

2025/0889

Mr & Mrs Hall

9 Millstones, Oxspring, Sheffield S36 8WZ

Erection of single storey side and rear extension following the demolition of the existing side conservatory.

Site Description

The site lies within a small residential estate on the edge of Oxspring. The host dwelling is a large detached property set within a generous plot. The property has a pitched roof and is finished in stone with white windows. To the front is a double garage which is attached to the property and a large double driveway.

Planning History

There is no planning history relevant to this site.

Proposed Development

The applicant is seeking permission for the erection of a single storey side and rear extension. Below is an extract of the plans:



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 it.

Local Plan Allocation – Urban Fabric

The site is allocated as urban fabric in the adopted Local Plan which has no specific land allocation.

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.

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

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- Section 12: Achieving well designed places

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Consultee	Summary of Comments
Parish council	No comments received
Tree Officer	No objections

Representations

Neighbour notification letters were sent to surrounding properties and no objections have been received.

Assessment

The main issues for consideration are as follows:

- The acceptability of the alterations
- The impact on the visual amenity/character of the area
- The impact on neighbouring residential properties

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 application site is located within a small housing estate located off Bower Hill in Oxspring on the edge of the settlement. The site is within the Urban Fabric which has no specific land allocation. Extensions and alterations to domestic properties are acceptable in principle subject to compliance with other local and national policy. This weights significantly in favour of the proposal.

Impact upon Visual Amenity and Character of the Area

There will be no significantly harmful impact to visual amenity or character of the area. The proposal is set back significantly from the front elevation of the dwelling and is largely screened by the existing dwelling and garage.

The site is not within a conservation area and extensions/alterations of these type are common. The roof style, window proportions and materials will match those of the existing dwelling and therefore the visual amenity of the street scene will not be impacted as a result of the development, especially given it is primarily out of public view.

The proposal is therefore acceptable in terms of visual amenity and impact upon the street scene in accordance with Policy GD1: General Development and D1 . This weighs significantly in favour of the proposal.

Residential Amenity

There will be no significantly detrimental impact upon residential amenity. Given the positioning of the extension on the east side of the dwelling and that it is single storey it is unlikely the proposal would harm neighbour amenity by virtue of overshadowing or loss of light.

The windows face directly over the applicants own garden area and given that the extension is single storey, and is mostly screened from the neighbouring garden, it is not considered the proposal would introduce harmful overlooking or loss of privacy.

Overall, the proposal is considered to respect neighbouring amenity in accordance with Local Plan Policy GD1: General Development. This weighs significantly in favour of the proposal.

Trees

The site contains several trees and shrubs within the rear garden area. While none are subject to statutory protection or located within a designation that affords them protection, they may still be affected by the proposed development. The works will necessitate the removal of a small number of minor, low value specimens that have been maintained as shrubs. Beyond these, the remaining trees will not be directly impacted by the extension and can be retained safely with appropriate protection measures, as set out in the submitted Arboricultural Method Statement.

The Tree Officer has reviewed the proposal and raises no objections, subject to full compliance with the AIA, which will be secured by condition. As such, the proposal accords with policies GD1 and D1 of the Local Plan which weighs moderately in favour of the proposal.

Conclusion

Having balanced all material planning considerations, the proposal will not be significantly harmful to residential or visual amenity. As a consequence, the positive aspects of the proposal outlined above are not outweighed by any other material planning considerations. The proposal is therefore, on balance, recommended for approval.

Recommendation

Approve with conditions

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.