
2024/0256

Applicant: Mrs J Cupples

Address: 26 Highfields, Hoylandswaine, Sheffield, S36 7JP

Description: Removal of rear conservatory, and erection of single storey rear and side extension to single storey detached dwelling.

Site & Location Description:

Located in the village of Hoylandswaine, Highfields is built on slope leading up from Haigh Lane (via Meadow View and leading up to Chapple Road. Because of the incline, the dwellings on Highfields are stepped in height leading up towards Chapple Lane, result in height disparity between each dwelling and their curtilage. The application dwelling is a buff brick, detached bungalow with a tiled roof featuring solar panels on the southern roof slope, adjacent to No.26. A small front garden and a long block paved driveway leads down the side elevation of the dwelling to a matching detached brick garage in the rear garden.



Planning History: None

Proposed:

The proposal is for the demolition of the existing garage, and for the conservatory to be replaced with a larger rear extension, which extends slightly on to the side elevation, to create a wraparound style extension. A small balcony would be created outside rear elevation of the proposed ground floor rear extension, this would be at the same floor level, as the rear doors from the proposed extension which leads on to it.

Measurements:

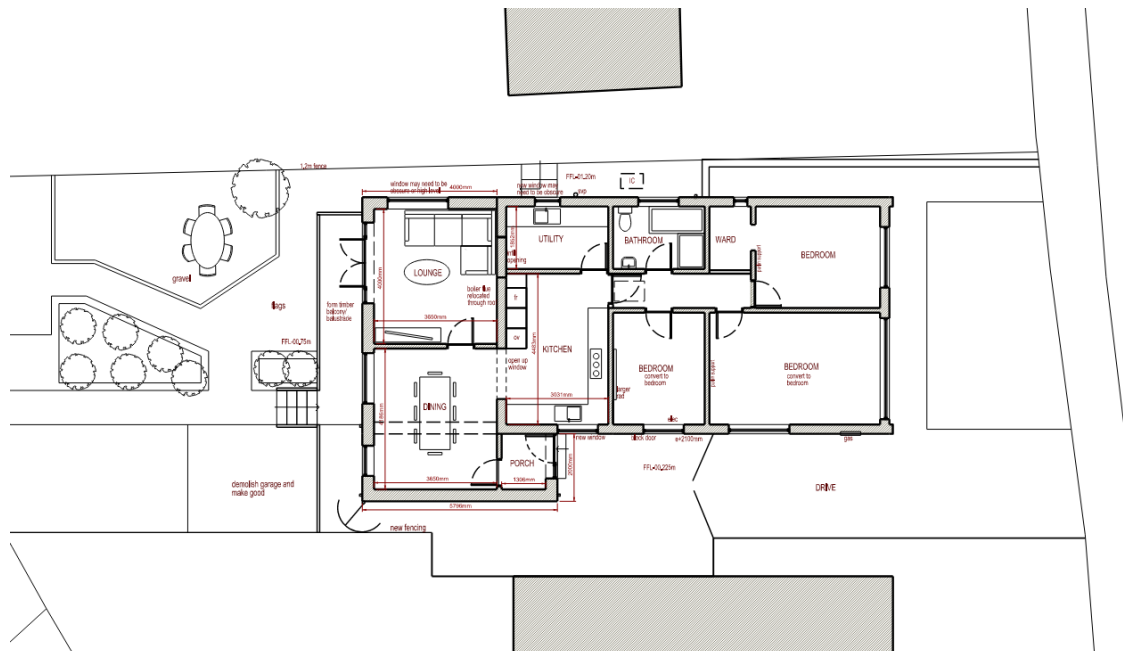
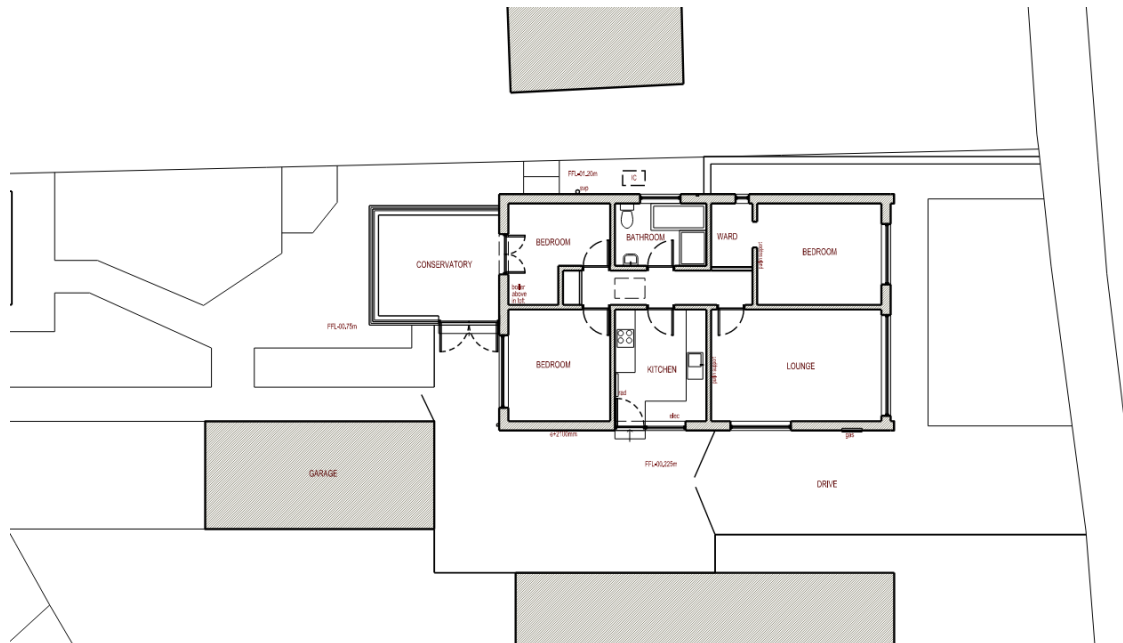
All existing roof and eaves heights have been measured on the existing plans and remain unaltered on the proposed plans.

