

Application Reference: 2025/0091

Site Address: 34 New Smithy Drive, Thurlstone, Sheffield, S36 9RS

Introduction:

This application seeks full planning permission for the erection of a single storey front extension to dwelling

Relevant Site Characteristics

The dwelling is an atypical semi-detached dwelling, constructed of dark brown brick, and featuring 4 unsymmetrically aligned, and relatively small windows, and a standard entrance door on an otherwise large facade. The dwelling features a grey tiled roof side gable roof, and has been extended on the rear elevation. The dwelling is one of several similar designed dwellings located at the end of the cul-de-sac. This cluster of dwellings reflects the design of other dwellings within the broader street scene but unlike those dwellings, lacks any reference to the broader historic architecture of the village. The application dwelling's garden is open plan except for a temporary fence protecting the foundations of presumably the existing front elevation extension which was approved in 2022.

Site History

Application Reference	Description	Status (Approved/Refused)
2022/1152	Single Storey Front Extension	Approved
2018/0113	Erection of two storey and single storey rear extensions to dwelling	Approved
B/01/0137PU	Erection of rear conservatory.	Approved
B/83/0104/PU	Residential development (20 dwellings and garages)	Approved

Detailed description of Proposed Works

The application is for a modest sized increase to the front projection of the existing approved front elevation extension approved in application 2022/1153. Although this previous application would have formally expired by the publication date of this report, as work has started on the development in the form of foundations, it would be lawful for the development to be completed in accordance with the approved plans. The specific request of this application is to seek a 30cm increase in the front projection of the proposed extension, slightly extending the projection from approximately 2.1m to 2.4m. The remaining design and measurements of the approved extension would remain, which is for a front extension constructed of matching brickwork, with a mono-pitched, tiled roof featuring two rooflights, an entrance door and two new windows on the front elevation of the extension. The width of the extension would remain at approximately 6.9m, with an eaves and ridge heights of approximately of 2.4m and 3.38m respectively.

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

Penistone Neighbourhood Plan

A referendum took place on 11 July 2019. We resolved to make the Penistone Neighbourhood Development Plan on 27 August 2019. The plan now forms part of our statutory development plan.

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.

One neighbour representation was received, objecting to the proposal on overshadowing and loss of light to their dwelling. Additional concerns were overdevelopment at the address and a presumption that planning had already been approved, as work has already started. It appears that the neighbour may be unaware of the existing planning approval at the address.

Penistone Town Council: No comments 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

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

As work has already started on the approved planning application 2022/1152, for an almost identical extension but featuring a slightly reduced front projection, and that application remains valid, the principal concern of this application is the increase in the size of the front projection. The very modest 30cm or 0.3m increase to an approved projection of 2.1m would only represent a footprint increase of approximately 2 sqm in comparison to the approximate 14.5 sqm of the approved extension and the 39 sqm of the original, unexpanded ground floor footprint of the dwelling. With such a modest increase, to the approved proposal, it would be considered to have a little or no impact on the scale of the dwelling

Part of the neighbour objection was in regard to overdevelopment of the application dwelling. The original dwelling has an approximate original footprint of 39 sqm. The rear extension and approved front extension would take this figure to approximately 73 sqm, and if this proposal was approved, increasing to 75sqm. Whilst almost doubling of the dwelling size may seem excessive, this figure is based upon the ground floor footprint, and not the whole volume of the dwelling which would be less as the front extension is single storey. For comparison, if deemed appropriate, dwellings located within the more controlled Green Belt areas of the borough may be extended by up to 100% of the size of the original dwelling. Therefore whilst this application only adds 2sqm, the overall size of the dwelling and extensions would not be considered as overdevelopment and in regard to current proposal, would be considered to have little or no impact on the overall scale of the dwelling.

With the design remaining unchanged from the original approved proposal, but with a slightly longer projection, it may be considered that there would be a limited impact on the design and character of the dwelling.

In regard to the broader street scene, in comparison of the approved extension and the proposed extension, it would be very unnoticeable from a distance, and with the more traditional styled semi-detached dwellings featuring front extensions of different sizes, there would be little or no impact from the proposal in regard to the broader street scene.

Impact on Neighbouring Amenity

Although a neighbouring dwelling has objected on the grounds of overshadowing and resulting loss of light to their dwelling, both the approved and proposed extension have been checked and would not be deemed to have any negative effect upon overshadowing or should not cause any loss of light to neighbouring dwellings. Due to the unusual design of the dwellings, the attached neighbouring dwelling's ground floor window is located almost 5m away from the proposed ground floor extension, and even with the 0.3m increase in projection, a 45-degree angle (line)

from the centre of the neighbouring dwelling's ground floor window does not come close to intersection with the approved or proposed extension. Equally a presumable hallway or landing window, would again not be intersected by a 45-degree angle from its midpoint. What may be affected but not considered as a habitable is the partially glazed front entrance door, which leads into a hall way. With the opposite neighbouring dwelling separated by an alleyway, and being set more forward than the application dwelling, the proposal would not appear to affect that neighbour or other dwelling's within the area. With no notable impact excluding a door to a hallway, the impact of the proposal would be considered to be limited.

Highways

There are no proposed changes to access or parking provision within the curtilage of the dwelling, so there would be little or no 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

Justification

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.

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.