

Application Reference: 2025/0621

Site Address: 32 Park Avenue, Penistone, Sheffield, S36 6DN

Introduction: The application seeks full planning permission for the removal of existing single storey rear extension, and erection of 2 storey side and single storey front and new rear extensions to dwelling.

Relevant Site Characteristics:

Located on an established residential street in Penistone, the dwelling is a red brick semi-detached house with a yellow stone façade, which is in keeping with other dwellings on this section of the street.

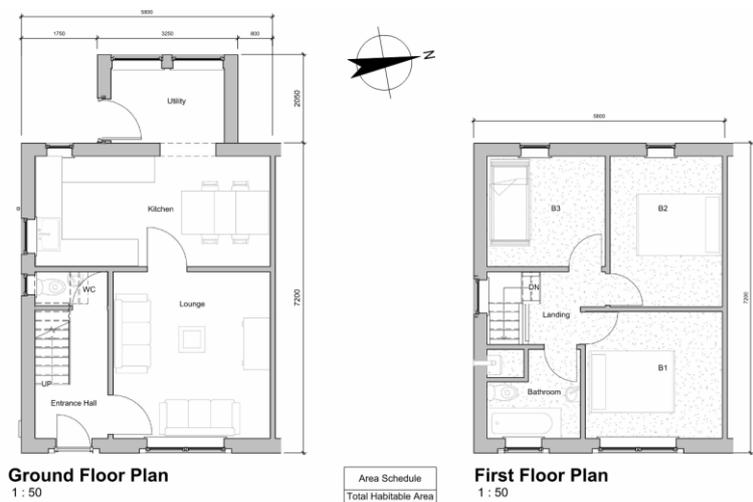
Site History

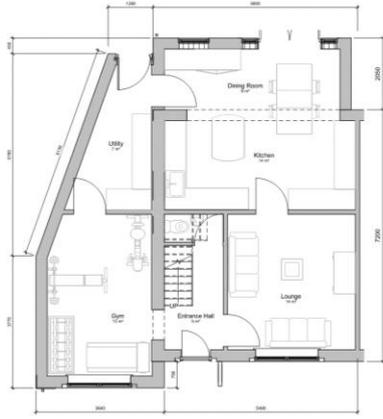
Application B/74/1076/BA - A proposal for a 'Garage and Hobbies Room' but decision status unknown.

Detailed description of Proposed Works

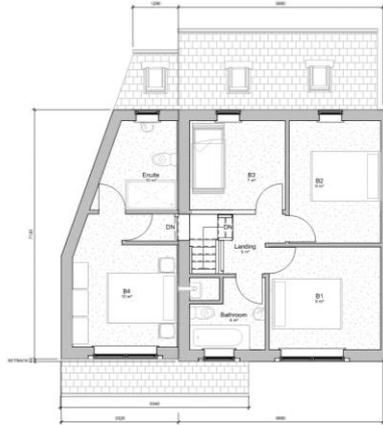
The proposal is for the removal of a modest sized single storey rear extension, to be replaced with a larger two-storey storey extension on the side elevation, which would wrap around to the front and rear elevations in a ground floor only aspect.

Existing & Proposed (Amended) Plans





Ground Floor Plan
1 : 50



First Floor Plan
1 : 50

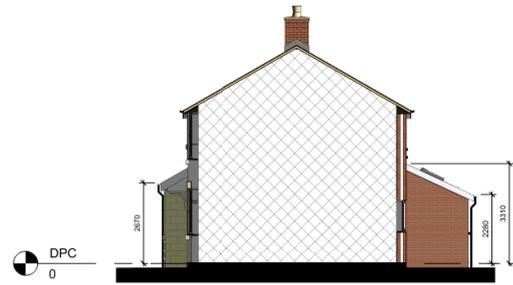
Existing and Proposed (Amended) Elevations