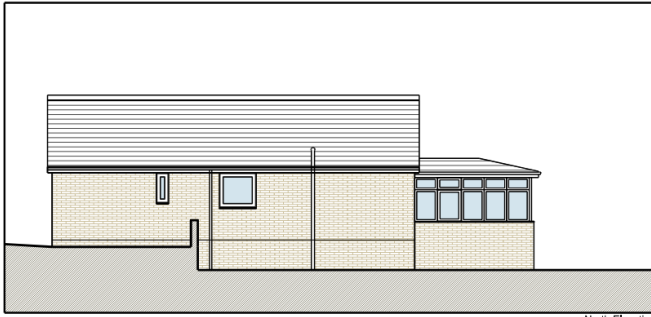
Extension (Existing Conservatory):

- **Rear Projection: 4m (3.87m)**
- **Width: 9.05m (3.55m)** – Proposed measurement Includes 2m beyond original side elevation

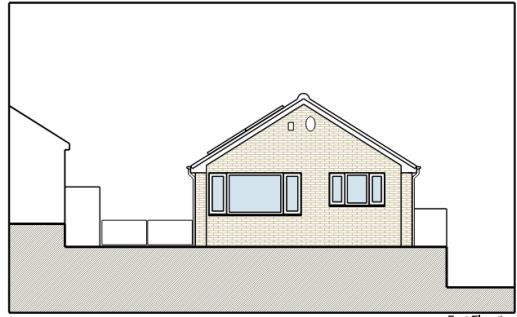
- **Side Projection: 2m**
- **Side Length 5.8m** - Includes 4m beyond original rear elevation.
- **Maximum Eaves Height: m (2.79m)**
- **Maximum roof height: m (4.15m)**

