

Application Reference Number:	2026/0245
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Application Type:	Variation of Condition(s)
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Proposal Description:	Variation of condition 2 to allow for an alteration to the internal layout, alteration to materials to the side southeast elevation and external window and door changes on the side southeast and rear elevations of application 2022/0257 (Erection of two storey side extension and single storey rear extension and associated works including rear terrace)
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Location:	Cedarwoods, Sheffield Road, Oxspring, Sheffield, S36 8YW
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Applicant:	Mr & Mrs Dale and Sarah Shaw
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Third-party representations:	None	Parish:	Oxspring
		Ward:	Penistone East

Summary:

This planning application seeks a variation of condition 2 (alteration to the internal layout, alteration to materials to the side southeast elevation and external window and door changes on the side southeast and rear elevations) of application 2022/0257 (erection of two storey side extension and single storey rear extension and associated works including rear terrace).

The site falls within Urban Fabric as allocated by the adopted Local Plan. Development comprising extension, alterations and outbuildings to an existing residential building are considered acceptable in principle if proposals would not significantly adversely affect residential amenity, visual amenity, highway safety, and where satisfactory standards of design are achieved.

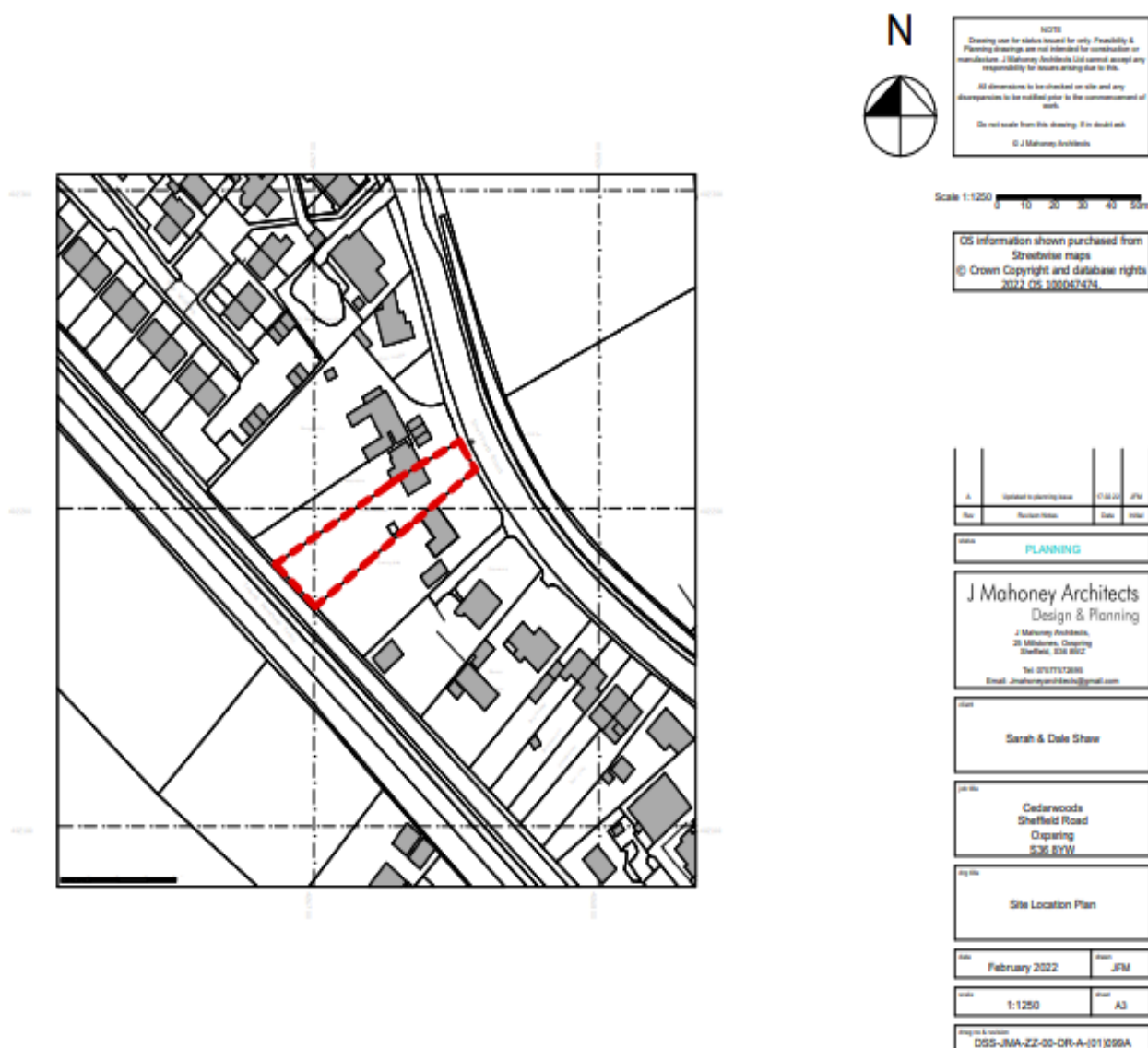
The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).

