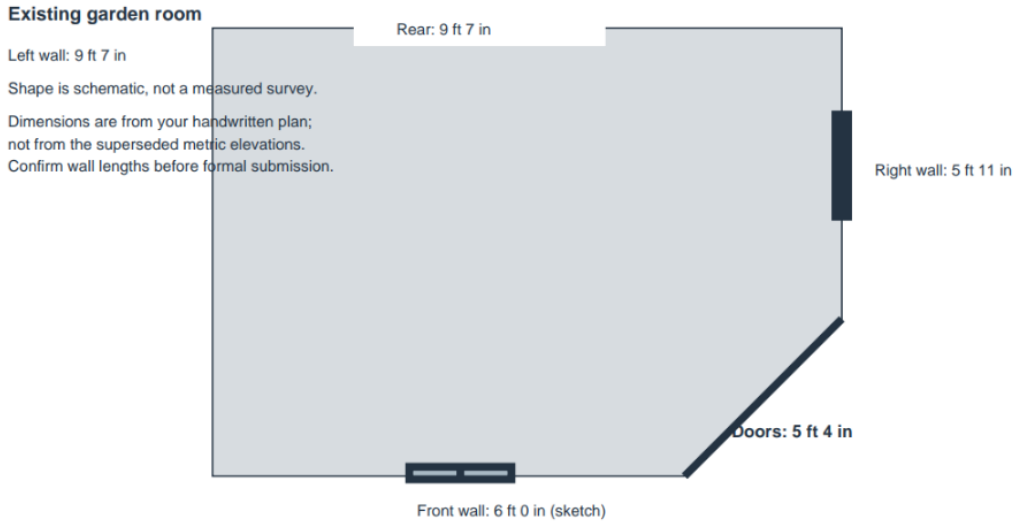
The outbuilding is located in the southeast corner of the site. The outbuilding has a flat roof with French doors are located to the front elevation of the outbuilding. Windows are located to both side elevations of the outbuilding.

The business would operate Mondays 9:00 – 12:00 and 17:00 – 19:00, Wednesdays 16:00 – 19:00 and Saturdays 09:00 – 12:00. The business would operate on a pre-booked appointment basis with no walk-in customers allowing for staggered client visits. No additional employees are proposed. Occasional deliveries would take place. Yellow bin is detailed to be located within the garden and collected every 4 weeks, and a sharps bin collected every 12 weeks by 'Direct365'. Clinical waste is to be collected by a licensed clinical waste contractor.



EXISTING OUTBUILDING - FOOTPRINT REFERENCE

Five-sided outline with dimensions transcribed from your handwritten plan (feet and inches)



Property: 22 Grove Street, Worsbrough Dale, Barnsley, S70 4SN

DIMENSIONED REFERENCE DRAFT - not to scale; dimensions and elevations must be verified for planning.

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 following Local Plan policies are relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy GD1: General Development.*
- *Policy T4: New Development and Transport Safety.*
- *Policy D1: High quality design and place making.*
- *Policy POLL1: Pollution Control and Protection*

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework 2026 sets out the overarching planning framework for England and has replaced

the previous version published in December 2024. It has introduced a revised structure comprising national decision-making policies organised by policy code rather than paragraph number. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development and states that in all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in the NPPF should be approved without delay.

Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The most relevant sections are:-

Section 3 – Decision-making policies
Section 4 - Achieving sustainable development
Section 14 - 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 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.

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.

A total of 7 representation have been received including 1 representation supporting the proposal.

Support has been received given the outbuilding has been erected for 5 years, causing no issues and the nature of the business having 1 customer at a time would not cause parking issues.

The following material and non-material planning considerations have been raised.

Material Planning Considerations – inconsiderate parking, narrow street unable to accommodate client parking as well as emergency services and delivery vans, excessive opening hours from 8am -8pm 7 days a week, inappropriate dumping of clinical waste, ability for neighbours to see into the outbuilding.

Non-material Planning Considerations – abusive behaviour from the applicant, living in fear, client littering and the potential for additional staff and expansion.

Consultations

Pollution Control	No Objection subject to condition
Highways DC	No Objection
Councillors	One response - Supporting

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

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. Development is therefore acceptable in principle if proposals would not adversely affect residential amenity, highway safety, and where satisfactory standards of design are achieved.

The development will be expected to demonstrate that it is of a scale and design which is appropriate to the host property and is not detrimental to the amenity afforded to adjacent properties.

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

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.’

The outbuilding is modest in size and located in the rear garden space of the site. The permitted development rights have been removed for the site under the approval for 2019/0052; however, the outbuilding is acknowledged to be of a scale which would otherwise meet the parameters of permitted development. The scale of the outbuilding is therefore acknowledged to be modest and of a low scale.

