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**2024/0592**

**Applicant:** Mr Beever

**Address:** 32 Huddersfield Road, Ingbirchworth, Sheffield, S36 7GF

**Description:** 2 storey side and single storey rear extensions to 2 storey detached dwelling

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### **Site & Location Description:**

Located within the Ingbirchworth Conservation area on the A629 Huddersfield, the relatively substantial plot features the application dwelling and several outbuildings of various styles and sizes. The application dwelling sits at a 90-degree angle to Huddersfield Road, with its principal elevation facing the yard, and bridal way which passes through the curtilage. Although remaining reasonably prominent, the front elevation and rear elevations, remain secondary within the street scene to the blank side elevation facing Huddersfield Road. The dwelling is believed to be constructed of coursed stone but is currently rendered. Much like the whole curtilage, its outbuildings and current collection of vehicles, in various states of repair, the dwelling is also showing signs of disrepair.



### **Proposed:**

Outlined within the heritage statement are the aspirations to improve the whole, recently inherited application site, including this application for a new two-storey side extension, featuring a ground floor garage, and first-floor bedroom and ensuite. A modest sized ground rear ground floor extension is also proposed, along with some new roof lights. Whilst the proposed extension is to be constructed of matching materials, it is suggested that the render if possible, would be removed and the original stone repaired; however this would be subject to the condition of the stonework behind the render, and re-rendering of the dwelling may be required.

### Measurements:

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

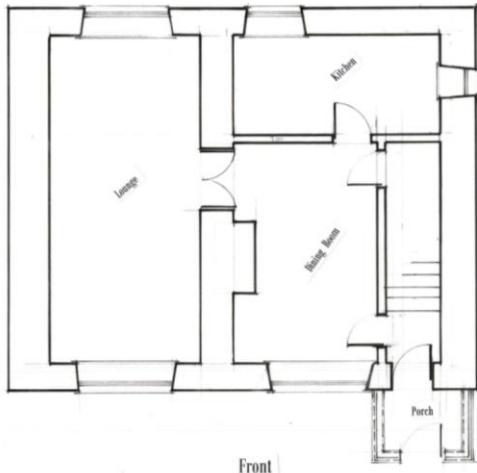
#### Side Extension

- **Side Projection: 4.4m**
- **Ground Floor Length: 8.3m**
- **First Floor Length: 7.3m**
- **Eaves Height: 4.9m**
- **Maximum roof height: 6.9m**

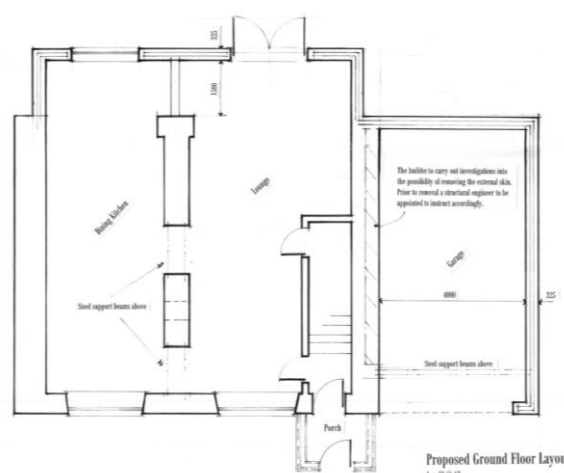
#### Rear Extension

- **Rear Projection: 1.9m**
- **Width: 9.2m**
- **Eaves Height: 2.2m**
- **Maximum roof height: 3.2m**

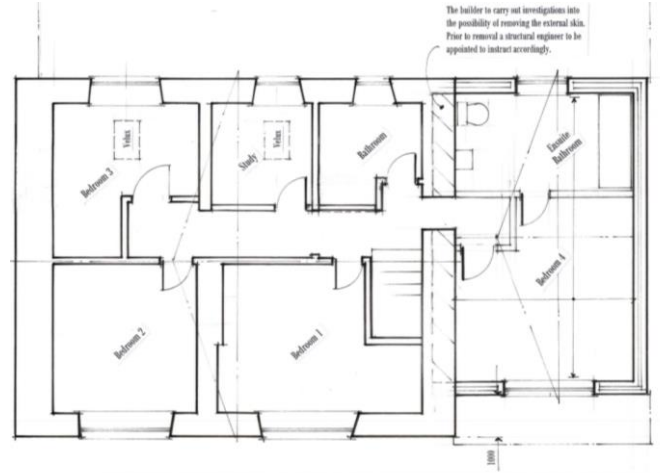
# Existing and Proposed Floor Plans and Elevations



