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**2024/0022**

**Applicant:** Mr Hawkes

**Address:** 22 Old Mill Lane, Thurgoland, Sheffield, S35 7AG

**Description:** 2 storey rear extension including creation of Juliette balcony, and creation of two front dormer windows to existing 2 storey dwelling (amended description)

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One Neighbour Objection

**Site & Location Description:**

Old Mill Lane, as the name suggests was once a commercial/industrial area of Thurgoland, with an Old Mill, wire factory accounting for some of the previous land uses of the area, whilst the dwelling is constructed in or close by to a former quarry. Now predominantly a residential street of distinctively styled sets of dwellings, or uniquely designed dwellings located on a narrow street within land Designated as Green Belt. The Application dwelling shares some similar architectural features to that of its neighbouring dwelling but retains a slight uniqueness and unusual design. Originally a single-story dwelling with an undercroft garage, the dwelling has since been extended into the roof, with an increase in roof height to achieve this. The previous extension created a two and half storey, dormer style dwelling viewable from the front elevation, but as the curtilage is on an incline, with the dwelling built into this incline, the rear elevation became a one and half story rear elevation. with the rear garden being stepped into the steep incline, which obstructs views of the rear elevation of the dwelling.



**Relevant Planning History:**

- B/97/0237/PR - Increase height of roof and form bedroom & bathroom in roof space  
Approved with Conditions 27th March 1997

**Proposed:** Due to the limitations of the Green Belt, which allows up to 100% of the original dwelling to be constructed through alterations, extensions and outbuildings, the original plans have been reduced to a compatible size with the local policy guidance. The proposals now include a reduced size rear ground floor extension; a smaller rear dormer style extension to the rear roof elevation, complete with Juliette balcony; the replacement of the unoriginal roof lights with two small dormer windows on the front elevation roof.

### Measurements:

All existing roof and eaves heights have been checked on the existing plans and remain unaltered on the proposed plans.

