

Application Reference Number:	2025/0569
Proposal Description:	Erection of Ground Floor Rear Extension
Location:	11-15 High Street, Penistone, Sheffield, S36 6BR

Recommendation:

Approve subject to conditions

Site Description

The development site is located at 11-15 High Street, Penistone, Sheffield, S36 6BR. The site is currently used as a dentist and has a car park to the rear of the site which is accessible via the Penistone Group Practice car park entrance. The site is located within the Penistone Conservation Area which is situated within the centre of Penistone.

The site is accessible via road links and Penistone has its own train station. Penistone is situated approximately 7 miles west of Barnsley Town centre and has a mix of urban fabric and greenbelt in its boundaries. The surrounding area is a mix of residential and commercial properties with dwellings ranging from flats, semi-detached, detached and terraced properties.

Planning History

Application Reference	Description	Status
2021/1136	Erection of 2no. advertisement banners	Refused

Proposed Development

This application seeks permission for a small single storey lean-to rear extension at 11-15 High Street Penistone. The property sits within the conservation area and is on the main throughfare through the town. The site is currently used as a dentist and has a large customer base.

The proposed extension will have a rendered pebble dashed finish with a red brick stall riser to match the external appearance of the existing building on site and those within its immediate vicinity. The ground floor rear extension will have a height of 2.175m and will have a slopped rood with slate grey concrete interlocking tiles.

The applicant has provided, existing plans, proposed plans, Design access statement and a heritage and design access statement.

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 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.

- Local Plan Allocation – Urban Fabric
- Policy SD1: Presumption in favour of Sustainable Development
- Policy GD1: General Development
- Policy D1: High quality design and place making
- Policy Poll1: Pollution Control and Protection
- Policy T3: New development and Sustainable Travel
- Policy T4: New Development and Transport Safety
- Policy HE1 – The Historic Environment

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 9 - Promoting sustainable transport
- Section 12 - Achieving well-designed places
- Section 16 - Conserving and enhancing the historic environment

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 Documents:

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:

- Parking
- Sustainable Travel

Penistone Neighbourhood Plan

Policy BE2: Protection and enhancement of local heritage assets - New developments must respect the rural setting of the community by protecting valuable conservation and heritage sites.

Consultations

Conservation – No objections

Ward Members – No comments received

Town Council – No comments received

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 consisting of a press notice, site notice and neighbour letters. No representations have been received

Assessment

The main issues for consideration are as follows:

- The impact on the character of the area in particular the conservation area
- The impact on neighbouring residential properties
- The impact on the highway network and highways standards

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

The principle of an extension to an existing business is acceptable in this urban fabric location within Penistone town boundary. However, the site is located within the Penistone Conservation area and thus will be assessed in terms of its impact on the Conservation Area.

Residential Amenity

The development site is situated to the rear of the property, which backs onto a car park. The closest residential properties are situated above the façade of shops which is situated next door to the development site on the high street. There are other residential properties situated at the other side of the car park, located at the Old Vicarage. These dwellings have a fence which separates the car park and the property. There are also large mature trees which provide adequate screening of the site.

There is also a residential property across the road of the High Street, 18 High Street, this property looks at the frontage of the site, but not the rear and thus would not see the development. The development would not interfere with any residential properties and therefore it would have little to no detrimental impact on residential amenity to those around it. Moderate weight is given to this material consideration.

Visual Amenity/Conservation

The development would take place at the rear of the property. The rear of the property is used as a car park for the dentist and Penistone Group Practice which is situated further down the road. The development would not be seen by the majority of people rather just members of staff and those that use the car park to the rear.

The application site is likely pre-Victorian and thus has some architectural merit. The application site sits within the Penistone Conservation area and as such the Council's Conservation Officer has been consulted upon. They have stated that the site has undergone some strident and harmful changes including window alterations (including size) and the generous application of render. Over time this has reduced its contribution markedly. As a result, it is advised that the building has some group value due to its age but has a limited overall contribution to the conservation area. The proposal to erect a small extension at the rear is visible from the rear car park, but this is clearly a secondary elevation, and views are only possible from areas of lesser sensitivity. The front elevation is entirely unaffected by the proposal. Given the very small scale, the minimal contribution to the significance of the conservation area and the generally in keeping form, details and materials, the Conservation Officer raises no objections to the scheme.

The scheme is unlikely to have a detrimental impact on visual amenity or detract from the Penistone Conservation area as it is to the rear of the building. As such the Planning Officer concurs with the Conservation Officer. Considerable weight is given to this material consideration.

Highways Safety

The Council's Highways Officer has not been consulted upon on this application, as there would be little to no detrimental impact on the highway safety. Therefore, moderate weight is given to this material consideration.

Planning Balance and Conclusion

In accordance with Paragraph 11 of the NPPF (2024) the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be located within a sustainable location on a site suitable for the extension of an existing business. All other material planning considerations have been fully explored by the appropriate consultees who have raised no objections to the proposal subject to conditions holistically this weighs moderately in favour of the application.

The proposal is considered to be in accord with the development plan as a whole and therefore, on balance, is 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

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

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 the plans (Nos:
 - Site Location Plan (1:1250);
 - Site Plan showing Location of Proposed Extension (1:200) (Drawing No. 376/04);
 - Proposed Ground Floor Plan (1:50) (Drawing No. 376/05);
 - Proposed First Floor Plan (1:50) (Drawing No. 376/06);
 - Elevations as Proposed (1:100) (Drawing No. 376/8))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.

Informatives

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.