
2023/0381**Applicant:** Mr & Mrs Hughes**Agent:** Mr A Cudworth**Address:** The House, Millhouse Lane, Millhouse Green, Sheffield, S36 9NU**Description:** Erection of rear/side single storey extension and front porch

Property & Location Description

Located on the corner of Millhouse Lane and the A628 Manchester Road, in the village of Millhouse Green, the dwelling is stone built semi-detached cottage, of unknown age. It features a traditional tiled gable roof. At the rear of the dwelling is raised garden, accessed by steps. In between the side elevation and Millhouse Lane is a piece of rough hardstanding. Previously it would be assumed to have been the location of an extension, due to physical evidence and a structure being shown on a 1960's OS Map. Currently, a small shed and refuse bins are located on the land. As there is no boundary treatment, previously the small area of land has been used for informal parking (the area does not meet current size standards for off street parking).

Leading off a busy A-Road, Millhouse Lane itself is a small dead-ended road serving approximately seventeen premises, many set within large plots of land, serviced by ample parking provision. Whilst the only formal and distinguishable public footpath is located on the opposite side of the road to the applicant's dwelling, outside the curtilage of the applicant's address is a narrow grass verge, leading into a strip of hardstanding running adjacent to dwelling's boundary. Within this hardstanding area and unaffected by this development is an existing streetlamp.

Proposed Development

The proposal is for a rear and side wraparound extension and a modest sized porch style extension on the front elevation. Additional works include the creation of a 0.9m boundary wall to the side elevation and restoration of the grass verge. The proposed materials are of a similar/matching appearance to the original dwelling including the roof, windows, and most doors. A rooflight features on the rear extension and new glazed doors, a common feature within extensions features on the rear side elevation, opening into the enclosed garden.

The wraparound extension although one extension can be considered in two separate parts due to the land height differential of the rear and side sections.

Measurements:

	Front Extension	Rear Extension	Side Extension
Width	1.9m	6.35m	3m (6m inc. rear projection)
Projection (direction)	1.3m (forward)	3m (rear)	1.8m (sideward)
Eaves Height	2.57m	2.54m	2.54m
Maximum Height	2.98m	3.56m	3.56m
Area (square meters)	2.47sqm	19.18sqm	5.42sqm

Existing Distance Side Elevation to Boundary 3.92m – 5.41m

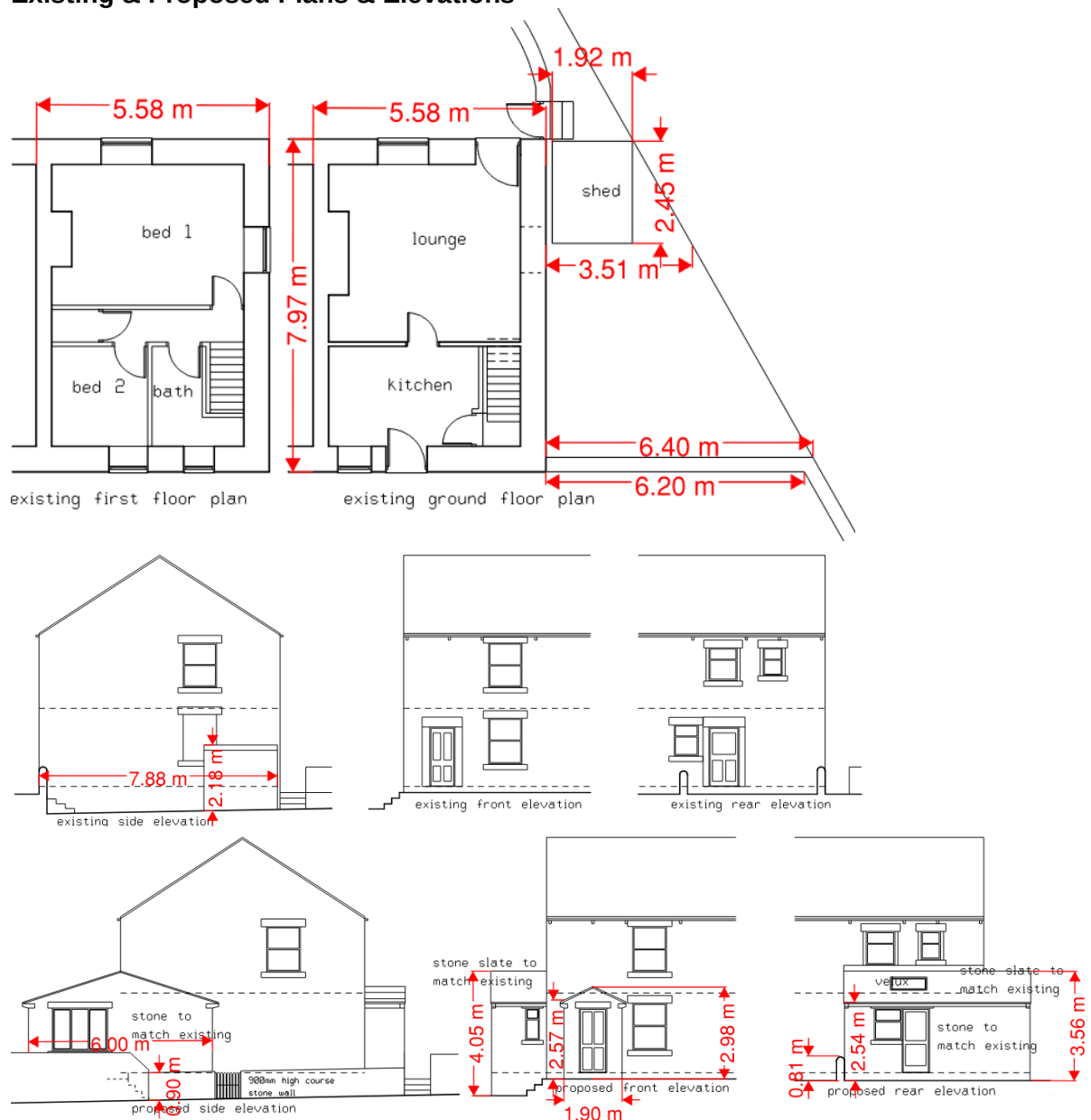
Proposed Minimum and Maximum Distance to the Boundaries Post Construction

