

Application Reference: 2026/0535

Site Address: Hudroyd House, Genn Lane, Ward Green, Barnsley, S70 6NW

Introduction:

This application seeks full planning permission for the erection of extension to existing detached garage and replacement of flat roof with pitched roof (retrospective)

Relevant Site Characteristics

The site is located at the corner of Genn Lane and Racecommon Lane, where Genn Lane becomes Keresforth Hall Road and adjacent to Locke Park, a Grade II Registered Park and Garden.

The extensive site is occupied by a large two-storey detached dwelling which is surrounded by mature gardens and bounded by a stone wall. The dwelling sits to the front of the site and at an elevated position, with the existing garage located to the side and rear of the dwelling, along the back edge of Racecommon Lane and close to the boundary with Hudroyd Cottages.

Whilst Hudroyd House sits at an elevation position to Genn Lane; Racecommon Lane falls to the south, resulting in the application property and garage sitting at a lower level than the property to the north.

Site History

Application Reference	Description	Status (Approved/Refused)
B/80/0890	Erection of double garage	Historic Application
2008/0983	Erection of a 1st floor extension above existing side garage of dwelling.	Refused October 2008
2009/0051	Erection of first floor extension above existing side garage of dwelling (Resubmission)	Approved with Conditions February 2009
2009/0619	Installation of dormer window to front of dwelling (amendment to previously approved planning consent 2009/0051).	Approved with Conditions June 2009
2016/1547	Erection of extension to existing garage both with pitched roofs	Approved with Conditions February 2017
2022/1004	Erection of double garage extension to existing detached garage and new pitched roof above existing flat roof of the garage	Approved with Conditions November 2022
2023/0146	Demolition of existing detached garage and erection of 1 no detached dwelling.	Withdrawn
2026/0045	Erection of extension to existing detached garage and	Approved with Conditions March 2026

	replacement of flat roof with pitched roof.	
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Detailed description of Proposed Works

The applicant seeks retrospective permission for the erection of an extension to an existing garage and the installation of a pitched roof; the extension measures 7m by 7m with a height of 2.3m and the roof to have a ridge height of 6.5m.

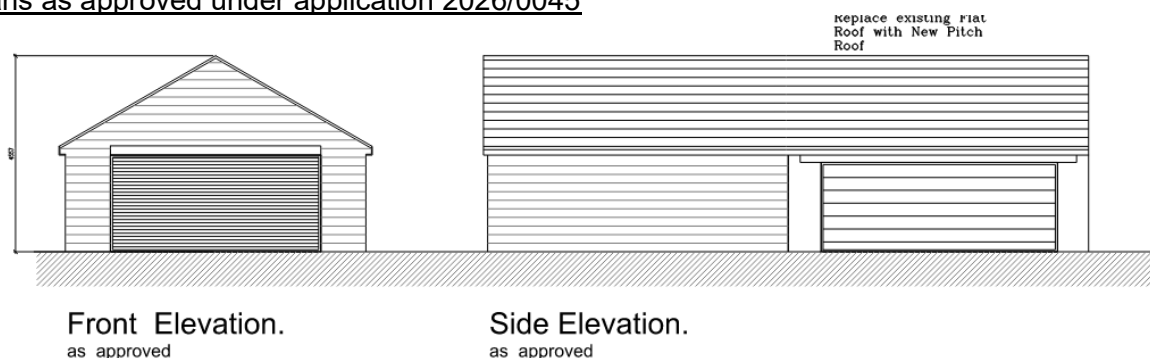
This is a similar proposal to that approved under application 2022/1004 and 2026/0045, albeit the roof height was proposed at 4.5m.

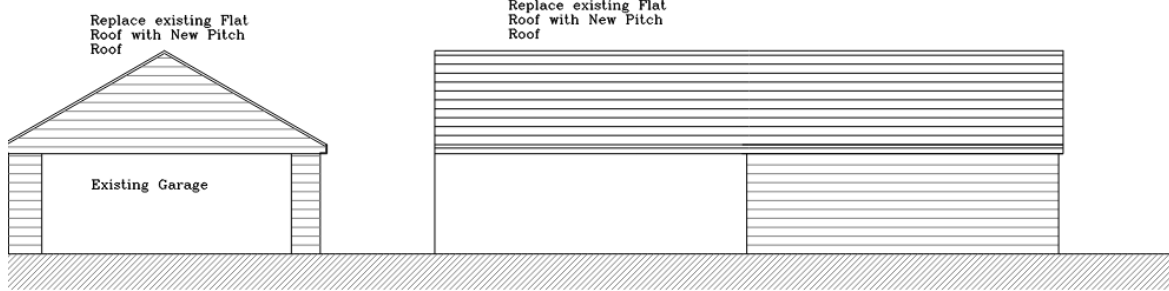
Construction of the garage extension has taken place along with the installation of the pitched roof trusses. The development has commenced and is not in accordance with the approved plans 2026/0045. This application seeks to regularise the development as constructed.

