
2024/0536

Applicant: Mr & Mrs D Auckland

Address: 35 Highfields, Hoylandswaine, Sheffield, S36 7JP

Description: Single storey rear extension with garden store underneath part, to detached single storey dwelling

One neighbour objection

Site & Location Description:

The detached dwelling is situated towards the higher end of a street of bungalows and dormer bungalows located with the rural village of Hoylandswaine. There are good separation distances between the bungalows, and, within the immediate street scene, most dwellings are of a similar design although No.37 does vary in design, whilst the application dwelling only deviates with its brown windows and facias. Dwellings further along the street vary more greatly, in design and size.



Planning History: None

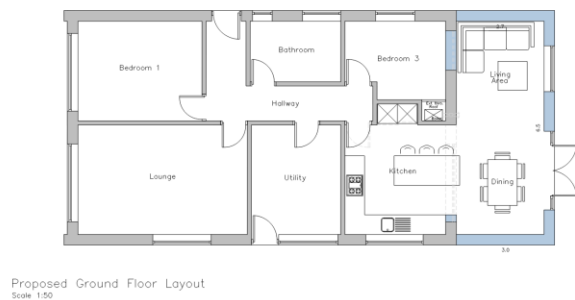
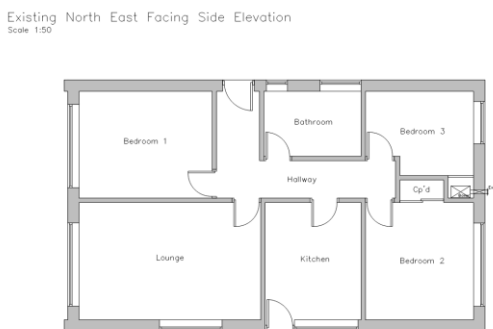
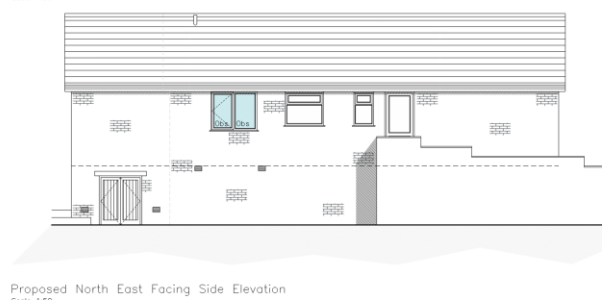
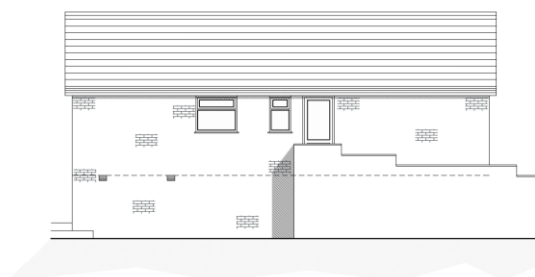
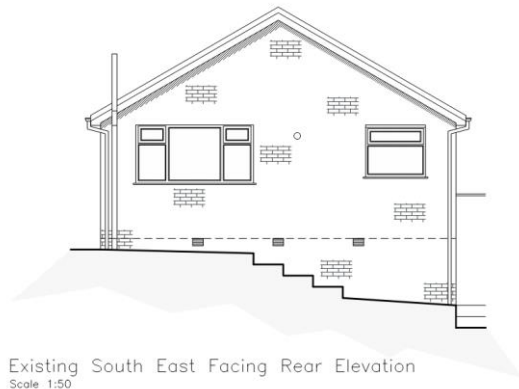
Proposed: The proposal is for a modest sized rear extension of the dwelling, which would include the replacement of one of the two existing windows on the rear elevation with a new set of French doors and second window, similar to the original. There are also two new ground floor side windows on the original dwelling, an obscure glazed window on the north east facing elevation, and a standard window on the south west facing elevation. In addition to the ground floor level of the extension, on the north east facing elevation, an area of garden storage, complete with a set of opaque doors is situated within the lower ground floor aspect of the extension. The proposals are to use matching brickwork and roof tiles, with complementary coloured glazing and doors.

