

Date: 06.12.2025

Planning Supporting Statement for

DEMOLITION OF AN EXISTING GARAGE, THE ERECTION OF A NEW SINGLE STOREY GARAGE AND A NEW SLIDING GATE

Mr & Mrs Austin

126 Hemingfield Road,

Barnsley,

S73 0QA

THE SITE:

126 Hemingfield Road is a 4 bedroom detached property faced in brickwork and render with a slate roof.

The site can be accessed from a branch off the main section of Hemingfield Road to the north and via a small track to the east which is partly owned by the client.

Parking has become increasingly limited on the branch of Hemingfield Road the dwelling is accessed by and our client is looking to alleviate this issue by erecting a double garage in place of their existing single garage in the rear garden of their property.

THE PROPOSALS

This application proposes the removal of an existing detached single storey garage and the erection of a new single storey detached garage in the rear garden accessed via a new sliding gate.

Our proposals are considered to be permitted development under Class E of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015

This class provides permitted development rights within the curtilage of a house for any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse, or the maintenance, improvement or alteration of such a building or enclosure.

Class E outlines conditions and limitations for such developments to be considered permitted, including:

- **The total area covered by such buildings, enclosures, and containers, within the curtilage of the dwellinghouse, should not exceed 50% of the total area of the curtilage (excluding the original house).**

Overall site area: 1258.87 sqm

Existing curtilage (Minus the existing building): 1133.89 sqm

Area of proposed additions to the site (Garage and rear extensions): 55.64 sqm

Percentage of the curtilage covered by the additions: 4.9%

- **Outbuildings must not be forward of the principal elevation of the original house.**

The proposed garage is situated in the rear garden, not forward of the principal elevation.

- **In the case of an Article 2(3) designated land (which includes national parks, the Broads, Areas of Outstanding Natural Beauty, conservation areas, and World Heritage Sites), the construction of outbuildings to the side of the property is not permitted development.**

126 Hemingfield Road is not situated in any of the above areas of designated land.

- **Outbuildings and garages must be single-storey with a maximum eaves height of 2.5 meters and a maximum overall height of four meters with a dual-pitched roof, or three meters for any other roof.**

The proposed garage will be single storey with a dual-pitched roof and an eaves height of 2.5m and a ridge height of 3.95m

- **No verandas, balconies, or raised platforms**

None of the above have been proposed.

- **The outbuilding should be required for a purpose incidental to the enjoyment of the dwellinghouse**

The garage is "incidental to the main dwelling" within the framework of Permitted Development (PD) which involves aligning the structure's purpose and function with the needs and conveniences of the household, without it serving as a separate dwelling or primary residence.

In this context, the garage is designed to complement the living conditions and activities of the residents in a subordinate or supporting role.

Here are several key points that outline why a garage is considered incidental to the main dwelling:

Primary Use:

The main purpose of the garage is to alleviate the parking issues on Hemingfield Road by allowing two vehicles to be stored off road whilst protecting them from weather and theft. This use directly supports the household by providing secure and convenient access to transportation.

DIY Workshop and Home Maintenance:

Tools and Projects: The garage often doubles as a workshop area where tools and equipment for home improvement projects are stored and used, aligning with the incidental purpose by enabling maintenance and enhancement of the dwelling itself.

Gardening and Outdoor Maintenance Equipment Storage:

Gardening Supplies: The garage serves as an essential storage area for lawn mowers, gardening tools, hoses, and plant care products. It facilitates the maintenance and enjoyment of the outdoor spaces that are part of the residential property.

Seasonal Items: The storage of seasonal outdoor equipment, such as patio furniture, barbecues, and pool accessories during off-season months, is another example of how the garage supports the household's use of outdoor spaces.

Additional Storage Space:

Household Items: Beyond vehicles and tools, the garage provides valuable extra space for storing household items not in regular use, such as seasonal decorations, sporting goods, and excess household supplies, which indirectly supports household management and organization.

CONCLUSION:

The detached garage/store would be required in its entirety for incidental purposes. In addition, the size of the building would not be much larger than would genuinely and reasonably be required to serve its specified incidental purposes for a site of this size and nature.

As such it should be permitted development by virtue of Schedule 2, Part 1, Class E of the GPDO.

The outbuilding and extension as proposed under this calculation covers a total percentage of 4.9% of the existing site curtilage, which is well under the 50% limit and relates positively to the scale of the site.