

Application Reference: 2026/0388

Site Address: 28 Windermere Road, Penistone, Sheffield, S36 8HL

Introduction: This application seeks full planning permission for the removal of rear conservatory and erection of single storey rear extension to dwelling.



Relevant Site Characteristics:

The modest sized buff brick bungalow is one of a pair of bungalows located at the end of a cul-de-sac. The dwelling features relatively good sized garden, including a long driveway leading to a garage on its eastern south elevation, and a shed and two greenhouses located in the western side and southern rear garden of the dwelling. On the western, and southern boundaries of the curtilage, there is seemingly two separate boundary treatments.

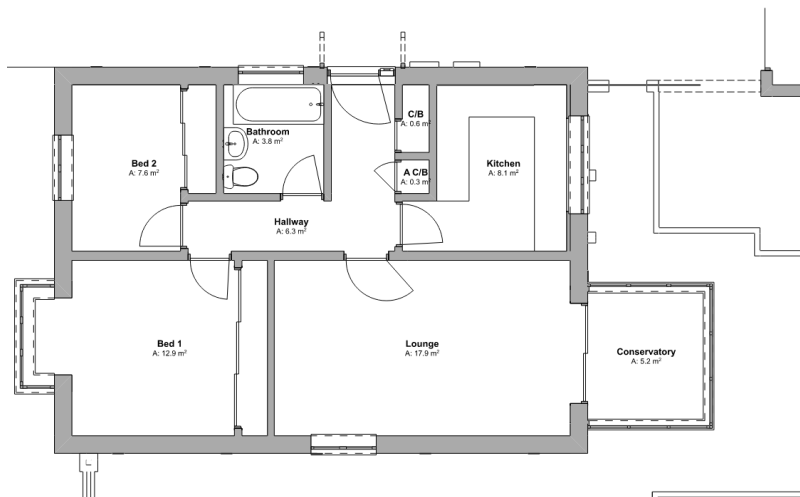
Site History

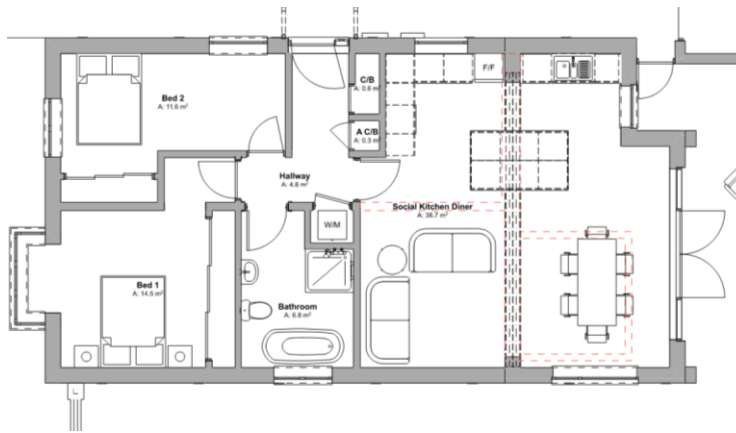
There is no site history for the address.

Detailed description of Proposed Works

The proposal is for the demolition of an existing conservatory and its replacement with a new ground floor, rear extension. Additional works include decking outside of the proposed extension.

Existing and Proposed Floor Plans and Elevations





Existing NE Elevation



Existing SE Elevation



Existing SW Elevation



Existing NW Elevation



Proposed NE Elevation



Proposed SE Elevation



Proposed SW Elevation



Proposed NW 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.

An objection was received from a neighbouring dwelling concerned that the boundaries and height of fences were incorrect on the submitted plans. Additionally there was concern about the proposed raised areas of the garden, and potential impact on their amenity.

From what was noted in a site visit, the boundaries, appeared to accurately represent what was indicated on the proposed plans, and match the title deed which was supplied by the planning agent. The height of the boundary treatments also appear to broadly match what was detailed on the proposed plans.

Any impact from the proposed raised area of the garden would be considered with the planning assessment below. Any further concerns about boundaries or boundary treatments would be considered as a civil issue between interested parties.

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

In terms of footprint the proposed extension is proportionate to the size of the original dwelling. At approximately 23 sqm, the proposed extension would add around a third to the original footprint of approximately 72.5 sqm, and even less when the existing 6.5 sqm of the existing conservatory is considered.