Existing and Proposed Floor Plans and Elevations

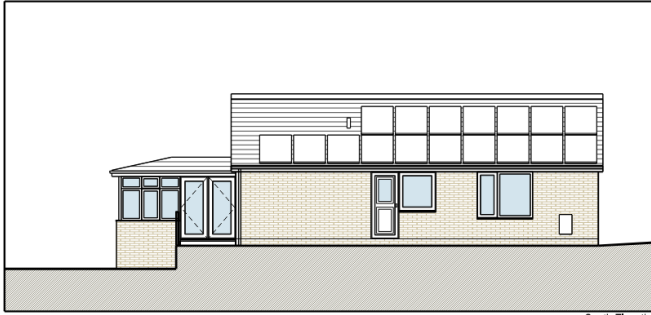




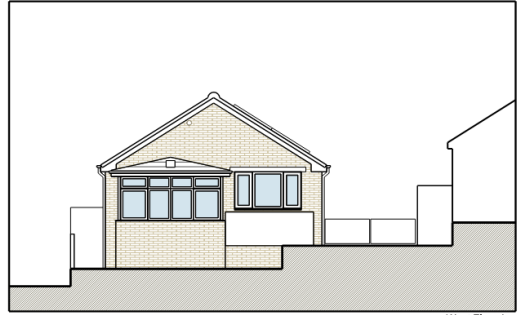
North Elevation



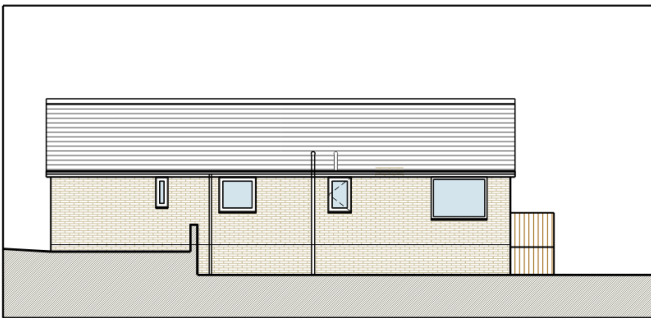
East Elevation



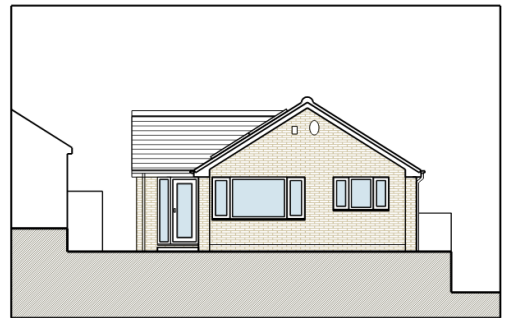
South Elevation



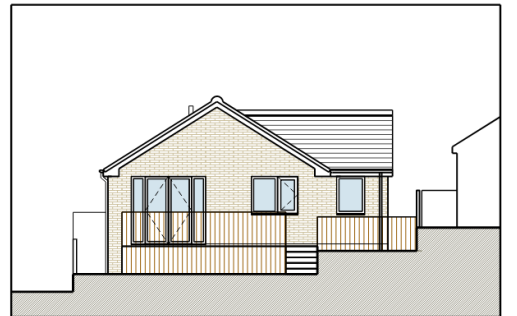
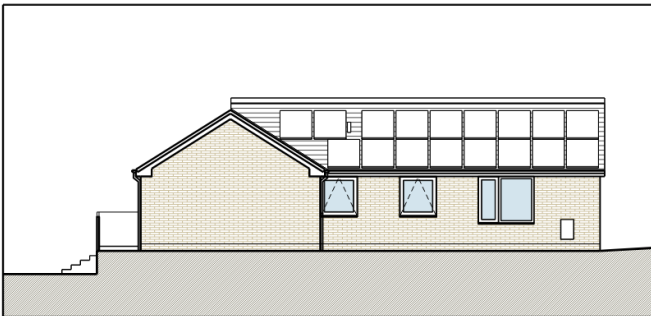
West Elevation



North Elevation



East Elevation



Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; No comments were received.