For clarity, the existing garage and constructed and approved extension will be referred to as 'the outbuilding' for the purposes of this report.



Plans as approved under application 2026/0045





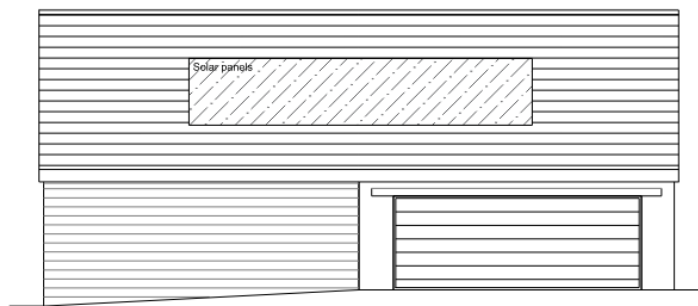
Rear Elevation.
as approved

Side Elevation.
as approved

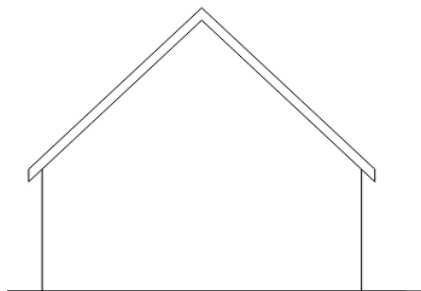
Plans as constructed



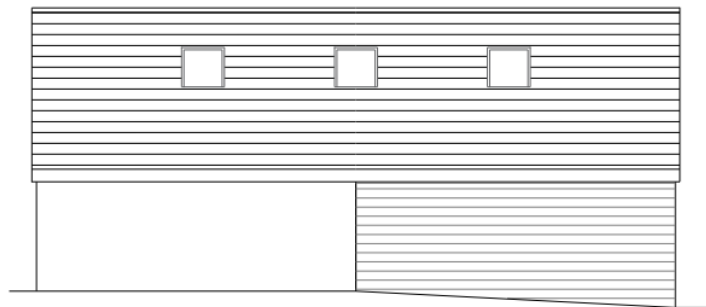
Front Elevation.
as Proposed.



Side Elevation.
as Proposed.



Rear Elevation.
as Proposed.



Side Elevation.
as Proposed.

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 GB2 Replacement, extension, and alteration of existing buildings in the Green Belt
- Policy HE1 The Historic Environment
- Policy HE2 Heritage Statements and general application procedures
- Policy HE3 Developments affecting Historic Buildings
- 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 August 2026, the UK 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.

The revised NPPF establishes national decision-making policies (NDMP). Central to the NPPF is a presumption in favour of sustainable development (NDMP S3) and plans and decisions should apply this NDMP. There are three overarching objectives to sustainable development: an economic, social and environmental objective which are mutually dependent.

The following NPPF sections and National Decision-Making Policies are relevant in this case:

Chapter 3 - Decision making

Chapter 4 - Achieving sustainable development

Chapter 13 – Protecting Green Belt Land

- GB6: Control of development in the Green Belt
- GB7: Development which is not inappropriate in the Green Belt
 - b) The reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate

increase in size compared to the original building. In the case of proposals for a replacement building, it should be for the same use and not materially larger than the one it replaces;

Chapter 14 - Achieving well-designed places

Chapter 20 - Conserving and enhancing the historic environment

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 and a site notice has been erected adjacent to the site; two letters of representation have been received. comments have been made in relation to:

- Significant alteration to the approved scheme
- Increase building height
- Additional habitable space at first floor
- Potential conversion to residential accommodation
- Impact on shared drainage system
- Excessive increase in scale and massing
- Out of character with surrounding development
- Retrospective nature of roof construction
- Prominent visual appearance
- Overbearing
- Loss of outlook
- Dominant intrusive appearance
- Potential Noise disturbance
- Overlooking
- Glare from solar panels
- Impact on Green Belt

Conservation Officer – no objections subject to conditions

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

The site lies within the Green Belt. Local Plan Policy GB2 permits extensions and alterations to dwellinghouses provided they remain subordinate to the host dwelling, are of a scale and design appropriate to the existing property, and do not adversely affect the amenity of neighbouring occupiers.