The height of the proposed extension does not exceed the height of the original dwelling, nor does it introduce a second storey, but it does provide the illusion of such through the end gable aspect of the proposed extension. The rear gable elevation of the extension features glazing, rather than a more common brick, clad or rendered gable. With its location on the rear elevation of the dwelling, it would not be prominently visible within the street scene, although it would remain partially visible from the adjacent park and neighbouring dwellings. Aside from the unusual gable design, the proposal is a standard extension constructed with matching materials and a complementary styled roof, complete with matching roof tiles.

In addition to the glazing within the rear gable, the extension features an additional window and a large set of glazed doors on the rear elevation, along with a large door style windows on the southwestern elevation. Within the original dwelling, and what would be allowable through permitted development is replacement of the original brown framed windows with grey coloured windows to match those within the new extension, and the installation of a small, obscured glazed window on the side northeastern side elevation of the original dwelling. This would harmonise the style of glazing across the dwelling, whilst having minimal impact on the character of the dwelling.

Within the rear garden, an area of decking is proposed between the proposed extension and the existing raised area at the bottom of the garden, adjacent to the boundary treatment with the neighbouring dwelling on Grasmere Close. This would be considered as a standard feature within a garden, and dependent on size, would be allowed through Permitted development rights.

Having reviewed the proposals, there would be a limited amount of harm to the scale design and character of the dwelling, principally from the large rear elevation of the extension, given its unusual scale and design. However, with no harmful changes to the prominent front elevation of the dwelling, the proposal would be compliant with local policy GD1 and D1, which carry moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

For the adjacent bungalow of no. 25 Windermere Road, there may be a modest impact on their amenity caused by a potentially overbearing nature of the extension on their rear conservatory, although the extension is no higher than either dwelling. With no side windows proposed with the northeastern elevation of the extension, and only a small and obscure glazed window proposed within the northeastern side elevation of the original dwelling, there would be little or no impact of overshadowing of the neighbouring dwelling or garden.

With a large side garden and alleyway leading into the park, there would be no impact on neighbouring dwellings to the northwest of the application dwelling. The neighbour which does have share a boundary, or in effect two boundaries with the application dwelling is no. 6 Grasmere Close. Whilst the rear elevation of the proposal would overlook the garden of the dwelling on Grasmere Close, as noted there is reasonable sized boundary in the applicant's garden and a secondary boundary treatment which restricts some overlooking of the neighbours garden. Although the

extension does feature higher situated windows than what may usually be found within a ground floor extension, they are above the height of even a tall person and designed to let light into the dwelling, rather than cause an issue of overshadowing. At present there is an approximate 7.2m distance between the conservatory extension and the boundary treatment, the extension reduces this to approximately 5.95m but local policy only requires 10m to be maintained between a two-storey extension and the rear boundary, not a ground floor extension.

Located directly outside of the proposed rear elevation of the extension is an area of decking, split over two levels, with a maximum height of approximately 30cm (0.3m), which would allow the decking to be considered as permitted development. The maximum 30cm level has been measured on the southeast elevation of the proposed plans. As the level of the house varies, measurements of the same decking, and ground floor level of the house the decking aligns too, has been measured as low as 21cm (0.21m) on other elevations on the supplied plans.

Together the proposed rear extension and area of decking may be considered to have a modest impact on the amenity of the neighbouring dwelling on Grassmere Close. In mitigation of this impact, much has arisen by the original layout of the dwellings and medium height boundary treatments.

Although the proposal has the potential to cause a modest impact on the amenity of the neighbouring dwelling, overall, the proposal would still be considered in accordance with Local Policy GD1 which carries moderate weight in favour of the proposal.

Highways

There are no proposed changes to access or parking provision at the dwelling, which features adequate in curtilage parking provision for two vehicles. As such, there would be no impact upon 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

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. However the applicant's representative was contacted to clarify a query about the plans.

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

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.

Conditions and Informative

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with plans
 - Existing Ground Floor Plan 2604-JMA-ZZ-00-DR-A-(10)001B
 - Existing and Proposed 3D Views 2604-JMA-ZZ-ZZ-DR-A-(01)501C
 - Existing Site Plan 2604-JMA-ZZ-00-DR-A-(01)001B
 - Location Plan PP-14876190v1
 - Proposed Elevations 2604-JMA-ZZ-XX-DR-A-(03)101C
 - Proposed Floor Plans 2604-JMA-ZZ-XX-DR-A-(10)101C
 - Proposed Site Plan 2604-JMA-ZZ-00-DR-A-(01)101B

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. The external materials shall match those used in the existing building.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner. If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.