Front Elevation
1 : 100



Rear Elevation
1 : 100

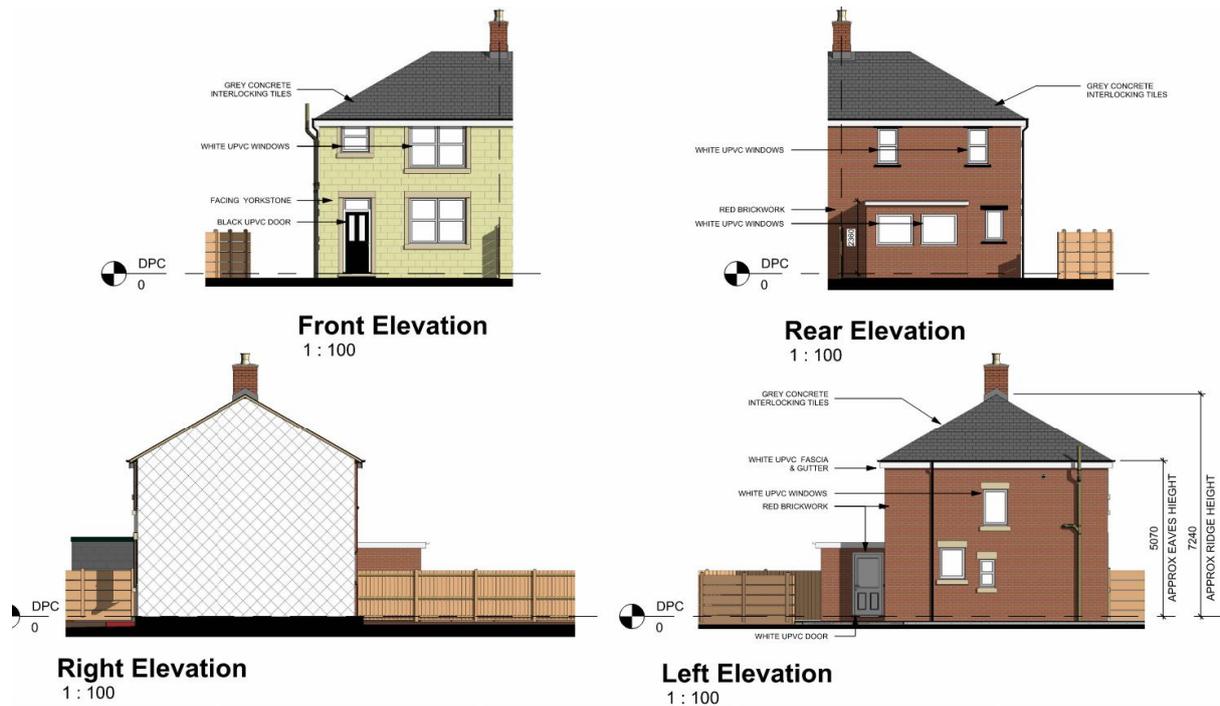


Right Elevation
1 : 100



Left Elevation
1 : 100

Revision Note:
Released for Planning Comments



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. No comments have been received

Penistone Parish Council: No comments or objections were 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

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

The scale of the proposal is quite significant with an increase in total floorspace of approximately 52sqm on an existing extended dwelling of 90sqm. Whilst this increase represents 55% of the current dwelling, as it is split across two floors of the side extension and both the ground floor front and rear extensions, the actual visual impact of the proposal is not as significant.

With a maximum side projection of 3.3m, the proposal is close to the maximum two thirds width of the original house, in this instance 3.66m, as outlined in SPD House Extension and Other Domestic Extensions. With a diagonal boundary treatment, the side projection does gradually reduce in width to 1.78m at the junction with the rear elevation and reduces further to 1.28m as it adjoins the rear extension and extends a further 1.6m beyond original rear elevation.

The ground floor rear aspect of the proposal extends or replaces an existing utility room, with an approximate increase in width of 2.37m, not including the attached aspect of the side extension. The rear projection remains at 2.05m. The ground floor front extension is a very modest aspect of the side extension which projects just 0.75m beyond the original front elevation of the dwelling, elevation whilst extending the side projection by 0.34m. Together this aspect of the proposal represents an approximate 2.75 sqm of extension beyond the front elevation of the dwelling. For square metreage comparison only, a porch is allowed a footprint of up to 3sqm.