Recommendation:

Approve subject to conditions

Site Description

The dwelling is a two-storey semi-detached dwelling located on Sheffield Road in Oxspring. This part of Sheffield Road has a consistent residential street scene however the tenure of dwellings and use of materials is mixed with render present. The host dwelling is brick built with a stone and board front elevation. The host dwelling has a parking area and tiered garden to the front which leads to a patio area to the side of the dwelling. To the rear is a garden and detached outbuilding.



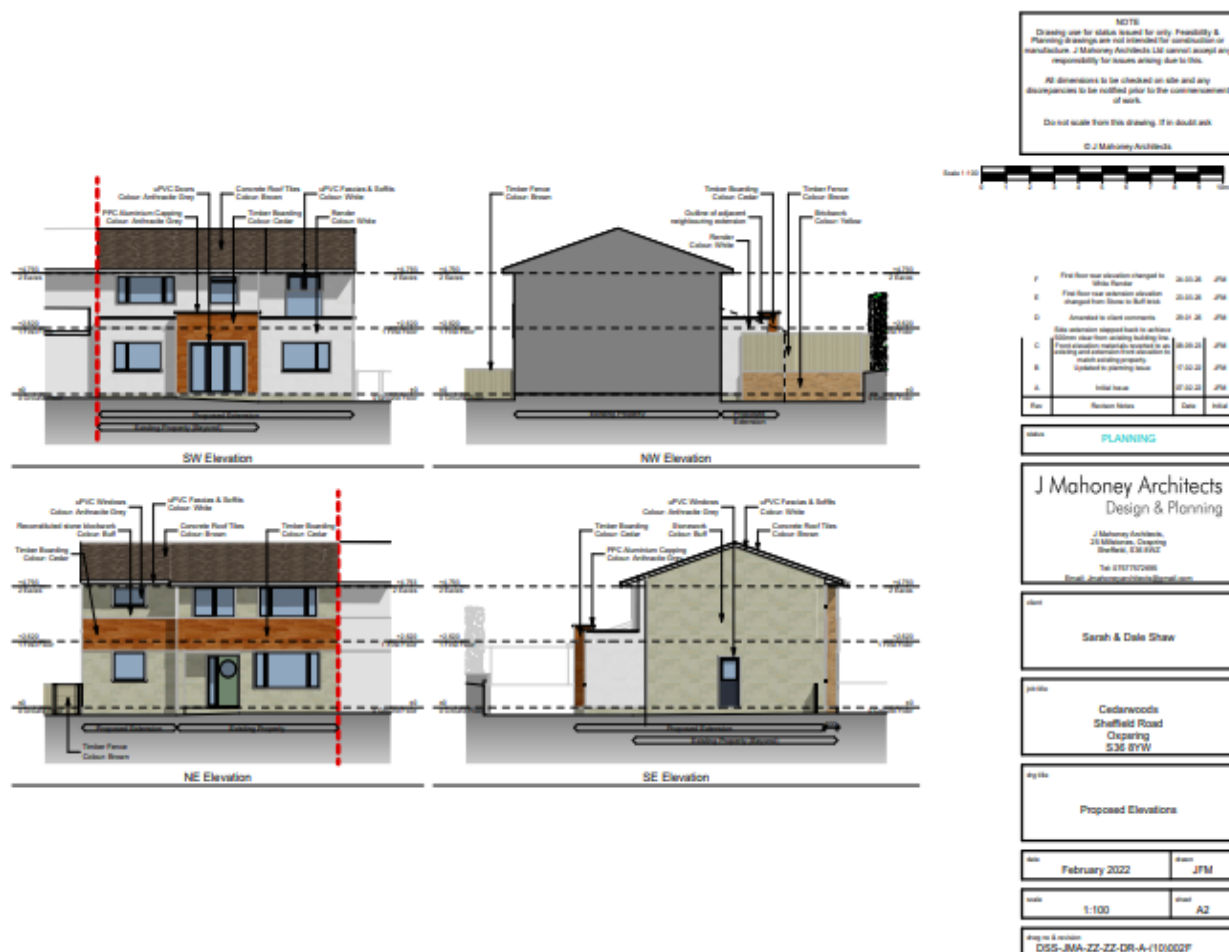
Planning History

There are two previous planning applications associated with the site.

