

Application Reference: 2025/0468

Site Address: 4 Fox Holes Grove, Crow Edge, Sheffield, S36 4HN

Introduction:

This application seeks full planning permission for a single storey rear extension to dwelling.

Relevant Site Characteristics

The site is situated on Fox Holes Grove just off the A616 in Crow Edge. The site is located within a rural village within the urban fabric designation. The site consists of a two storey property. The property is an end terraced dwelling set within a reasonably sized plot. The property is set back from the road with both and front and rear garden area. The rear garden area is bound by wooden fencing and due to the position of the dwelling the rear elevation forms part of Fox Holes Grove street scene.

Situated at the end of a modern stone built terraced row, the property has been designed with a pitched roof and has off street parking provision within the front garden area. There is a small single storey porch at the front.

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SA design space architecture Site Plans - EXISTING



Site History

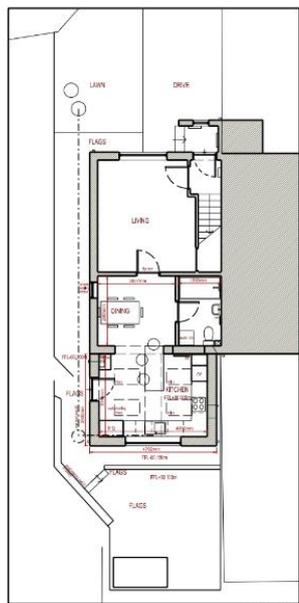
Application Reference	Description	Status (Approved/Refused)
None		

Detailed description of Proposed Works

The proposal is to erect a single storey rear extension designed with a pitched roof in matching materials. The proposal will project to the rear by 3.5m, measure 4.79m across, 2.42m to the eaves, 3.55m to the ridge. The extension will provide a kitchen extension with roof lights on both elevations.



Site Plans - PROPOSED



Ground Floor Plan



South East Elevation



South West Elevation



North West Elevation

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 held 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.

The following Local Plan policies are relevant in this case:

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy D1: High Quality Design and Place Making.
- Policy GD1: General Development.
- Policy T4: New Development and Transport Safety

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 Guidance

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.

Consultations

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 representations have been received.

Planning Assessment

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

The site falls within urban fabric. Extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties.

Scale, Design and Impact on the Character

The property is located on Fox Holes Grove amongst dwellings of a similar design. The property is an end terraced dwelling with the rear elevation forming part of the surrounding street scene therefore the design and scale of the proposal needs to be closely assessed. The rear extension will be in stone to match the existing dwelling. SPD: House Extensions indicates that the roof style and pitch should match the existing, particularly when the extension will be prominent within the street scene. The application proposes a pitched roof the matches the existing property. The original proposal was deemed too large and was not in line with planning policy, however, the projection was reduced to 3.5m, therefore in this instance the proposal is acceptable.

The materials and design of the proposals when viewed in their entirety are not expected to be visually detrimental within the surroundings and as a result the proposal is in compliance with Local Plan Policy GD1 and House Extensions SPD.

Considerable weight has been given to the design and impact on the character of the area.

Impact on Neighbouring Amenity

SPD: House Extensions indicates that extensions to the rear of terraced dwellings should not exceed 3.5m to protect residential amenity. It is noted that the adjoining property at the far end of the terraced row has an existing single storey rear extension at a much larger scale than the proposed. This was agreed through a prior notification, with no objections therefore was not assessed against the Council's planning policy. The proposed extension has been reduced to 3.5m in projection with eaves less than 2.5m in height which meets the criteria set within SPD: House Extensions.

Due to the size and orientation of the proposal and existing boundary treatment the proposal is not expected to cause any disproportionate injurious impact in terms of residential amenity.

The application is therefore acceptable in terms of residential amenity in compliance with Local Plan Policy GD1 and D1.

Significant weight has been given to the impact on residential amenity.

Highways

The proposal will not impact the existing parking provision.

The proposal is therefore acceptable from a highways development control perspective in compliance with Local Plan Policy T4 New development and Transport Safety.

Considerable weight has been given to highway safety.

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 was necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application.

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.