

Application Reference Number:	2025/0646
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Application Type:	Householder
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Proposal Description:	Single storey attached garage extension to side of dwelling
Location:	EMLEY VIEW, 1 CARR HEAD LANE, INGBIRCHWORTH, S36 7GA

Applicant:	Mr Dalton Richardson
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Third-party representations:	None.	Parish:	
		Ward:	Penistone West Ward

Site Description

This application relates to a newly constructed single storey stone built dwelling off Carr Head Lane, which was built to replace a former military personnel building approved under application 2021/0901. The dwelling is now fully completed and occupied. The property is accessed off Carr Head Lane off the main A629 Halifax Road and has its own parking and turning areas to each side of the property.

The dwelling is set adjacent to Kingswood, Peak Venture which is a learning and leisure facility for children and young adults. There are also other residential properties set adjacent on Carr Head Lane, including The Moorlands and Denthwaite View.

A public right of way runs along Carr Head Lane.

Planning History

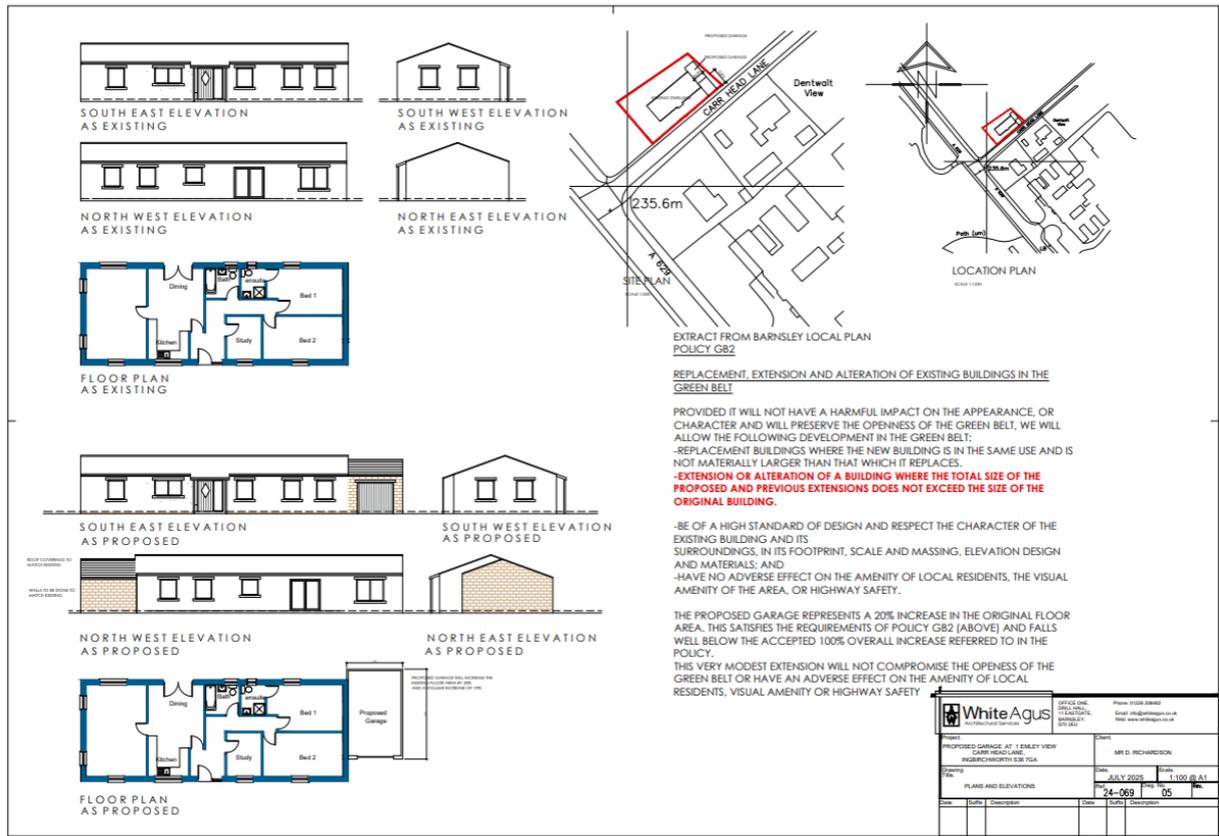
There are several planning applications associated with the development site listed below:-

Application Reference	Description	Status
2021/0901	Replacement of existing building with detached single storey dwelling	Approved with conditions
2024/0809	Discharge of conditions 3 (materials) and 5 (landscaping)	Approved

	of application 2021/0901 (Replacement of existing building with detached single storey dwelling)	
2024/0814	Variation of condition 2 of application 2021/0901 (Replacement of existing building with detached single storey dwelling) to allow addition of garage and change to layout	Refused for the following reason:- The site lies within the Green Belt on the approved Barnsley Local Plan. Paragraph 154 of the NPPF allows for limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development. In the opinion of the Local Planning Authority the proposed dwelling with the addition of the side attached garage, would have a greater impact on the openness and character of the Green Belt than the existing building. As such the proposal would create significant harm to the visual amenity of the Green Belt and a loss of openness, contrary to the NPPF and policy GB1 of the Local Plan. The proposal therefore constitutes inappropriate development contrary to paragraph 154 of the NPPF and there are insufficient very special circumstances to justify the granting of planning permission in this instance.

