

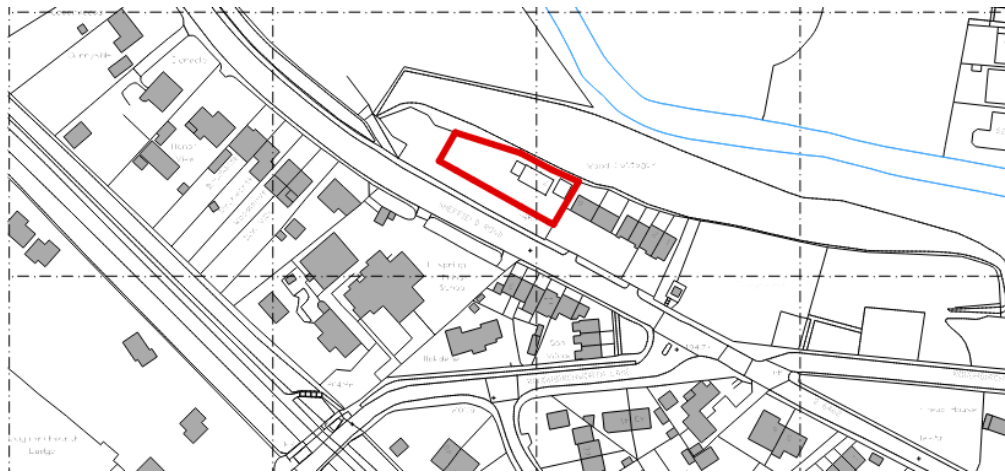
Application Reference: 2025/0796

Site Address: 7 Wood Cottages, Sheffield Road, Spring Vale, Sheffield, S36 8ZR

Introduction: This application seeks full planning permission for the erection of side first floor extension over the existing and previous ground floor extension.

Relevant Site Characteristics:

Constructed upon the site of a former quarry and petrol station; the dwelling is a large, contemporary styled, yellow stone, detached house featuring a dark grey tiled roof. An original detached garage is situated adjacent to the southeastern elevation of the dwelling, whilst a ground floor extension, in replacement of a previous conservatory is adjoined to the northwestern elevation of the dwelling. Solar panels are installed on the southwestern (principal) roof planes of both the main dwelling and the detached garage.



Relevant Site History

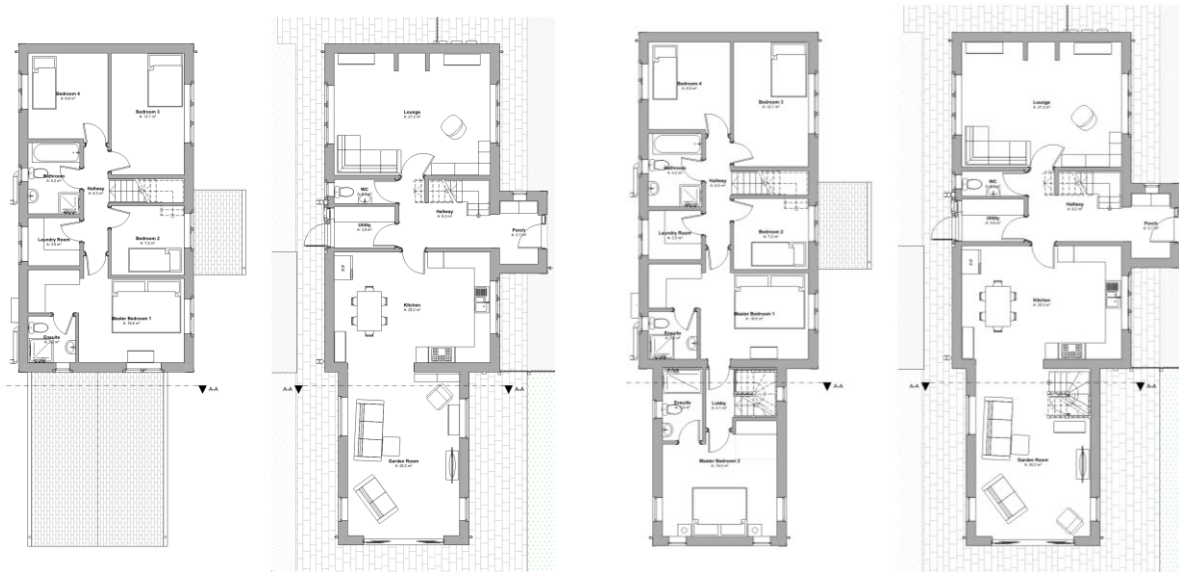
Application	Description	Status
2021/0200	Erection of single storey side extension to replace conservatory, single storey front porch extension and erection of detached garden room to dwelling	Approved
2007/1810	Erection of detached dwelling and garage (Revised Design) (Resubmission)	Approved
2006/1446	Erection of a detached house with detached double garage	Approved
B/04/1736/PR	Erection of detached dwelling and garage	Withdrawn

