

Application Reference: 2025/0221

Site Address: 41 Mayfield, Oxspring, Sheffield, S36 8YN

Proposal: Variation of condition 2 of application 2024/0614 - (to comply to Building Control Thermal Constraints) Removal of gate, shed and fence, and erection of single storey detached outbuilding at side of 2 storey semi-detached dwelling

Introduction:

This application seeks the variation of condition 2 (approved plans) relating to 2024/0614 (Removal of gate, shed and fence, and erection of single storey detached outbuilding at side of 2 storey semi-detached dwelling).

Condition 2 of permission 2024/0614 states:

The development hereby approved shall be carried out strictly in accordance with the amended plans (Nos. Existing Elevations Rev B; Proposed Site Plan and Elevations Rev C; Site Plan, Location Plan; Planning Note Rev A) and specifications as approved unless required by any other conditions in this permission.

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

Relevant Site Characteristics

The dwelling is located in a relatively prominent position near the junction of Sheffield Road and Roughbitchworth Lane in the village of Oxspring. Although physically located on Roughbitchworth Road, the dwelling is considered as being part of Mayfield, a street accessed via a junction off Roughbitchworth Lane, close to the application dwelling. The dwelling itself is an extended red brick, semi-detached house with an extended, tiled, hipped roof. Although situated in a large corner plot, the greatest proportion of garden area is located to the front and side of the dwelling. Due to the rising incline of Roughbitchworth Lane, the dwellings curtilage is unlevel and sits at a lower level than other dwellings on Mayfield, which back on the curtilage.

Site History

Application Reference	Description	Status (Approved/Refused)
2024/0614	Removal of gate, shed and fence, and erection of single storey detached outbuilding at side of 2 storey semi-detached dwelling	Approved
2016/0318	Removal of existing side detached garage and erection of two storey side extension and single storey front and rear extensions to dwelling	Approved

Detailed description of Proposed Works

The proposal seeks to vary condition 2 of approved planning application 2024/0614, to allow for an alternative roof to be installed than that detailed on the approved plans. The proposed roof would be of a similar height but of constructed differently, using different materials. The existing approved outbuilding would feature a single pitched roof with an approximate lowest height of 2.2m, extending to a maximum height of 3.78m. The proposed new heights would be approximately 2.75m, extending to a maximum height of 3.75m. Additionally, as the approved tiled roof would be difficult to install without significantly increasing the pitch and subsequent height of the roof, the roof now proposes to use a Ruberoid material and would feature a slightly increased pitch.

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

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 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 Extensions
- Parking

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Representations

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.

No representations have been received

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

Section 73 of the Town and Country Planning Act 1990 allow applicants to seek variation or removal of such conditions attached to a previously approved planning application.

Impact on Scale, Design and Character

Whilst there is a small impact regarding the scale of the proposal, the resulting impact on the associated dwellinghouse or upon the street scene would be very minimal and would realistically not introduce any noticeable impact to the scale of the approved as already approved. Therefore the impact on the scale of the proposal would be limited.

With different roofing materials, the design of the proposal would be altered from that which was approved. In mitigation of this, the proposal is for an outbuilding rather than an extension, so it would not be uncommon for such an outbuilding to feature such a roof design. Furthermore, if the outbuilding was not constructed beyond the front elevation of the dwelling, a similar outbuilding constructed through permitted developments would have no restrictions on material choices for either the walls or roof. On balance whilst the original application and this amendment do require planning consent, the new roof materials would only be considered to have a modest impact to the overall design of the outbuilding, and an equal impact upon the character of the original dwelling.

Impact on Neighbouring Amenity

There was considered to be potential, and limited impact from the proposal on a single neighbouring dwelling of No.39 Mayfield. With only a small increase in roof pitch but no overall increase in roof height it would be considered that the impact on most neighbouring dwellings would remain little or none, and any impact on No.39 would remain limited.

Planning Balance and Conclusion

For the reasons given above and taking all other matters into consideration the changes proposed would not have any significantly greater impact on neighbouring amenity, residential amenity or visual amenity compared to what has been previously approved. On balance the scheme is therefore considered acceptable.

RECOMMENDATION: Approve

Justification

The original submitted plans were not deemed acceptable but following contact with the applicant, significantly amended plans were provided which have now been deemed acceptable and assessed within this report.

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.