Proposed Development

The applicant is seeking planning permission for the erection of a side attached garage. The proposed garage measures approximately 22.5sqm and the dwelling has an overall floor area of approx. 120sqm. The garage would be constructed in matching materials and set back from the front elevation and set slightly back to the rear, with a lowered ridge line. The proposed garage would have one roller shutter door to the frontage.



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 land in the adopted Local Plan and the application property is a grade II-listed building. 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 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.
- Section 16: Conserving and enhancing the historic environment.

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 (SYRDG).

Consultations

Any neighbour sharing a boundary with the site has been sent written notification and the application and the application has been advertised on the Council website.

No representations have been received.

Penistone Town Council	No comments received
Public Rights of Way	No comments received

Planning Assessment

Principle of Development

The development site is allocated as Green Belt land within the adopted Local Plan. The overarching policies in relation to protecting Green Belt land are established at a national level within the National Planning Policy Framework (NPPF). Paragraph 154(c) states that 'development in the Green Belt is inappropriate unless one of the following exceptions applies: the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.'

Local Plan Policy GB1 establishes that the Green Belt will be protected from inappropriate development in accordance with national planning policy, and Local Plan Policy GB2 states that the replacement, extension and alteration of existing buildings in the Green Belt is acceptable provided that the development would not have a harmful impact on the appearance and character and would preserve the openness of the Green Belt. Extensions and alterations to an existing building will be allowed where the total size of the proposed and previous extensions would not exceed the size of the original building.

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.

Green Belt Assessment

The site is situated within the Green Belt as allocated within the Local Plan. The agent has confirmed that the building is now occupied and is in use as a dwelling. This has been verified by a recent site visit. The situation is therefore different to application 2024/0814 which was dealing with a new building in the Green Belt rather than the extension of an existing occupied residential dwelling in the Green Belt.

In this case the proposed extension to the dwelling can be considered against policy GB2 of the Local Plan, where extensions and alterations to an existing building will be allowed where the total size of the proposed and previous extensions would not exceed the size of the original building by not amounting to more than a doubling of 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 will be calculated by external measurement of the building and floorspace within roof spaces will not be taken into account. Outbuildings will only be taken into account when calculating the cumulative additions to the original dwelling.

Original dwelling = 120sqm

Proposed additions = 22.5sqm

The total cumulative additions would not exceed the size of the original building by not amounting to more than a doubling, in accordance with Policy GB2 and paragraph 154(c) of the NPPF.

The proposal is therefore considered to comply with Local Plan Policy GB1: Protection of Green Belt and Local Plan Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt and is considered acceptable.

Visual Amenity

The proposed side attached garage would not adopt an excessive sideways projection more than two thirds the width of the original and would adopt a sympathetic form and features. The extension would be set down and set back and would adopt a pitched roof and the use of matching external materials.

The proposed garage has been reduced in size from the previously refused application 2024/0814 with a reduction in the rear projection of the garage which is much improved. The proposal would not result in disproportionate cumulative additions to the original building, would be in-keeping with local character and would be attached to the application property. As such, it is not considered that the proposal would be significantly harmful to the character, permanence and openness of the Green Belt.

The proposal is therefore considered to comply with Local Plan Policies D1: High Quality Design and Placemaking, GB1: Protection of Green Belt and GB2: Replacement, extension and alteration of existing buildings in the Green Belt.

Impact on Residential Amenity

No objection is raised with regard to impact upon residential amenity. The site is separated from the adjacent dwellings by the existing access road and the proposal would not cause any significant impact upon the adjacent dwellings by disturbance, overshadowing or overbearing impact. 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 proposed garage allows for the parking of 2 vehicles within the site in line with the SPD. The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.

Whilst Carr Head Lane is a PROW, the proposal would not impact the PROW as it is set back from the Highway within the site.

Planning Balance and Conclusion

In accordance with the provisions of paragraph 11 of the NPPF(2024), the proposal is considered in the context of the presumption in favour of sustainable development and therefore, 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. Planning permission should therefore 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 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.

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.