The House Extensions and Other Domestic Alterations Supplementary Planning Document (SPD) advises that detached garages and outbuildings should normally be single-storey structures, with eaves heights not exceeding 2.5 metres and ridge heights not normally exceeding 4 metres. The SPD further advises that, where an outbuilding is located within a large residential curtilage, it may be possible to utilise roof space for ancillary accommodation, and rooflights may be acceptable where neighbouring privacy would not be adversely affected.

It is acknowledged that the outbuilding is substantial in scale and exceeds the dimensional guidance contained within the SPD. However, the SPD guidance is not prescriptive and each proposal must be assessed on its individual merits. The outbuilding, in its extended form, would have a footprint of approximately 88sqm, equating to around 38% of the floor area of the main dwelling. Given the size of the residential curtilage and the relationship of the building to the host dwelling, it would remain clearly subordinate and ancillary in both function and appearance. Whilst larger than normally envisaged by the SPD, the proposal would not appear disproportionate within the site and is not considered to undermine the character of the dwelling or the openness of the Green Belt. The principle of the development is therefore considered acceptable, subject to the detailed considerations set out below.

Green Belt Assessment

The property lies within Green Belt where proposals to extend dwellings (domestic outbuildings within the curtilage of the dwelling will be treated as part of the dwelling or an extension to it) are acceptable in principle provided that, the total size of the proposed and previous extensions or alterations do not exceed the size of the original dwelling and the original dwelling forms the dominant visual feature. In addition, the construction of the extensions should be of a high standard of design and reflect the architecture of the building.

Extensions and outbuildings will only be allowed where they do not exceed 100% above the size of the original dwelling.

The sizes of a building as existing and proposed will be compared by reference to their gross floorspace, using the following guidelines:

- Floorspace will be calculated by external measurements of the building.
- Floorspace within roof spaces will not be taken into account.
- Outbuildings will not be taken into account when calculating original floorspace (but will be taken into account when calculating the cumulative additions to the original dwelling).

The original dwelling and existing extensions have been calculated utilising the calculations used in the assessment of application 2022/1004 and 2026/0045

Floor Space Calculations

Original Dwelling

Ground Floor	$7.7 \times 7.7 = 59.29\text{m}^2$
	$5.8 \times 9.9 = 57.42\text{m}^2$
First Floor	$2.3 \times 6.6 = 15.18\text{m}^2$
	$7.6 \times 5.7 = 43.32\text{m}^2$
	$5.8 \times 9.9 = 57.42\text{m}^2$
Total	= 232.63 m²

Approved and constructed extension	= $(9.2 \times 8) \times 2 = 147.2\text{m}^2$
Existing garage	= $5.7 \times 7 = 39.9\text{m}^2$
Total	= 187.1m²

Proposed garage	= $7 \times 7 = 49\text{m}^2$
Total Existing and Proposed	= 187.1 + 49 = 236.1m²

Difference	= $236.1 - 232.63$
	= 3.47m² over

Therefore, the proposal falls outside 100% and fails to comply with the initial element of GB2 and the guidance within the NPPF; however, the NPPF states that there should not be disproportionate increase in size compared to the original building and it is not considered that the 3.47m² is a 'disproportionate increase and therefore it is considered that the proposal will not have an impact on the openness of the Green Belt. Taking this into account and the proposed size of the detached garage it is considered acceptable against Local Plan Policy GB2 Replacement, extension, and alteration of existing buildings in the Green Belt.

