
2024/0763

Applicant: Tracy Fairham

Address: Erection of single storey side and rear extension, front porch and raised patio area, to 2 storey detached dwelling

Description: 23 Toll Bar Close, Oxspring, Sheffield, S36 8WJ

Site & Location Description:

Located in a circa 1970's housing estate, but one which visually appears quite modern. within the village of Oxspring, the dwelling is a dark brick coloured, inverted L shape detached house with a yellow stone façade and grey tiled roof. A double garage sits within the large front protrusion to the house. Both the front and rear gardens are of a generous size, and the rear garden is not overlooked by other dwellings. The street scene features similar dwellings of varying sizes, and as the application does, most dwellings on the street have good separation distance from their neighbours.



Planning History: None

Proposed:

The proposal is for a ground floor, modest sized side extension, a large ground floor rear extension, and a small front porch style extension. Additionally, a raised patio is also proposed for the rear garden. The garage door and plinth above the garage door is also proposed to be changed.

Approximate Measurements:

All existing roof and eaves heights have been checked on the existing plans and remain unaltered on the proposed plans.

Side Extension

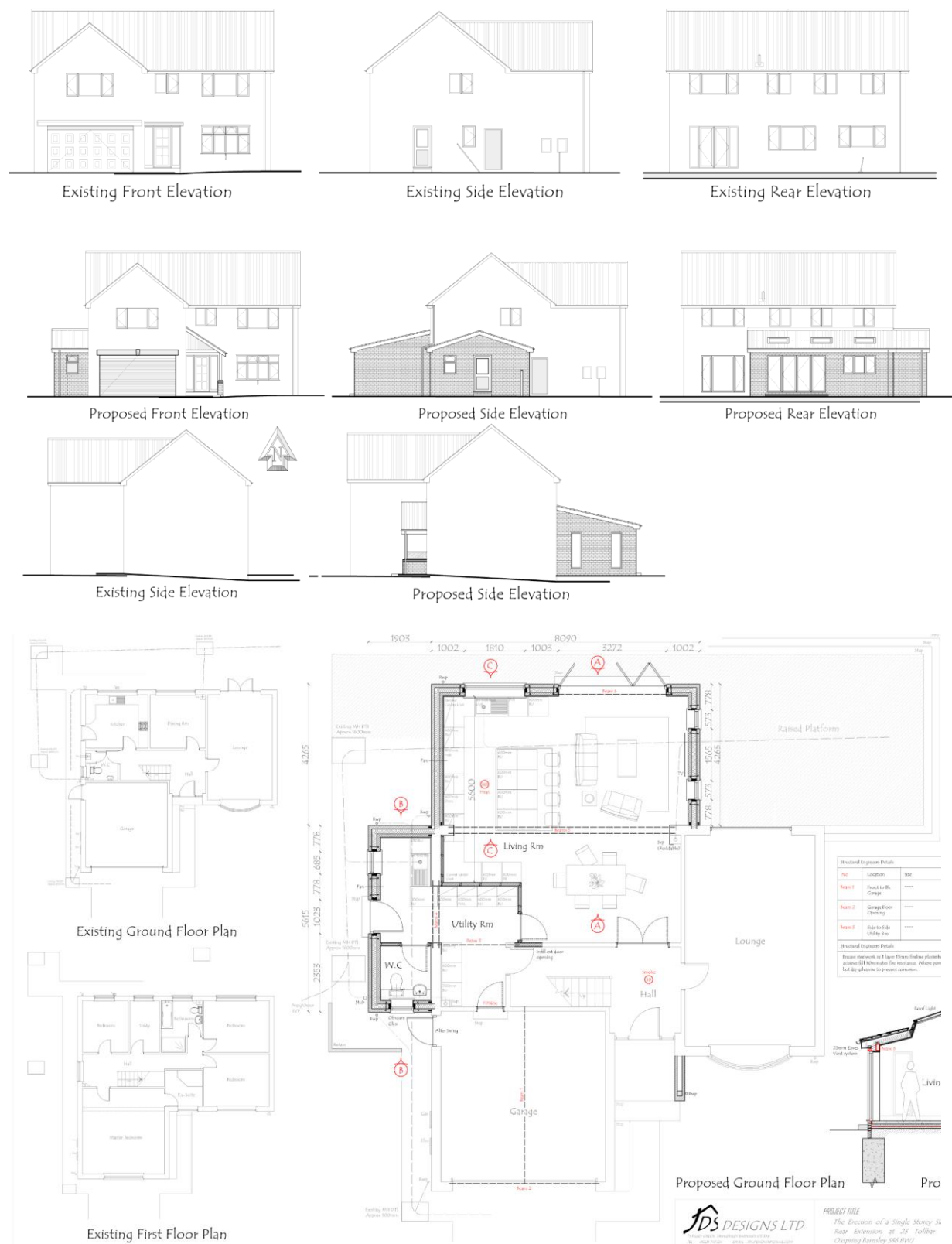
- **Side Projection: 1.9m**
- **Length: 6.65m**
- **Eaves Height: 2.5m**
- **Roof height: 3.7m**