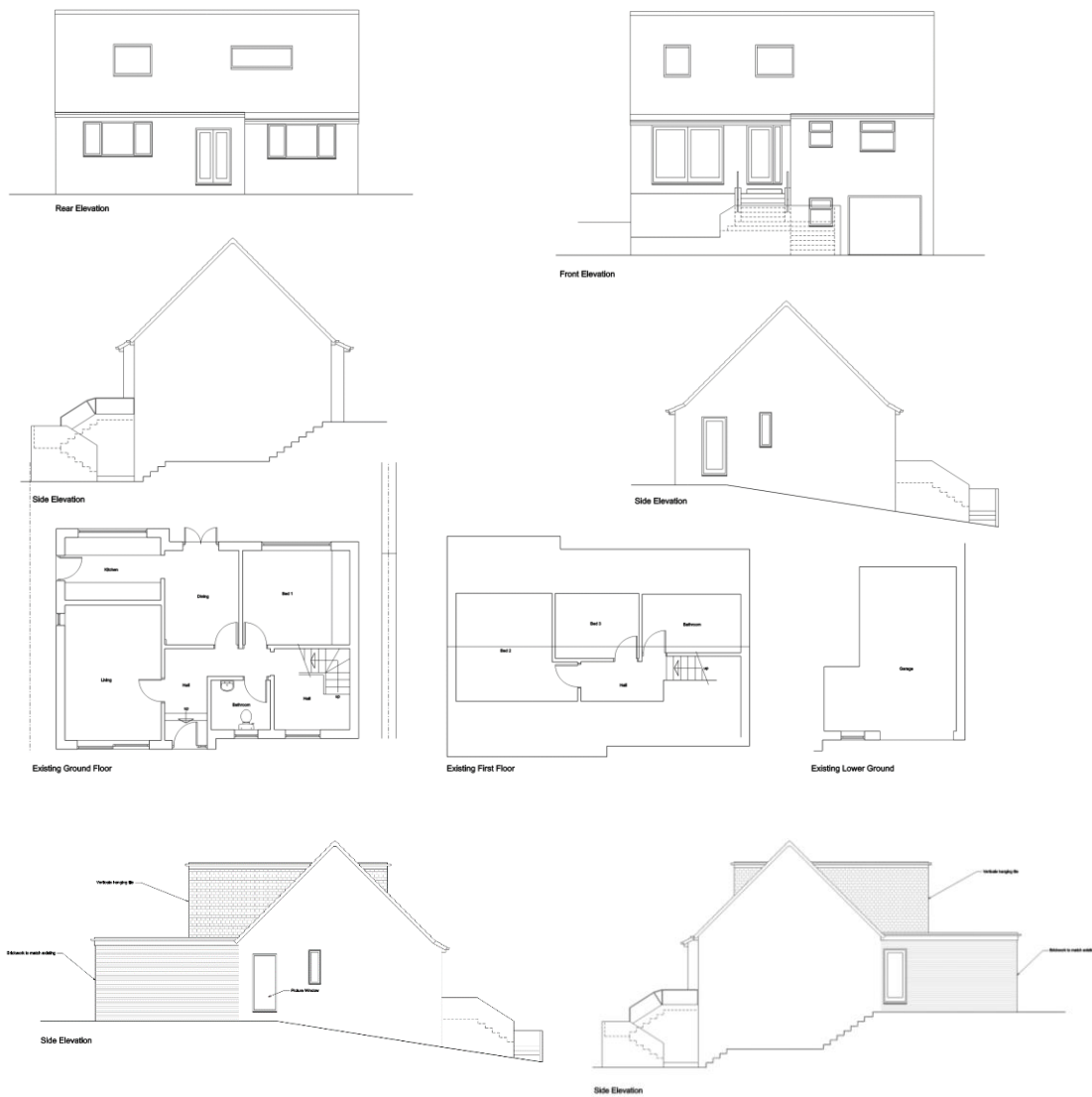
#### Proposed Rear Extension

- **Rear Projection: 5m**
- **Width 9.4m**
- **Maximum Eaves Height: 2.8m**
- **Maximum roof height: 2.9m**

#### Dormers

- **Front Dormer Window Volume (X2) 0.66 cubic metres each**
- **Rear Dormer Volume 49.97 cubic metres**

### Existing and Proposed Floor Plans and Elevations





**Local Plan Designation:** Green Belt

**Conservation Area:** No

**Neighbour Representations:**

Letters were sent to nearby addresses; One neighbour objection was received. Much of their objection in relation to the proposed balcony and distance between the proposed proximity of the rear extension to the boundary treatment has become void, through amendments to the plans. There is now no balcony, except for a Juliette balcony, and the rear extension has been set back from the side elevation 90cm, now providing approximately 1.9m between the application dwelling and the boundary. In regard to the claims of loss of privacy to their bathroom window, bathroom window is not considered as protected habitable rooms, and it would only be overlooked by a door and not a habitable window. Of note is a similar objection from the same address (person unknown) to the previous planning application to raise the roof height. Although not completely legible due to being a handwritten archive report, it was determinable that the objection relating to a side window was disregarded.

## **Consultees:**

- **Parish Council:** Confirmed they had no comments to make about the application.

## **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 and beautiful 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.

### **Section 13. Protecting Green Belt land**

The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Within section 13, from 'Proposals affecting the Green Belt' wording from paragraphs 153 and 154 are the most relevant which indicate: -

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

#### Local Plan

In reference to this application, the following Local Plan policies are relevant:

**GB1 - Protection of Green Belt:** The general extent of the Green Belt is set out on the Key Diagram. The detailed boundaries are defined on the Policies Map. Green Belt will be protected from inappropriate development in accordance with national planning policy.

**GB2 - Replacement, extension, and alteration of existing buildings in the Green Belt:**

Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:

Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces.

Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building.

Dividing an existing house to form smaller units of accommodation.

All such development will be expected to:

Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and

Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.

**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

#### Assessment

##### Principle of development

The site is located within land designated as Green Belt. Extensions to residential properties are in general considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety; for residential dwellings within the Green Belt, additional specific local and national policies provide further restrictions to the maximum size of an extended dwelling, and consideration of its appropriateness, and impact on the openness of the Green Belt.