Consultees:

Penistone Town Council – No Comments or objections received.

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.

Local Plan

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

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

Principle of development

The site is located within land designated as Urban Fabric. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

Residential Amenity

With the removal of the existing garage and excluding the proposed balcony the overall footprint of structures within the curtilage would only be increased by 1.4m, due to the removal of the existing garage and incorporation of the conservatory's footprint within the proposed extension. Regarding the extension, without the balcony or the creation of a wraparound extension to the side elevation, the proposal would have probably been allowed through permitted development rights. With the principle of the extension being similar to that which may be constructed through permitted development, the concern would be in relation to the impact of the side extension, the balcony, and the impact of the proposed new side elevation windows.

In common with the rear extension, the size of the side projection is reasonably modest and would not cause any significant impact to the residential amenity of the neighbouring dwellings, nor to the broader area. Specifically, in relation to No.24 the proposal would replace the existing conservatory, so there would only be the potential for an insignificant amount of harm to residential amenity, caused by a very small increase in projection and a modest increase in roof height. For No.28, the proposals would potentially have a positive impact on their residential amenity due to the removal

of the garage, the footprint of the proposed extension being located further away and the fact the neighbouring dwelling is positioned higher than the application dwelling. The side aspect of the extension, proposed to be used as a porch, would be closer to the neighbouring dwelling but would not have a negative impact due to the neighboring dwelling already overshadowing the application dwelling.-

For the raised balcony, it is proposed to be located at a level similar to the floor level of the dwelling, allowing direct access from the rear doors or the proposed extension. As the balcony is at the floor level of the dwelling, and due to its limited size and design, it would make it akin to a raised walkway for entering and exiting the rear extension, rather than recreational area. With such limited use, it would not unduly cause any significant impact on the residential amenity of the neighbouring dwellings and would only directly overlook the dwelling's rear garden. Beyond the rear garden is a track and the front gardens of further dwelling. From the existing conservatory to the most directly overlooked dwelling is circa 27m and to the adjacent dwelling, circa 22m, so the proposals would not have a negative impact on the amenity of these dwellings.

If the proposed extension was a completely new addition to the dwelling, then the proposed windows on the side elevation may be deemed inappropriate and require obscured glazing to be installed. In this instance, as the extension, and especially the location of the proposed new larger window, is in the area of the existing conservatory, and with a significant overall reduction in glazing overlooking the neighbouring dwelling, the proposed window would not cause new or increased harm to residential amenity, and the reduction in glazing overall would reduce any existing harm caused by the existing conservatory. The proposed utility room window would not be considered a habitable room, nor due to its size could it realistically be used as such; and as it only directly overlooks the blank elevation of the neighbouring garage's wall, there would not be a requirement for obscured glazing,.

Visual Amenity

Broadly the proposal would not be more overtly prominent than the existing conservatory. Where the conservatory can currently be seen, the proposal would be constructed of matching materials to the original dwelling, so the visual impact may be improved. The side aspect of the proposal should integrate well due to its modest size and distance from the front elevation. There would be no impact on any dwellings for this part of the extension. With no significant changes to the front or side elevations, the proposal would not have a detrimental impact on the character of the dwelling or the visual amenity of the street scene.

Highway Safety

Despite the loss of the garage, there are no proposed changes to access or parking arrangements, including space for at least two vehicles, which meets local policy requirements. Consequently, this means there is no impact upon Highway Safety.

Summary

Although there were some concerns with minor issues within the application, such as the balcony and side windows, overall, and following an assessment, the impacts on visual or residential amenity

are not considered to be significant. Furthermore, with only minor alterations to this proposal, an overall larger extension may have been constructed through permitted development rights. Following approval and construction of this proposal, any further extension(s) related to the new wraparound extension would require planning consent.

Recommendation: Approve with conditions