
2024/1047

Applicant: Mr F Benn

Address: 15 Psalters Drive, Oxspring, Sheffield, S36 9ZW

Description: Single storey side extension to single storey detached dwelling

Site & Location Description:

Located at the junction of Psalters Drive and Fox Fields on a small residential cul-de-sac in the village of Oxspring; in essence the dwelling occupies a corner plot, but the buff-brick built detached bungalow is actually set back from the true corner occupied by the adjacent dwellings on Psalters Drive and Fox Fields. The cross-gable roofed bungalow's front elevation faces the side elevation of a Bungalow on Fox Fields, which like the applicant's dwelling features the main entrance door on the side elevation. The unusual setting of the dwelling does not prevent the dwelling featuring a driveway adjacent to the side entrance door and gardens surrounding the remaining three elevations. Also on the driveway is an attached carport and small garage. The opposite side elevation to the door overlooks, albeit to a slightly higher level, a public right of way and agricultural land beyond.



Relevant Planning History: None

Proposed:

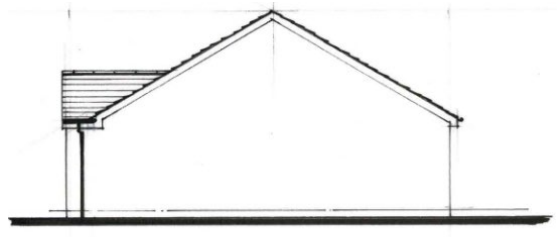
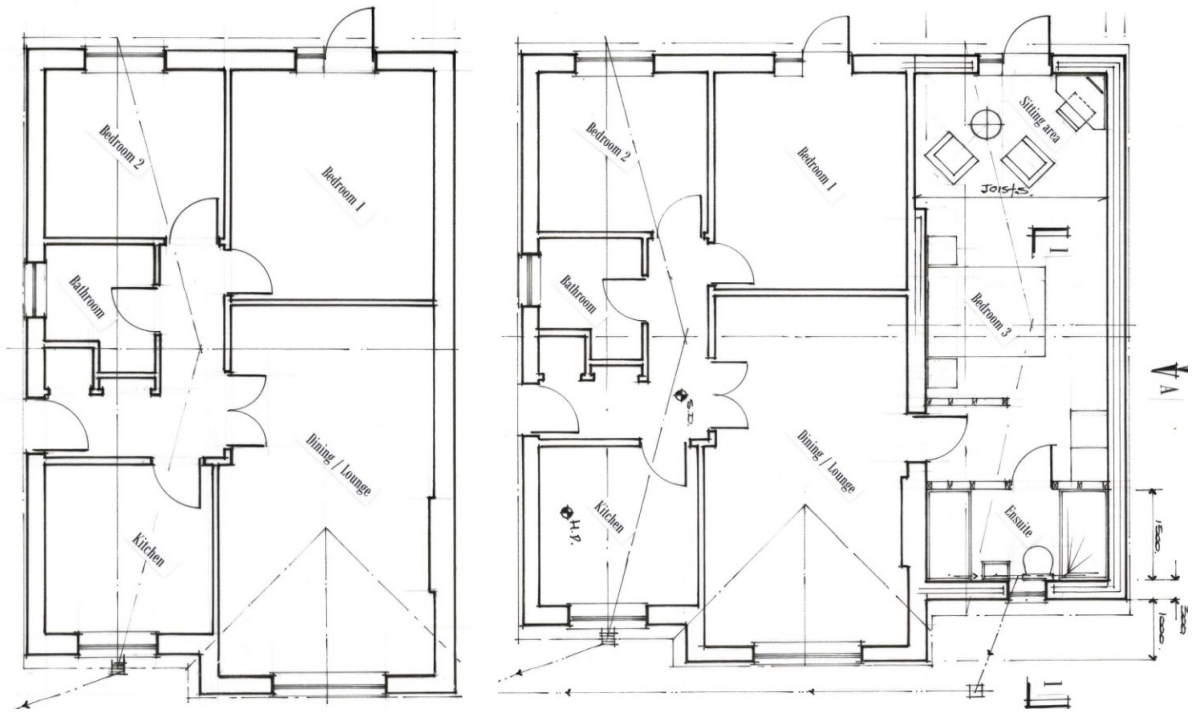
The proposal is for a side extension on the elevation facing the public right of way and agricultural land. The proposal would be constructed of matching material and feature a small window on its front elevation, and an additional set of glazed doors on its rear elevation.