Rear Extension

- **Projection: 4.27m**
- **Width: 8.10m**
- **Eaves Height: 2.7m**
- **Roof height: 3.8m**

Front Extension

- **Projection: 1.36m**
- **Width: 2.12m**
- **Eaves Height: 2.5m**
- **Roof height: 4m**
- **Area: 3.78**



Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; No comments were received.

Consultees:

- **Oxspring Parish Council:** No comments or objections received

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

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 it.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 12: Achieving well-designed and beautiful places -

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates:-

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

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.

SD1 - Presumption in favour of Sustainable Development: When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

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.

T4 - New Development & Highway 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.

Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

Assessment

Principle of development

The site is located within land designated as Urban Fabric. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

Residential Amenity

Of the three proposed extensions. It is the side extension which would have the most potential impact upon the neighbouring dwelling. Although there is overall good separation between the neighbouring dwellings, the location of the proposed side extension is located at the narrowest point between the neighbouring dwellings, once complete the space between would be between 3.3 and 4.5m. The neighbouring boundary treatment only divides the dwellings from near the rear, end corner of the side elevation and not the full extent of the proposed extension. In mitigation of this, the side elevation of the neighbouring dwelling is predominantly blank outside of the small area covered by a boundary fence with just a half-glazed door, and first floor window, whilst in the area

covered by the fence is an additional small window and either an additional door or larger window. Although this extension may not be the best location and may have a modest effect on the amenity of the neighbouring dwelling, its overall size would be permissible through permitted development, so even if refusal was considered, the same or a larger extension may be constructed without planning consent.

In contrast to the side extension, the proposed front extension would have no noticeable impact upon the residential amenity of the area. The actual proposed structure is quite small but the enclosure size it creates and the height of the roof both surpass the allowances given in permitted development rights. The proposed rear extension again just exceeds the limitation of what may be permissible by permitted development, with a rear projection of 4.265m instead of the 4m which is permissible for a detached house. The proposed raised terrace, adjacent to the rear extension would, apart from a step leading from the rear extension, be at the maximum end of what is permissible through permitted development at approximately 30cm above ground level. With no impact on residential amenity caused by the extension, even when considered with the terrace, there would be no significant impact upon residential amenity. There are no neighbouring dwellings beyond the rear boundary treatment (an area of unknown land and a cycle track within a disused railway cutout sit between the closest housing estate), whilst the second closest neighbour on the street is almost 10m away from the raised terrace, and further from the extension. Unlike with the side extension, the boundary treatment, an approx. 1.8m high semi open fence, which is approx. 2 meters away from the terrace and 5m from the extension, and behind the fence is the neighbouring garden, rather than their dwelling. There would be limited overlooking caused by either the proposed extension or the raised terrace, and noise levels from the terrace would be comparable to that of a standard garden.

Visual Amenity

In similarity to the impact of residential amenity, the proposed side extension, which could be completed through permitted development, may have a small impact upon the character of the dwelling. Equally the front extension may also have a small impact, but it only just exceeds the size which may be allowable through permitted development and along with the porch, would not have a significant impact upon the character of the house, and not a significant effect on broader street scene. Due to the limited public view of the rear extension and terrace, there would be no concern over the impact of either of these, and they would not negatively affect the outlook of neighbouring dwellings. On my site visit, the garage door appeared to be changed from the original elevations, as proposed on the plans, and something which would be allowed by permitted development. The new garage door matches the house very well and work repairing or replacing the stone plinth above was underway, using matching stone/block.

Highway Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact upon Highway Safety.

Summary

Recommendation: Approve with conditions