Detailed description of Proposed Works

The amended plans propose the creation of an additional storey above the existing ground floor extension, located on the northwestern elevation of the original dwelling. Windows frames throughout the original dwelling would be replaced or refinished with anthracite coloured window frames to match the existing and proposed windows within the extension. In contrast, new cills and lintels would be added to both existing and proposed windows within the extension to match the existing window openings of the original dwelling. The largest proposed

first floor window of the extension would also feature a mullion to match the windows of the original dwelling.

Existing and Proposed Floor Plans and Elevations



Existing NW Elevation



Existing NE Elevation



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 were received.

Parish Council: No comments received,

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

As the proposal is for a first-floor extension above an existing ground floor extension, the footprint of the dwelling would not be increased but there would be an increase in internal floorspace of approximately 26sqm (32sqm gross), this would mirror the existing ground floor extension.

With an existing set back of the ground floor extension on both the front and rear elevations, a further first floor set back has not been included. A step down of the roof has been included, which along with the existing front and rear set backs demonstrate subordination to the host dwelling, as required by the SPD house Extensions and Other Domestic Extensions

Following a request for amended plans, the extended dwelling would feature anthracite coloured, window frames of a similar appearance throughout. Matching cills and lintels are also to be included in new windows within the extension and retrofitted to existing windows. The existing glazed doors with the extension would also feature a new matching lintel, and the largest proposed first floor window within the principal southwestern elevation of the extension would feature mullion to match the existing windows within the original house.

The above amendments to the proposal help preserve much the character of the original dwelling whilst allowing the preference of the applicants be achieved, through the change from cream to anthracite coloured window frames, achieved through replacement or refinishing of existing windows. It is unfortunate that fenestration within the extension remains asymmetrical in comparison to the original dwelling, but much of the ground floor of the extension remains hidden from view by an established hedgerow. The proposed first-floor aspect of the extension is much more visible, but its impact is reduced with the inclusion of at least one of the two front elevation windows reflecting an almost identical design to the windows featured within the original dwelling.

Beyond the impact on the dwelling itself, with the substantial size of the existing dwelling, and the plot it sits within, the proposal would not disproportionately increase the relative

dominance of the dwelling in comparison to its neighbouring dwellings or position within the broader street scene.

On balance, with clear subordination shown in relation to the host dwelling, along with the positive design aspects featured within the amended plans, and limited impact within the street scene, these would outweigh the impact caused by the asymmetrical fenestration within the extension and colour choice of windows across the extended dwelling.

For the reasons detailed above, the proposal would be considered to have a limited impact within the street scene and a modest impact on the scale, design and character of the original dwelling. Therefore, the proposal would remain compliant with local policy GD1 and D1 which carries moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

The closest neighbouring dwelling, No.6 is approximately 11m to the west of the original dwelling and 23m from the extension, with both the detached garage and original dwelling in between. There are no other neighbouring dwellings to the east or rear of the dwelling, and on the opposite side of the road is the Local Primary School.

With little or no impact upon residential amenity, the proposal is compliant with local policy GD1, which carries moderate weight in favour of the proposal.

Highways With no increase to the footprint of the dwelling, and no changes to access or parking, there would not be any concern over highway safety. Whilst a fifth bedroom is proposed, parking provision is already in excess of the minimum requirement of two parking spaces of 2.5m by 5m each required for dwellings with three or more bedrooms.

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:

- Concern was raised over the design, colour and relationship of fenestration within the extension and original dwelling.

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.