

Application Reference: 2025/0132

Site Address: 21 Wellhouse Lane, Penistone, Barnsley, S36 8ER

Introduction:

This application seeks full planning permission for a loft conversion with roof lights and render to the dwelling.

Relevant Site Characteristics

The site is located at 21 Wellhouse Lane, Penistone, Barnsley, S36 8ER. This property benefits from a large driveway, a rear garden and a garage which is attached to main property. The property itself is a large bungalow situated in the northeast of Penistone. The site can be accessed by road routes, and the nearest train station is in the centre of Penistone, south of the site. The nearest commercial properties are situated on Barnsley Road (A628), 250m away to the southwest, which is a vet. The area is prominently residential in character, with the properties ranging from detached, semi-detached, and terraced dwellings. There is currently construction work going on at the rear of the property to construct a new housing estate.

Site History

No recent or relevant site history associated with this site.

Detailed description of Proposed Works

The applicant is seeking the full planning permission for a loft conversion with roof lights and render to the dwelling. The scheme has been amended as the scheme previously included dormers to the front and rear of the property, along with timber cladding to the front of the property. The LPA had been in contact with the applicant over the issues of the timber cladding, render, and dormers that were present on previous plans.

Therefore, the current plans show the removal of the dormers and wooden cladding, and the amount of render has been reduced to be in more keeping with the surrounding character. These issues are discussed in more detail in the rest of the report.

It should be noted that the loft conversion is Permitted development and as such does not require planning permission as it is 40sqm and the limit for detached properties is 50sqm.



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.

One letter was received by neighbours in regard to the proposal, this raised concerns with the dormers to the rear of the property which could overlook into the properties which are being constructed at the rear of the property. This same neighbour also called the LPA and speak to the Planning Officer to express their concerns.

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 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

As mentioned at the beginning of this report changes have had to be made to this proposal as the previous design was not in keeping with the design and character of the surrounding area. The LPA made it clear to the applicant that dormers to the front of the property and the wooden cladding were not acceptable. The applicant argued that the property over the road at 26 Wellhouse Lane had wooden cladding, however it was explained to the applicant that this property had its planning application approved before the Council adopted the House extensions and other domestic alterations SPD (2024). As such that application did not have to adhere to the most recent SPD. That property is the only property in the area that has wooden cladding, and it was explained to the applicant that number 26 was the only property in the area which had the cladding and thus does not adhere to the rest of the character of the area.

It should also be noted that the LPA compromised on the use of render to the front of the property, as the applicant stated they wanted to completely render all elevations of the property. The applicant stated that there were many other properties in the area which benefitted from render, whilst this was the case many of these properties had done it without planning permission and the some of them had been completed and they had become non-enforceable as they were over the statutory time limit. The LPA accepted that the render could be applied to the front elevation, however some brick detailing had to be left to be in keeping with the rest of the properties. This was done and can be seen round the front entrance. Therefore, as a result of the comments above, the impact on the visual amenity of the dwelling and the street scene as a whole would be maintained, in accordance with Local Plan Policy D1 and the requirements of SPD 'House Extensions and Alterations (2024).

Impact on Neighbouring Amenity

The applicant previously proposed dormers to the rear of the property. These have been removed as the LPA explained to the applicant that the installation of dormers would cause overlooking issues into the new homes which are being constructed at the rear of the site. The LPA suggested that the applicant also install roof lights to the rear of the property so that the loft conversion would still benefit from light. The applicant agreed to amend the plans; therefore the scheme is acceptable as it would not harm the amenity of any of the

neighbouring properties to the sides or behind. Therefore, as a result of the comments above, the impact on the neighbouring amenity of the dwelling and the street scene as a whole would be maintained, in accordance with Local Plan Policy D1 and the requirements of SPD 'House Extensions and Alterations (2024).

Highways

The proposal would not be changing any aspects of the parking rather just the loft and external appearance of the property. As such the highways officer was not consulted upon as there would be not impact on parking provisions or impacts on highway safety. As such it is considered that the scheme is acceptable in terms of 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 has 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.