

Application Reference: 2025/0192

Site Address: 11 Hartcliffe View, Thurgoland, Sheffield, S35 7BD

Introduction:

This application seeks full planning permission for a single storey rear extension, and extension to raised patio with associated works.

Relevant Site Characteristics

The application site is located at 11 Hartcliffe View, Thurgoland, Sheffield, S35 7BD. The property is an end terrace located in a cul-de-sac. This area is characterised by the large number of residential properties, which consist of predominantly detached and semi-detached and terraced dwellings. There are a number of small commercial properties located nearby such as the pub the Horse and Jockey and garages. The site is southwest of Barnsley Town centre and is only accessible via road links.

Site History

2012/1168 - Erection of a single storey rear extension to dwelling- Approve subject to conditions, Dec 2012.

Detailed description of Proposed Works

Consent is sought for the single storey rear extension, and extension to raised patio with associated works. The extension would be made from stone and tiles and would extend approximately 3m from the original dwelling. The extension would allow for a storage room underneath the extension as the development would be built on a lower level from the rest of the property. The applicant also wants to integrate a raised integrated patio with a barrier, which would be on the same level of the original property.

The development would measure approximately:

Extension – 3m (L) x 3.4m (H) x 5.5 (W)

Extended patio – 7.1m (W) x 2.9m (L)

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.

Thurgoland Parish Council - No objections.

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 Thurgoland and the urban fabric of Barnsley. 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 scale and design of the extension and extended patio would be considered to be acceptable and would not be out of character for the area as neighbouring properties have the same characteristics and have done similar schemes.

The applicant has stated on the application form that the materials would be stone and tile which would match the existing property. To ensure this occurs a condition shall be attached to ensure that matching materials are used if the development is approved to ensure there isn't a detrimental impact on the character of the area.

There are examples of similar rear extensions in the area and as such this would not be out of place. Therefore, there would little to no impact on the character of the area.

Impact on Neighbouring Amenity

The single storey extension would not project further than the 3m. The scheme would not result in overlooking and would not impact the 45-degree code. Therefore, the neighbouring amenity would be protected.

The extended patio would also not impact the neighbouring amenity as it would not result in overlooking into opposite gardens.

Highways

The proposed rear extension would not result in the reduction in length of the driveway and the loss of access. The Council's highways Officer has not been consulted upon as there is not going to be any changes or impacts on highway safety. As such the proposal would be acceptable from a highway's perspective.

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 has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

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.