

Application Reference: 2026/0588

Site Address: 1 Prospect, Thurlstone, Sheffield, S36 9RA

Introduction: This application seeks full planning permission for the conversion of attic space to create habitable area and install of rear dormer to dwelling

Relevant Site Characteristics:

The dwelling is relatively old stone cottage located in an unusual location within the Thurlstone Conservation Area. Through the changing nature of the street over time, whilst the current elevation of the cottage overlooking Prospect, and looked down upon by Rockside Road, would appear to be the front elevation of the dwelling, but the true front, and principal elevation of the dwelling is located on the opposite elevation. This stance was confirmed within a pre-application enquiry and is supported by the significant architectural merits found upon the principal elevation.



Site History

Application 2014/1166 was approved for the construction of the now adjacent dwelling of 1A prospect, which was originally constructed on land associated with the application dwelling

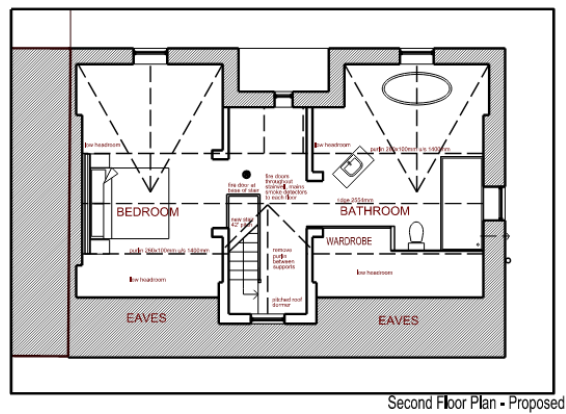
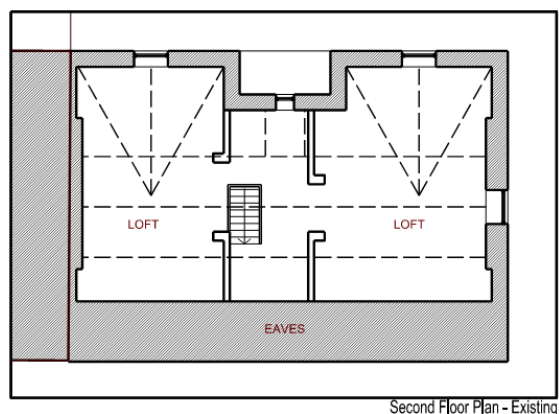
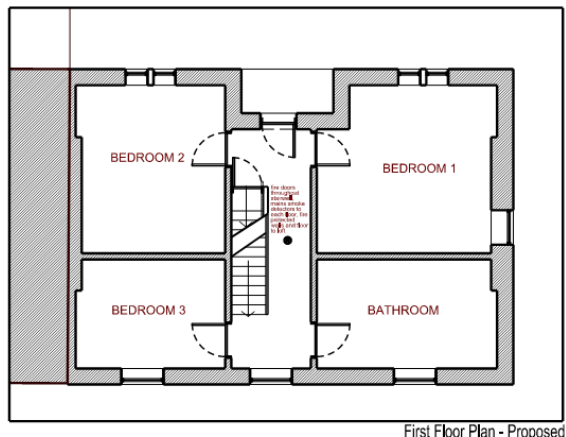
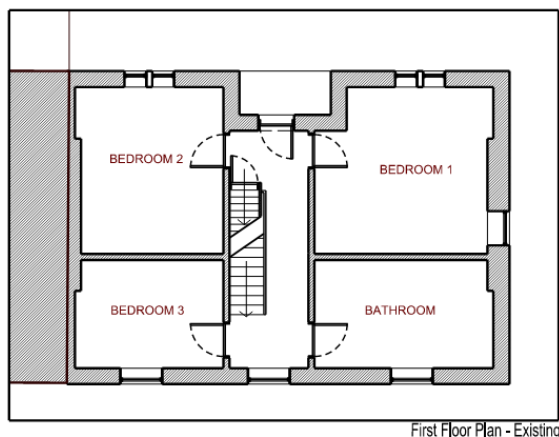
Advice was provided in pre-application 2026\ENQ\00434

Detailed description of Proposed Works

The proposal is for internal works to create additional space within the attic space of the dwelling and the installation of modest sized a rear facing dormer window, facing Prospect. Minor alterations include the replacement of a window and extension of an existing soil stack.

Existing and Proposed Elevations and Floor Plans





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 HE1: The Historic Environment
- Policy HE2: Heritage Statements
- Policy T4: New Development and Transport Safety

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework 2026 sets out the overarching planning framework for England and has replaced the previous version published in December 2024. It has introduced a revised structure comprising national decision-making policies organised by policy code rather than paragraph number. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development and states that in all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in the NPPF should be approved without delay.

Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The most relevant sections are:-

Section 3 - Decision making policies

Section 4 - Achieving sustainable development

Section 14 - Achieving well designed places

Section 20 - 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 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 were received.

Publicity

As the development address is located within the Thurstone Conservation Area, a site notice was also posted close to the development site, and a press notice was published in the local Barnsley Chronicle Newspaper

No comments were received.

Consultees

Conservation: Conservation provided a comprehensive review of the proposal and relative legislation. Their final summery is detailed below:

‘Consequently, the proposed works are modest in scale and sympathetic to the building. The development would conserve the character of the Thurlstone Conservation Area and would not result in harm to the significance of the asset. The application is therefore recommended for approval from a conservation perspective’

Town Council: No comments 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 the Thurlstone Conservation Area. Extensions and alterations to residential properties within Conservation Areas are considered acceptable where they would be respectful of local character and will conserve and enhance the significance and setting of the borough’s heritage assets and where it would not have a detrimental impact on the amenity of surrounding residents, or on highway safety.

Scale, Design and Impact on the Character of the Dwelling & Conservation Area

Because of the dwelling’s location within the Thurlstone Conservation area, Class B of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO), which allows certain alterations or additions to roofs, without obtaining planning permission does not apply. It is for this reason that a planning application has been made.

With proposed measurements of approximately 2.28m in projection, a height of 1.94m and a width of 2.49m, the volume of the dormer would equate to approximately 5.1 cubic meters in volume.

Whilst the actual scale and volume of the proposed dormer is relatively modest and would not be a dominant feature within roof plane, it would be visible and would not meet the full recommendations for the positioning of dormers, as outlined in the SPD House Extensions and other Domestic Extensions. The position of the dormer is not exactly an equal distance between the side elevations of the dwelling but instead is aligned with the middle of three first floor windows below the roofline, and as suggested in the SPD is set more than 0.5m away from the party wall, the gable, and the eaves of the dwelling.

The House Extension and Other Domestic alterations SPD states a preference for this pitched roof style of dormer window as it's a more traditional style of dormer and is a common feature across the borough.

The submitted Design and Access Statement confirms that the window frame within the dormer would be of a proportionate scale and design to those within the original dwelling and that the dormer would be clad in natural slate of a close as match as possible to the original dwelling. This supports the integration of the dormer with the dwelling and broader street scene despite being set higher than usually recommended.

Additional modest alterations detailed on the plans include the replacement of a second storey side elevation window, but this would seemingly be of similar appearance, retaining the scale of the original window and external features, limiting any impact on scale design and character of the original dwelling. An extension of the existing soil pipe, including two small additional branches is also proposed. This would serve the amended internal layout of the dwelling and would have little or no impact to the overall scale and design of the dwelling.

With recognition of the minor alterations to the dwelling having little or no impact on the scale, design and character of the dwelling, the most notable impact on the dwelling would be the proposed dormer. Whilst the siting of the dormer, above the roofline is not recommended within the House Extensions and Other Domestic Extensions SPD, this is balanced out by the limited scale of the proposed dormer, its alignment with windows below, and most importantly its pitched roof and matching stone cladding. Additionally, there has been no objection from Conservation, who assess the proposal regarding any potential harm to the conservation area.

In conclusion, the proposal would be considered to have a modest impact on the design, scale and character of the dwelling but a limited impact within the street scene and conservation area due to works on other dwellings also having their own negative impact. Therefore, the proposal would be compliant with local policy GD1, D1, and HE1 which carry moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

The proposed front dormer window would only directly overlook Prospect, parking provision, and the literal rock face below Rockside Road which passes by Prospect at a considerable height. With the proposed side elevation window appearing to be a like for like replacement, and it only overlooking the blank side elevation of no 1A Prospect, there would be little or no impact on neighbouring amenity.

With little or no impact on neighbouring amenity, the proposal would be considered in accordance with Local Policy GD1 which carries moderate weight in favour of the proposal.

Highways

With the dwelling being extended from a three to four bedroomed dwelling but with no alterations or extensions within existing parking provision, it would not trigger a requirement for additional parking provision. The proposal would therefore not be considered to have a negative impact on parking provision or 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

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

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 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 plans
 - Location Plan 2201/TP/001
 - Site Plan Existing and Proposed 2201/TP/002
 - Existing Floor Plans and Elevations 2201/TP/003
 - Proposed Floor Plans and Elevations 2201/TP/004

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, as specified in the submitted Design and Access Statement June 2026

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.