Approximate Measurements:

All existing roof and eaves heights have been checked on the existing plans and remain unaltered on the proposed plans. The following measurements are for the proposed side extension.

- **Side Projection: 3m**
- **Length: 9.15m**
- **Maximum Eaves Height: 2.38m**
- **Maximum Roof height: 5.28m** (main dwelling roof height 5.48m)

Existing and Proposed Floor Plans and Elevations



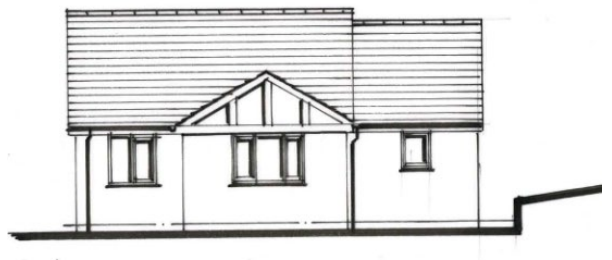
Side Elevation on A



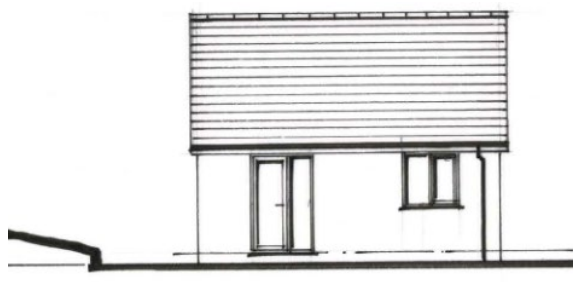
Side Elevation on A



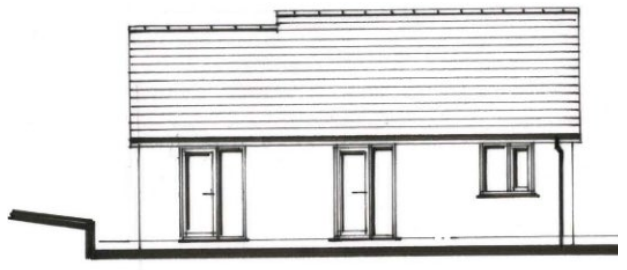
Front Elevation



Front Elevation



Rear Elevation



Rear Elevation

Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

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

Consultees:

- **Public Rights of Way (PROW):** The two public rights of way, one running past the rear elevation of the curtilage in addition to the one running along the side were highlighted. As long as the proposals do not obstruct the right of ways, and they remain open, there is no objection from PROW.
- **Oxspring Town 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 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

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

Due to the location at essentially the rear of the dwelling, although it is officially as side elevation, supported by a lower ground level than the land around the curtilage, and a strong boundary treatment, the proposed extension would not have any significant impact and potentially no impact on the residential amenity of neighbouring dwellings or users of the PROW. Additionally, the proposal is compliant with local policy guidance, set out in SPD 'House Extensions' with a set back of the extension and step down of the roof

Visual Amenity

Similar to the impact on residential amenity, there would be minimal, if any, impact on the visual amenity of the street scene or neighbouring dwellings due to its location. Although seen from the rights of way passing the dwelling, the view would be no different to the views already observed of the original dwelling and broader estate. There may be a modest but certainly not significant impact on the character of the original dwelling but both the principal front and side elevation, with the entrance door featuring within in the latter would be largely unaffected.

As such, the development would be in accordance with Local Plan Policy D1 and the SPD.

Highway Safety

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

Recommendation: Approve with conditions