Application Reference	Description	Status
B/97/0601/PR	Formation of vehicle access and parking area for two cars	Approved with Conditions
2022/0257	Erection of two storey side extension and single storey rear extension and associated works including rear terrace	Approved with Conditions

Proposed Development

The applicant is seeking approval for the erection of a two-storey side extension and a single storey rear extension. The side extension will project 3.9 metres from the side (southeast) elevation of the dwelling and has a width of 7.75 metres. The extension will feature a pitched roof with a ridge height of 6.85 metres and an eaves height of 5.10 metres. The materials used will be matching buff stonework to the front and side elevations with white render to the rear elevation and matching roof tiles. The rear extension will project 2.65 metres from the rear elevation of the dwelling and has a width of 10.55 metres. The extension will feature a flat roof with a total height of 3.55 metres. The materials used will be white render and timber boarding.



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 on 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.

Local Plan Allocation – Urban Fabric

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Oxspring Neighbourhood Development Plan – Following the successful referendum on 2nd May 2019, Barnsley Metropolitan Borough Council resolved to make the Oxspring Neighbourhood Development Plan on 12th June 2019. It now forms part of the statutory development plan for Barnsley Metropolitan Borough Council.

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 Documents

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.

Representations

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.

Consultations

Oxspring Parish Council – No Objections

Assessment

The main issues for consideration are as follows:

- The acceptability of the principle of the development
- The impact on neighbouring residential properties
- The impact on the character of the area
- The impact on the character of the host dwelling
- The impact on the highway network and highways standards

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 of Development

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing. Extensions, alterations and outbuildings to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

Impact on Neighbouring Residential Amenity

No objections were received from the neighbouring properties. The proposed side extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing, the extension does not project beyond the existing front or rear elevations of the dwelling at first floor level. The impact of overlooking is minimal, and all windows have been removed from the side elevation of the extension. A Juliet balcony is also featured but there is no dwelling set to the rear of the property. This weighs significantly in favour of the proposal.

The SPD states that for rear extensions *“on semi-detached dwellings an extension should not project more than 4 meters and again, the eaves height should not exceed 2.5 meters where the extension would project beyond 3 meters”*. The rear extension meets the above criteria with a modest projection of only 2.65 metres. The proposed rear extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing and both neighbouring dwellings also feature rear extensions. There will be no significant increase in detrimental levels of overlooking. This weighs significantly in favour of the proposal. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Scale, Design and Impact on the Character of the Dwelling

The SPD states that *“all two-storey side extensions should therefore have a pitched roof following the form of the existing roof”*. The side extension has a pitched roof which follows the form of the existing dwelling's pitched roof and is aligned at the eaves. The roof is not set down from the roof line of the existing dwelling however this is acceptable in this circumstance because the adjoining dwelling also features a two-storey side extension without a roof that is set down. This extension was approved under planning application B/04/0675/PR and given it is on the adjoining dwelling the lack of a set down in the roof line of the proposed extension is acceptable. This weighs significantly in favour of the proposal.

The SPD states that *“to prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling”*. The side extension is setback 0.5 metres from the front wall of the dwelling which is an acceptable setback distance. Also, the SPD states that *“the sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling”* in order to ensure subordination and that the original dwelling stays as the dominant feature. A projection of two thirds the original dwelling is 4.46 meters, and the proposed projection is less than this at 3.9 metres and therefore acceptable. This weighs significantly in favour of the proposal.

The SPD states that *“materials should normally be of the same type, colour and texture to the existing house or as close a match as possible”*. In this case, the proposed materials are white render to the rear elevation and rear elevation of the side extension. The front and side (southeast) elevations of the side extension will match the existing dwelling with matching stonework and roof tiles being used. The use of render is not deemed detrimentally harmful to the character of the street scene as the front and side elevations are protected and there is render present on the side elevation of the neighbouring dwelling (Sunnyside, Sheffield Road). The rear extension utilises a flat roof which is usually not a supported roof type but like the render it will not be present in the street scene due to being set to the rear of the property and is therefore in this circumstance acceptable. This weighs significantly in favour of the proposal.

The proposed extensions partially conform to the SPD in terms of the external materials, roof types, set back and projection, however they will have little impact upon the character of the street scene due to the harmony with the existing dwelling when viewed from the front elevation. The proposed

development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Highway Safety

There will be no impact upon highway safety. The dwelling has the required amount of parking and there is no change to the parking arrangements. This weighs significantly in favour of the proposal.

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

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 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

The development hereby permitted shall be begun before the expiration of 3 years from the 22nd of September 2023.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

The development hereby approved shall be carried out strictly in accordance with the amended plans:

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and specifications as approved unless required by any other conditions in this permission.

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.

The external materials shall match those specified within the plans outlined above.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1.

The render work to the rear elevation is to be completed in full before the extensions are occupied.
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.

Informative

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.