Scale, Design and Impact on the Character

As mentioned previously the existing garage is located adjacent to the Racecommon Lane boundary, with the extension attached to the southern side elevation of the existing garage. Whilst the outbuilding would be located in a roadside setting, adjacent to Racecommon Lane, the existing wall will shield much of the impact of the proposal. Furthermore, the outbuilding is set approximately 30m back from Genn Lane, and benefits from additional screening provided by mature trees within Locke Park to the north, together with the host dwelling and established vegetation to the south. Consequently, the development would not appear unduly prominent within the street scene and its visual impact would be significantly reduced when viewed from surrounding public vantage points; this carries significant weight in favour of the application.

The site is located in close proximity to Locke Park, a Grade II Registered Park and Garden. The Council's Conservation Officer has been consulted and has raised no objection to the proposal, concluding that the development would not result in harm to the setting of the Registered Park and Garden. The Conservation Officer has advised that, due to the visibility of the roof from the park, it should be finished in natural stone slate or a high-quality artificial alternative, and this can be secured through the imposition of an appropriately worded planning condition. Having regard to this specialist advice, it is concluded that the proposal would preserve the significance and setting of the Grade II Registered Park and Garden and would therefore comply with Policy HE3 of the Local Plan.

Whilst it is recognised that the retrospective development is located within the Green Belt, this does not preclude development in principle. A full assessment of the proposal's impact on the Green Belt is set out above. Objections have been raised regarding the increase in the volume of the outbuilding; however, Local Plan Policy GB2 assesses such development primarily by reference to floor area rather than volume. As previously detailed, the resultant outbuilding exceeds the SPD's indicative 100% floor area limitation by only 3.47 m². Given the limited nature of this exceedance, it is not considered to represent a disproportionate addition. It is also acknowledged that the ridge height has increased by approximately 2m compared with that approved under application 2026/0045. However, when viewed within the context of the host dwelling and surrounding residential development, rather than as an isolated structure, the increase in height would not result in any meaningful reduction in either the visual or spatial openness of the Green Belt. Notwithstanding the acceptability of the proposal, it is considered reasonable and necessary to remove relevant permitted development rights to ensure that any future enlargement of the outbuilding can be fully assessed in terms of its impact upon the openness of the Green Belt.

The design of the proposed garage extension relates well to that of the original dwelling in terms of roof style, pitch and detailing and the materials proposed. This carries considerable weight in favour of the application, and it is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1, Policy HE3 and Policy GB2.

Impact on Neighbouring Amenity

The application relates to the erection of an extension to the existing detached garage and the installation of a pitched roof. The extension is proposed on the southern elevation of the existing garage and would not result in any material increase in overshadowing, overlooking or loss of outlook to neighbouring dwellings. The principal matter for consideration, and the issue raised in representations, relates to the increase in the roof height compared to that approved under application 2026/0045.

Comments have been made regarding the potential loss of outlook and overbearing impact arising from the increased ridge height.

The House Extensions and Other Domestic Alterations SPD states that the position of an extension in relation to neighbouring properties and the path of the sun can influence the level of daylight and sunlight received by those properties. The SPD advises that extensions should not overshadow neighbouring properties or their gardens to an unreasonable degree and notes that developments located to the south, south-east or south-west of neighbouring dwellings will generally have a greater impact than those located to the north, east or west.

Whilst the outbuilding is situated to the south of the closest neighbouring dwelling, 1 Hudroyd Cottages, it is located within its building line and does not project beyond it. Although the ridge height would increase by approximately 2m compared to the previously approved scheme, the building remains detached from neighbouring dwellings and is separated from the neighbouring property by the respective driveways serving both sites. The outbuilding would be positioned approximately 6.3m from the shared side boundary and approximately 10m from the side elevation of the neighbouring dwelling. Consequently, any additional shadowing associated with the increased roof height would largely fall across these intervening areas rather than directly affecting the neighbouring dwelling or its principal amenity space.

Given these separation distances and the relationship between the buildings, the proposal would not appear unduly dominant, oppressive or overbearing when viewed from neighbouring habitable rooms or private amenity areas. It is therefore considered that the

increase in roof height would not result in a significant loss of outlook, unacceptable overshadowing or an overbearing impact upon neighbouring occupiers; this carries significant weight in favour of the application.

As identified within the objection letters and confirmed during the site visit, windows are present within the side elevation of the neighbouring property.

SPD states that the Council will seek to protect principal habitable room windows on the front and rear elevations of the adjacent property, but not secondary windows, particularly those on side elevations of adjacent dwellings. Habitable rooms should be taken to include lounge/living room, dining room, kitchen, bedroom, and study.