The use of a flat roof is not preferred, however give the outbuilding is to the rear of the dwelling, it is not considered to detract from the character if the street scene and does reduce the visual

dominance of the outbuilding. The outbuilding does not make use of matching materials, however given the outbuilding is to the rear, this would not be impactful on the character of the street scene.

It is therefore considered that the proposed development 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 outbuilding itself would not be likely to have a detrimental impact on the residential amenity of neighbours. The outbuilding is small scale and is well screened by fencing to the east and south. Windows are located in the side elevations of the outbuilding and are screened by boundary treatment. Give the outbuilding is singe storey and modest in height the outbuilding would not be likely to result in any overshadowing or have the ability to overlook neighbouring amenity space.

The use of the outbuilding as a home beauty business is considered modest. Although concern has been raised as to the opening hours of the business the business being 8am until 8pm, 7 days per week, the applicant has detailed the business would operate on a part-time basis with a total of 11 hours per week. Given the low number of operational hours proposed, the business would be unlikely to cause a detrimental level of nuisance to neighbouring properties. Given the nature of the business the proposed usage would be unlikely to have any adverse impact on neighbouring properties in relation to noise disturbance. Nevertheless, the proposed operating hours will be conditioned in the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.

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

Concern has been raised as to the impacts of the business on highway safety as a result of additional client parking and the ability for delivery and emergency services to access the street.

Highways DC have been consulted and have confirmed they have no objections to the proposal.

The site provides on-site parking facility for two parking spaces on the driveway to the east of the dwelling. Approved document ‘Site Layout 2372:1’ under 2019/0052 details the two parking spaces to the east of the dwelling and the parking space to the front of the dwelling to be one of five ‘on-street parking spaces for visitor and general use’. It would therefore be reasonable to allow any visiting clients to make use of one of the five visitor spaces, without detrimentally impacting on highway safety, should there be no on-site facility.

Given the business would operate for a limited number of hours and on an appointment only basis with no more than 1 client present at any one time, the proposal has not been considered to generate a level additional vehicular activity that would result in a severe impact on highway safety or the operation of the local highway network.

Furthermore, given the limited number of operational hours and the appointment only basis for 1 client at a time, the business would not be considered to intensify the existing highway arrangements level any more than the impact visiting friends or family would have and is therefore not considered to impact highway safety to a detrimental level. Additionally, infrequent deliveries would also not be considered to be any more detrimental to highway safety than standard domestic deliveries at the site and at other addresses on the street.

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 considerable weight in favour of the application.

Pollution

Concerns have been raised regarding the disposal of clinical waste from the site.

Pollution Control have been consulted and have confirmed they have no objection to the proposal.

The applicant has detailed a yellow bin is to be located within the garden and collected every 4 weeks, and a sharps bin will be collected every 12 weeks by 'Direct365'. It has also been outlined any clinical waste is to be collected by a licensed clinical waste contractor.

Given the above details, the proposed business is considered to provide acceptable arrangements for the disposal of clinical waste. Despite the details provided within the application, due to the nature of the business, the disposal of needles and sharp objects will be conditioned to be disposed of in a suitable waste container and collected by an appropriate waste carrier in order to protect the health and safety of neighbours, clients and members of the public.

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. This carries considerable weight in favour of the application.

Other Matters

Although concerns have been raised regarding the potential for increased opening hours and additional staff, it is the responsibility of the local authority to assess the details submitted. The working hours of the business will be conditioned to match what has been submitted as part of the planning application. Should the business open outside of the hours submitted, they may be open to enforcement action. Furthermore, should the applicant wish to extend the opening hours, additional approval from the local authority will be required.

Planning Balance and Conclusion

Having balanced all material planning considerations, the outbuilding and proposed change of use is considered acceptable regarding potential impact on visual amenity holding significant weight and the residential amenity, highway safety and pollution control which are attributed considerable weight in favour of the proposal.

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 been necessary to make contact with the applicant to request amendments to the proposed elevations of the outbuilding. Amendments were received on the 16th October 2026.

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 amended plans

   20260226 Location Plan received 8th July 2026
   20260497 Site Plan and Superseded Outbuilding Elevations received 9th August 2026
   20260497 Plans and Elevations (Amended) received 16th October 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 in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3) The use hereby permitted shall be carried on only between the hours of 9:00 to 12:00 and 17:00 to 19:00 on Mondays, 16:00 to 19:00 on Wednesdays and 09:00 to 12:00 on Saturdays.
   Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.

4) All used needles and/or other sharp equipment must be disposed of in a suitable waste container and collected by an appropriate waste carrier.
   Reason: In order to protect the health and safety of neighbours, clients and members of the public.

Informatives

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.

3) It is recommended that measures are taken to prevent a nuisance/or affect 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, odour, light 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, light, odour, dust or smoke nuisance from being created.