Front Extension to existing side boundary wall 1.15m – 1.71m

Side Extension to proposed side boundary wall 3.92m – 5.41m

Rear Extension to existing rear/side boundary wall 0.89m – 1.29m / 4.39m – 5.15m

Existing & Proposed Plans & Elevations



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 – 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 D1: High quality design and place making – Supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

Supplementary Planning Document: House Extensions and Other Domestic Alterations

This document establishes the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that pro
Be of a scale and design which harmonises with the existing building;

- Not adversely affect the amenity of neighbouring properties;
- Maintain the character of the street scene; and
- Not interfere with highway safety

The above principles are to reflect the revised principles in the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

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 - The Government attaches great importance to the design of the built environment. 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. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes. Section 12, paragraph 134 states “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”.

Consultations

Highways DC: After an initial concern was raised by highways in relation to aspects including the location of the adjacent grass verge and parking provision, these issues have now been resolved with highways agreeing to the plans subject to some informatives being added to the approval.

Parish Council – No response

Local Councillors – No response

Representations

Neighbour notification letters were sent to surrounding properties. Three responses were received included two unsolicited responses. Concerns primarily related to highway safety and parking. Access for emergency vehicles, encroachment onto highway owned land concerns were also raised.

Local Plan Allocation: Urban Fabric

Planning History: 2023/0014 Single storey side extension and front porch (Withdrawn)

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation. Specifically, the area is a predominantly residential area towards the edge of the village of Millhouse Green. The area is not a conservation area, and the dwelling or adjacent dwellings are not historically listed.

Visual Amenity

Along with its attached neighbour, the dwelling occupies a prominent position at the junction of Millhouse Green Lane and the A628 Manchester Road. The most prominent aspect of the proposal would be the modest sized porch extension on the front elevation. Along with the whole proposal, this extension would be constructed in a sympathetic design and with matching materials to the original dwelling.

Whilst the largest section of the proposal is the side and rear wraparound extension, it occupies a far less prominent position adjacent to the Millhouse Green Lane, which only serves residents and visitors due to it featuring a dead end. Due to the current visual presentation of the proposed side extension's location, the proposed extension would not be detrimental to the visual amenity of both the dwelling and immediate area.

Residential Amenity

Despite concerns of local residents, the proposals would not have an impact on the residential amenity of local residents. There is a possibility that there may be current and future concerns around Millhouse Lane and the Junction with Barnsley Road, However, following discussions with Highways DC, the proposal does not have any direct impact on this situation

Apart from concerns raised by residents, there are no other issues identified which would affect residential amenity as the proposal would not result in any significant overlooking or loss of light to neighbouring properties due to the works being single storey and their positioning.

Highway Safety

There will be no impact on highway safety. Specific informatives have been requested to be added to the application to ensure this. In relation to neighbour comments about access for emergency vehicles, Highways DC did not raise this issue and I have checked the required guidance for emergency vehicle access by fire appliances, and the road width meets the current requirements of 3.7m between kerbs for access to new developments, which takes into consideration the possibility of parked vehicles on the highway.

Conclusion

The proposals represent an acceptable sized development within the existing curtilage of the dwelling. The design and materials of the proposed extensions complement the existing dwelling whilst together with the landscaping proposals enhance the current visual appearance of the dwelling on the side elevation adjacent Millhouse Lane.

Following discussion and agreement with Highways, the amended plans have resolved initial issues raised by both Highways and residents in relation to the proposed development, which included the location of a lamppost and encroachment onto highway land.

Recommendation

Approve with conditions