Approximate Measurements:

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

- **Rear Projection: 3m**
- **Width: 7.16m**
- **Maximum Eaves Height: North East Elevation 2.5m / South West Facing Elevation 4.07m**
- **Maximum roof height: North East Elevation 4.88m / South West Facing Elevation 6.48m**

Existing and Proposed Floor Plans and Elevations



Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; One objection was received in regard to a covenant on the dwelling, loss of view, and impact on their residential amenity.

Consultees:

Penistone Town Council – No comments or objections received

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.

Local Plan

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

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.

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.

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.

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

Assessment

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.

Residential Amenity

There has been a neighbour objection, via a letter drafted by a law firm. Their primary concern was in relation to a covenant registered on the deed of the application dwelling. This has been unable to be verified but the owner of the dwelling, the planning agent and the applicant have been made

aware of the objection. Regardless of the validity of the covenant, which related to the protected amenity of the neighbouring dwelling, this aspect of the neighbor's objection is not a material planning consideration and would be considered as a civil issue between the affected parties.

An additional concern from the neighbours' included loss of view of the countryside, but unfortunately the issue of a loss of view is not a material consideration. The aspect of the neighbour's objection which would constitute a material planning consideration, would be concern over privacy, which has subsequently been assessed. On this occasion, it has been determined that the impact of the applicant's proposal would only have a minimal effect upon the residential amenity of the neighbouring dwelling, adjacent to the South West facing elevation of the application dwelling. In more detail, the proposed new side window would be located within the existing fabric of the dwelling, in the proposed relocated kitchen, and not the proposed extension. As such planning consent would not usually be required for new window openings of a similar design to those in the existing dwelling. Moreover, the proposed kitchen window would be at the ground floor level, with an approximate distance from its center position to the rear southeast corner of the neighbouring dwelling being 8.76m. With a side boundary fence in between the dwellings, and the neighbouring dwelling sitting at a higher level, the impact is reduced further. For the French doors and window on the rear elevation, these would not directly overlook the neighbouring dwelling, rather overlooking the approximate 7.3m distance to the rear boundary of the applicant's garden. Even from the external raised steps from outside the French Doors, there is only an approx. 1.18m gap between the extended bungalow and the garage which may provide a sideways view into the neighbour's garden, or reciprocal view through the same minimal gap. Finally, with the heightened position of the neighbour's dwelling, congested area of both the application dwelling, neighbouring dwelling and other neighbour's gardens, which feature garages and outbuildings, the outlook of the neighbouring dwelling would not be significantly impacted by the proposed extension.

For adjacent neighbours to the rear and the opposite side of the application dwelling, there would also be no more than a minimal amount of harm to their amenity. The side window of the side elevation on the north east elevation is shown as obscured glazed, which, whilst not an ideal situation for the residents of the application dwelling, it does prevent potential overlooking of the neighbouring dwelling, which is set at a lower level than the application dwelling. Of note is that as the window remains within external fabric of the existing dwelling, where new window opening does not generally require planning consent.

Visual Amenity

The proposal would not cause any significant harm to the character of the dwelling, and with the extension at the rear of the dwelling, the impact on visual amenity of the street scene and broader area would be minimal. The extension would be noticeable by neighbouring dwellings but is well within the rear projection limits of permeated development, with only a 3m projection, where a 4m projection would have been allowable. One area where the proposal may not strictly comply with local guidance outlined in the House extensions and other Domestic Extensions SPD, due to no set down of the roofline, which would show subordination of the extension. On this occasion mitigating factors of the dwelling's location on slope would probably make this difficult or impractical to achieve and given it is on the rear elevation it would not be prominent within the wider streetscene.

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