##### Residential Amenity

As predominantly much of the work is restricted to the rear elevation of the dwelling, which due to the high slope behind and strong boundary treatments, is almost entirely hidden from public view. There may be some less significant works within the front curtilage, and due to a break with the boundary treatment, there may be, as highlighted by a neighbour, the potential for some overlooking by the proposed extension and dormer. The most significant mitigation against such overlooking is that the plans have been significantly altered to comply with Green Belt policy, but in turn this has considerably reduced any potential overlooking of the neighbouring dwelling, and potential overlooked would be reduced to a single side door overlooking a side bathroom window of the neighbouring dwelling. Regarding other neighbouring dwellings or those within the street scene, the proposals would cause nothing more than an insignificant amount of harm to their residential amenity caused by a change from existing Velux roof style windows to small dormer style windows on the front elevation. There are examples of larger dormer windows on nearby dwellings, and due to the height difference of dwellings on the opposite side of the road, the dormer windows would almost certainly look over the top of the dwellings and onto the tree line beyond, rather than into the dwelling's windows.

The proposal's internal layout appears to create an area of self-contained living accommodation. However, rather than being completely self-contained, an internal door located near the principal entrance door integrates the space with the main house. There is no indication that the proposed

space would be used for anything other than family accommodation, but a planning condition would be added to ensure the space is retained for this purposes, and part of the principal dwelling.

### Visual Amenity

The area is not a conservation area, so there may be landscaping changes which do affect the dwelling's front curtilage, more so than proposed works to the front elevation of the dwelling. As with residential amenity, the most impactful changes within the street scene and to the character of the dwelling would be the addition of the small dormer windows in replacement of the existing roof lights. The proposed dormers are not of the preferred pitched roof style but their modest size and similar flat roof design to other dormers within the street scene does not significantly harm the visual amenity of the dwelling or the street scene. Furthermore, any impact on the openness of the Green Belt would be insignificant.

In contrast to the front elevation, and to an extent the side elevations, which are not overtly prominent within the street scene, the proposed rear dormer and ground floor extension are not strictly in keeping with the character of the dwelling. However, the proposal has been significantly amended from the original submitted proposal and now is acceptable. The most significant mitigation for the proposal is its significantly secluded location. Whilst the side boundaries are strong, equally they are not permanent, but their removal would only open views to neighbouring dwellings, and not to public view, including from within the Green Belt. Whilst the boundary hedges have been in place since the 1990's as indicated on the previous planning application, the rear steep incline with tree topped ridge, is far less susceptible to being lost and provides a shield for the whole dwelling, from views out to the Green Belt, and more significantly of the dwelling from the Green Belt. As such the proposals would not affect the openness of the Green Belt.

### Green Belt Calculations:

The Original House: **94.64 sqm**

- Integrated Garage (lower ground floor): 21.85 sqm
- Ground Floor: 72.75 sqm

Additions: **85.8 sqm**

- Existing Outbuilding: 8.8 sqm
- Proposed Ground Floor Rear Extension: 46.65 sqm
- Proposed Rear & Front Dormers (Floor Space): 13.65 sqm
- Roof Space: 16.7 sqm (Approximate habitable space gained through dormer addition and previous increase in roof height, not including existing original roof space)

**Total 180.44 sqm**

Original House + 100% = 189.28 sqm

Original House + Additions = 180.44 sqm

**Percentage Increase from original house: 90.66%**

### Highway Safety

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

### **Summary**

Following several amendments to the original scale of the plans, the reduced proposal addresses concerns regarding the limitations caused by the Green Belt restrictions, and eradicates much of the concern of the single neighbour objection, with the final aspects of their objection not being of a material planning condition. Whilst the proposal incorporates a small integral 'annexe', this remains accessible within the main dwelling and would be suitable for multigenerational living, whether that being a child or elderly relative.

**Recommendation:** Approve with conditions