

Application Reference: 2025/0836

Site Address: 10 Hawthorne Way, Shafton, Barnsley, S72 8PS

Introduction: This application seeks full planning permission for the erection of detached garage to rear of dwelling

Relevant Site Characteristics:

The buff brick built, detached bungalow is located in an established residential area of Shafton. The dwelling is similar in style and size to similar bungalows within the street scene, but is set within a relatively large corner plot at the junction with Meadow Croft.



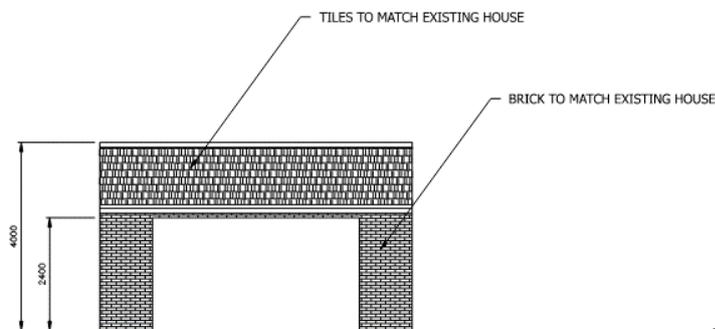
Site History

The 1980 planning application B/80/4999HR was approved for the erection of a private garage and extension to the dwelling.

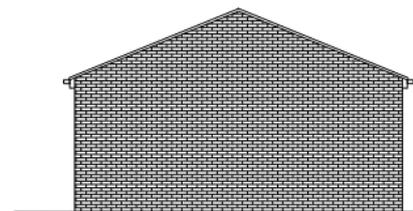
Detailed description of Proposed Works

The proposal is for the erection of a double garage, located in the southwestern corner of the curtilage, located to the rear and side of the applicant’s dwelling.

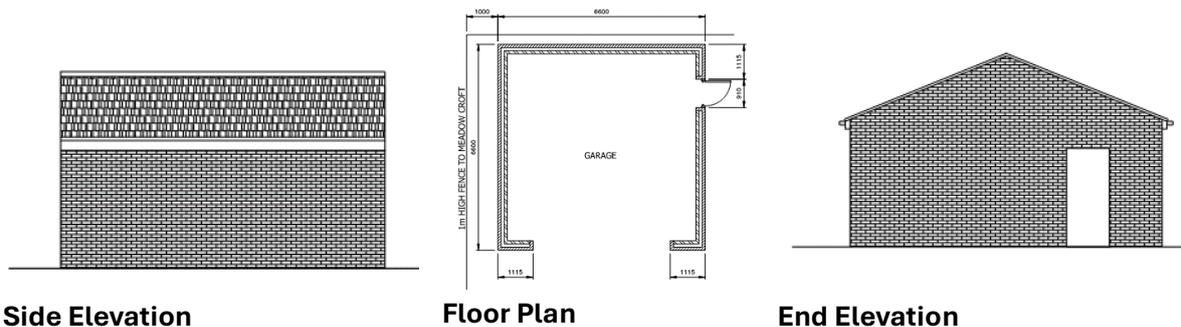
Proposed Plans and Elevations



Front Elevation



End Elevation



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 comments have been received

Shafton Parish Council – No comments or objections.

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. 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 proposed garage is approximately 6.5m x 6.5m, with a roof height of 4m to the ridge. This is in accordance with the guidelines set out in the House Extensions and Other Domestic Extensions SPD.

The proposed finish is brickwork and with roof tiles, on a gable style roof which is sympathetic to the host dwelling.

The garage is sited to the side/rear of the property and therefore will have limited impact on the character of the dwelling and street scene of Hawthorne Way. However, there may be some impact upon the street scene of Meadow Croft given its prominent location. Given there are front projections along Meadow Croft with no uniform building line the erection of the garage in this location would be acceptable in this instance.

Overall, the impact of the proposal on the scale, design and character of the dwelling, and street scene, incorporating the corner of Meadow Croft would be considered as limited. The proposal would also be in compliance with local policies D1 and GD1, which carries moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

The garage is set away from the adjacent property on Hawthorne Close therefore will have a limited impact in terms of overlooking or overshadowing.

The garage is sited at the rear of the dwelling, adjacent to No2 Meadow Croft. There are no windows to the side elevation of the adjacent property or proposed garage, as such it is unlikely the proposal would cause any overlooking or overshadowing. the existing garage, it would minimise the impact of overshadowing on No2.

In consideration of the above impact on the amenity of neighbouring dwellings would be deemed as limited. The proposal would also be compliant with local policy G1, which carries moderate weight in favour of the proposal.

Highways

The proposed garage does not impact the existing parking provision afforded to the dwelling. As such there will be no adverse impact upon highway safety and the proposal accords with policy T4 of the Local Plan.

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

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:

- Confirmation of parking provision and access to the site.

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

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 and Informative

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 plans:
 - Location and Site Plans MLH001 Drawing No. 001
 - Proposed Elevations MLH001 Drawing No. 003
 - Proposed Plans MLH001 Drawing No. 004**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.
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.
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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.