Front



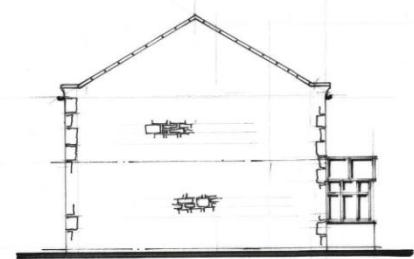
Proposed Ground Floor Layout  
1 : 20 @ A3



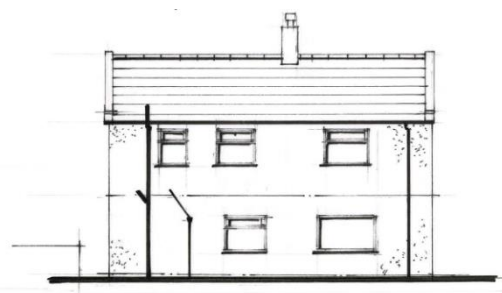
Proposed First Floor Layout  
1 : 20 @ A3



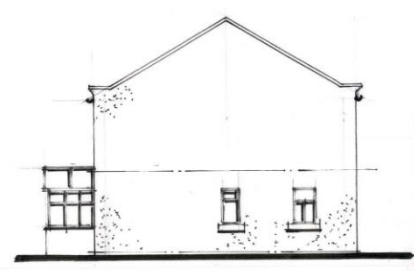
Front Elevation



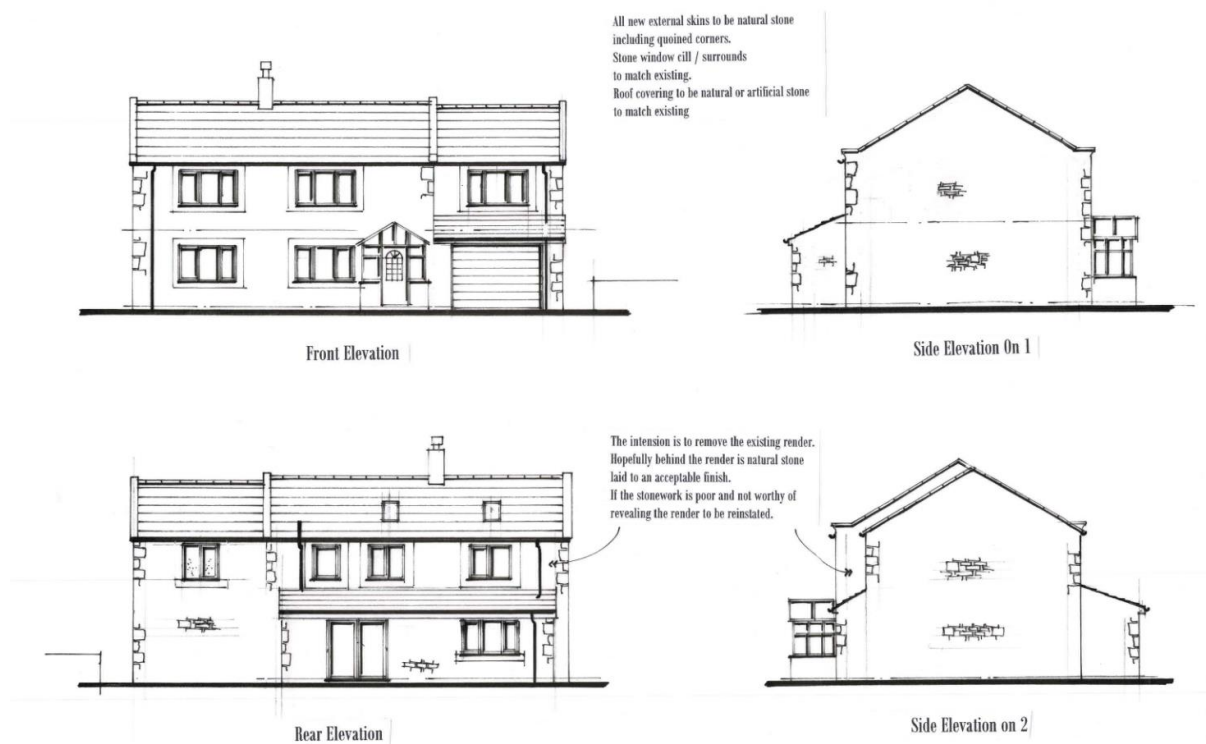
Side Elevation on 1



Rear Elevation



Side Elevation on 2



**Local Plan Designation:** Urban Fabric

**Conservation Area:** Yes

**Neighbour Representations:**

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

**Publicity:** A site notice was posted close to the address and a notice was published in the local newspaper.

**Consultees:**

**English Heritage:** Deferred the appraisal of the application to the conservation officer

**Conservation:** The Conservation Officer has no objections to the proposals and sees no harm in the development proceeding in accordance with local polices HE1 and HE3.