Review of the approved plans for the neighbouring dwelling confirms that the side elevation windows serve a secondary living room at ground floor level, together with a bathroom and secondary bedroom at first-floor level. Whilst the ground-floor living room and first-floor bedroom are habitable rooms, the affected openings are secondary side-facing windows rather than principal windows serving the primary outlook of the dwelling. Consequently, whilst their presence is acknowledged, they are not afforded the same level of protection under the SPD as principal front and rear elevation habitable room windows. Furthermore, the bathroom window serves a non-habitable room and therefore attracts more limited weight in the assessment; this consideration carries limited weight against the proposal.

Having regard to the separation distances involved, the detached nature of the structure and the status of the affected windows, it is considered that the proposal would not reduce outlook or create an overbearing relationship to a degree that would justify refusal of planning permission.

Concern has also been raised regarding overlooking from the proposed first-floor playroom. It is acknowledged that a window is proposed at first-floor level; however, this opening would be located within the southern elevation and would face back into the application site and away from neighbouring dwellings. The proposed rooflights would be positioned within the western roof slope and similarly would not provide direct views towards neighbouring habitable room windows or private garden areas. The proposal would therefore not result in any material increase in overlooking or loss of privacy. This carries limited weight against the application.

Comments have also been made regarding potential glare arising from the proposed solar panels on the eastern roof slope. Whilst these concerns are acknowledged, there is no substantive evidence to demonstrate that the proposed panels would result in significant harm to neighbouring occupiers through reflected glare. Solar Panels can be installed without planning permission, and national planning policy provides strong support for renewable and low-carbon energy technologies and for measures that improve the energy efficiency of existing buildings. NPPF National Decision-Making Policy CC2 states that substantial weight should be given to the benefits of improving the energy efficiency of existing buildings by drawing energy from renewable and low-carbon sources, including solar panels. Consequently, this matter carries limited weight against the development, whilst the environmental benefits attract substantial weight in favour of the proposal.

Concerns have also been raised regarding noise and disturbance. The site comprises an established dwellinghouse within a residential area and the proposed accommodation would remain ancillary and incidental to the enjoyment of the host dwelling. The proposal would not introduce a materially different land use from the existing residential use of the site and any activity associated with the building would be consistent with that ordinarily expected within a

residential environment. NPPF National Decision-Making Policy DM7 advises that development proposals should be assessed on the basis of whether they represent an acceptable use of land and that separate regulatory regimes should be assumed to operate effectively unless there is clear evidence to the contrary. In this case, there is no evidence to indicate that the proposal would result in unacceptable levels of noise or disturbance that would warrant refusal of planning permission.

In light of the above, 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 which carries considerable weight in favour of the application and as such is in compliance with Local Plan Policy GD1 General Development and Supplementary Planning Document House Extensions and Other Domestic Alterations.

Highways

The garage utilises and existing vehicular access and the proposal does not result in the loss of off-street parking nor a requirement for additional provision, nevertheless the scheme provides sufficient off-street parking for a dwelling of this size and sufficient space to turn within the site to allow entry and exit in a forward gear; this carries significant weight in favour of the application and as such is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety.

Other Issues

Concerns have been raised regarding the potential future conversion of the outbuilding to an independent residential unit and the pressure that such a use may place on the current drainage system.

The application as submitted seeks permission for ancillary domestic accommodation associated with the existing dwellinghouse and does not propose the creation of a separate planning unit. Planning applications must be determined on the basis of the development proposed and not on speculative future alterations or changes of use that may or may not occur.

Any future proposal to convert the outbuilding into a self-contained residential unit would require a separate planning application and would be subject to a full assessment of all relevant planning matters, including the adequacy of foul and surface water drainage arrangements. As such, limited weight can be afforded to concerns regarding the potential impact of a hypothetical future use.

This application is for an ancillary domestic outbuilding and any conversion to a separate residential unit would require planning permission along with the submission of associated drainage details. Consideration cannot be given to what may occur at some point in the future, nevertheless, a condition will be included to limit the outbuilding use to ancillary accommodation to the main dwelling.

Notwithstanding the above, a condition is recommended requiring the outbuilding to remain ancillary to the enjoyment of the main dwellinghouse and preventing its use as a separate unit of accommodation.

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

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.

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.