The first-floor aspect of the extension is only proposed above the part of side aspect of the extension which does not extend beyond the front or rear elevation of the original dwelling. With the extension not passing the front elevation, this provides mitigation for the lack of setback which is usually required for two-storey extensions. Further mitigation arises from No.17, a dwelling opposite, where a similar side and front extension was approved in July 2021, without a setback of the first-floor elevation.

Initially the proposed roof was ultimately deemed not to be in accordance with the House Extensions and Other Domestic Alterations SPD, which requires a step down of the roof to show subordination to the host dwelling. Following a request for amended plans, the proposed new roof is not only in accordance with the SPD but is also more sympathetic with the original

character of the dwelling and broader street scene, with a similar step down of roof to that of the opposite dwelling of No.17.

Largely, the proposal is of an acceptable scale and design which would support the perseveration of the original character of the dwelling and not be significant distracting within the broader street scene. In consideration of this, the proposal would only be deemed to have a limited impact on the scale, design and Character of the dwelling. Consequently, the proposal would meet local policies D1 and GD1, this carries moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

With a diagonal boundary treatment separating the application dwelling and No.34, the proposed extension would be predominantly constructed close to the boundary treatment between these neighbours. At the closest point from the corner of the original rear elevation of No.34 and the proposed extension would be approximately 2.36m. However, for much of the larger distance between the extension and the neighbouring dwelling is occupied by the neighbour's detached garage.

As noted above the extension is constructed almost entirely up to the boundary, which goes against the guidance of the SPD House Extension and Other Domestic Alterations, which to avoid the terracing effect, suggests a gap of 1m should be maintained between a side extension and a boundary. In mitigation, in addition to the single storey garage located between the dwellings, the neighbouring dwelling is also set at an approximate 50-degree angle, facing away from the application dwelling. Therefore, even with the extension being up to the boundary, no terracing effect would be created.

Having checked the positions of the application dwelling and its neighbours, any potential impact on natural light levels for No.34 would be minimal and only potentially affect the ground floor kitchen window, already sited very close to their garage, and a first-floor landing window. The ground floor front and rear elevations would not impact the light levels of attached neighbouring dwelling of No.30, due to featuring an approximate equal rear projection to their rear extension. There are no neighbouring dwellings to the rear of the dwelling.

With impact on neighbouring amenity considered as being limited, the proposal would be compliant with local policy GD1, which carries moderate weight in favour of the application.

Highways

Due to the location of the proposed extension, this would reduce the maximum amount available space for in curtilage parking provision. On the supplied plans, following the creation of the proposed extension, the available in curtilage parking provision falls slightly short of the required two parking spaces of 5m x 2.5m each. The modest sized shortfall would be mitigated by the addition of a pathway next to the parking area. Whilst it is not expected for any vehicle to park on the pathway, even inside the curtilage, parking adjacent to the pathway would allow the driver or passenger to exit on to the pathway leading to the front door, allowing for a slightly shorter width of one of the parking spaces. With no other proposed changes to access, despite

the modest shortfall in dedicated parking provision, there would not be expected to be any 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

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- The originally proposed roof was not considered in accordance with the SPD House Extensions and Other Domestic Alterations. Amended plans were requested and submitted, which successfully fulfilled the criteria.

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 the amended plans

- Amended Location Plan p2f/uk/1256388/1686072
- Existing and Proposed 3D Views NCBD- ABG- A105 Rev C
- Existing and Proposed Drainage Plan NCBD- ABG- D101
- Existing Elevations NCBD- ABG- A101 Rev B
- Existing Floor Plans Rev B NCBD- ABG- A102
- Proposed Elevations NCBD- ABG- A103 Rev C
- Proposed Floor Plans NCBD- ABG- A104 Rev C
- Site Plan NCBD- ABG- A106 Rev B

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.