**Parish Council:** No comments or objections received

**Public Rights of Way:** It was confirmed that whilst a Public Right of Way is not directly affected, but a Public Bridleway (Gunthwaite & Ingbirchworth BW 3) shares the private vehicular drive which passes through the curtilage. There is no objection to the proposal but an informative has been requested to be added to any decision notice, and it was noted that the council only maintains the bridal way to a standard suitable for pedestrians, cyclists and horse riders, any damage caused by vehicular access, would be the landowner's responsibility to repair.

## **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.

### **Section 16. Conserving and enhancing the historic environment**

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value<sup>66</sup>. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Within section 16, updated (December 2023) paragraphs 205 and 206, previously 199 & 200 are the most relevant which indicates: -

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional

#### Local Plan

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

**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.

**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.

**GS2 - Green Ways and Public Rights of Way** - We will protect Green Ways and Public Rights of Way from development that may affect their character or function. Where development affects an existing Green Way or Public Right of Way it must:

Protect the existing route within the development;  
or include an equally convenient and attractive alternative route.

Where new development is close to a Green Way or Public Right of Way it may be required to:  
Provide a link to the existing route; and/or Improve an existing route; and/or Contribute to a new route.

**HE1 - The Historic Environment:** Positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk.

**HE2 – Heritage Statements and General Application Procedures:** Proposals that are likely to affect known heritage assets or sites where it comes to light there is potential for the discovery of unrecorded heritage assets will be expected to include a description of the heritage significance of the site and its setting.

**HE3 – Developments affecting Historic Buildings:** Proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance.

**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.

**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. In addition to its designation within Urban Fabric, it is also located within the Ingbirchworth conservation area, which requires consultation with the Conservation Officer and consideration of local policies HE1 and HE3, which ensures the proposals would not harm character of the dwelling or that of the conservation area.

#### Historical/Conservation Area Impact

The historical nature of the dwelling, its proximity to a nearby historically listed farmhouse, and its contribution to the conservation area was noted by the Conservation Officer. Equally, the current dilapidation of dwelling and to an extent the curtilage and its cluttering of old vehicles has also been noticed. The proposals for the dwelling, which include the extensions and repair works, along with the tidying up of the whole site is welcomed. It is also acknowledged that whilst the original stonework would be the preferential option, render may have to be reapplied. Overall, it appears that on the advice of the conservation Officer that the proposals in this application and those mentioned within the Heritage Statement, would provide a natural or positive impact within the site, and consequently not have a negative impact within the conservation area.

### Residential Amenity

The proposal, although wrongly labeled on the location and site plan by the company providing the maps as No.30, shows that the dwelling is set within a substantial curtilage and aside from a littering of outbuildings is a significant distance from its neighbouring dwellings, both which are sited facing Huddersfield Road, set with their respective curtilages, but again at a significant distance from the road. In direct regard to the application proposal for the dwelling, rather than the broader area of curtilage, although any improvement to that area would also likely be of value to the neighbours; the proposals would not have any detrimental impact on the amenity of the neighbouring dwellings, or broader area.

In more detail, the closest corners of the proposed two storey extension and the neighbouring dwellings, in a diagonal line as both neighboring dwellings are set further back and not directly overlooked are approximately 22m to No.36 and 13.5 to No.28. Furthermore, all the windows of both side and rear extensions would only directly overlook the driveways of either neighbouring dwelling, with two existing rear, side elevation windows being lost by the addition of the side extension with its blank side gable wall.

### Visual Amenity

As has been highlighted by the applicants Heritage Statement, noted by the conservation officer, and me on a site visit is the current state of disrepair of the dwelling, the cluttering of outbuildings and excessive number of stored cars. Whilst this application broadly relates to the dwelling, it is proposed that the curtilage would be tidied up too. In regard to the dwelling, the proposed extensions would only have an insignificant effect on the character of the dwelling or impact within the street scene. The side extension would be less noticeable from the street scene but does mostly adhere to the requirements outlined in the SPD House Extensions and Other Domestic Extensions, with a set back on the first floor of 1m, and a set down of the roof to show subordination to the original dwelling, although the set down is shorter than preferred. Whilst the rear extension is wide, its projection is modest and the roof style acceptable. As outlined in the plans and heritage statement, matching materials and window fittings are proposed for the extension and the roof, which would assist in maintaining the character of the dwelling and its contribution to the Conservation Areas. A general refurbishment is proposed to the exterior of the dwelling, with a possibility of the original stone being exposed, this would be preferable but if the stone is too worn, re-rendering of the dwelling is proposed, which in this instance would appear a practical option and has not been objected to by the Conservation Officer.

### Highway Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact upon Highway Safety.

**Recommendation:** Approve with conditions