
2024/0860

Applicant: Ms Lindley

Address: 12 Hall Gate, Penistone, Sheffield, S36 6BP

Description: Demolition of existing detached garage, and erection of single storey side extension incorporating new integral garage and additional habitable room in roof space to dwelling

Site & Location Description:

Located on Hall Gate, a small cull-de-sac set on an incline leading up from Wentworth Avenue, the dwelling is a red brick semi-detached dormer bungalow, with a grey tiled roof and a yellow stone front façade and currently dark brown UPVC windows. Other windows and doors on the street vary in colour with light brown, dark brown, white and black all being present. To the side of the dwelling is a detached red brick garage. At the rear of the dwelling's garden are predominantly industrial units but a residential dwelling is also sited diagonally behind the dwelling, all are located at a higher elevation than the application dwelling.



Planning History:

- 2024/0142 - Demolition of existing detached garage, and erection of single storey side extension incorporating new integral garage and additional habitable room in roof space to dwelling – Approved with conditions 12th April 2024

Proposed:

The proposal is for the demolition of the existing detached garage to allow the addition of an additional side extension with integrated garage on the ground floor and additional living space within the first-floor dormer roof elevation, which also includes a dormer window extension on both the front and rear elevations. Further alterations would include the removal of a window on the side unattached side elevation, the replacement of a window within the existing rear elevation with patio style doors, and the installation of three roof lights on both the front and rear elevations. The principal entrance door would be relocated from the side elevation to become a feature of the front elevation, along with an additional small window and garage door. Proposed external materials including the dormer cheeks, which would be a hanging tile, would be of a similar appearance to

those materials used within the existing dwelling. The windows and door frames would be of a similar material (UPVC) and appearance to the existing windows but may be a different colour.

Measurements:

All existing roof (6.59m) and eaves (2.32m) heights have been measured on the existing plans and remain unaltered on the proposed plans.

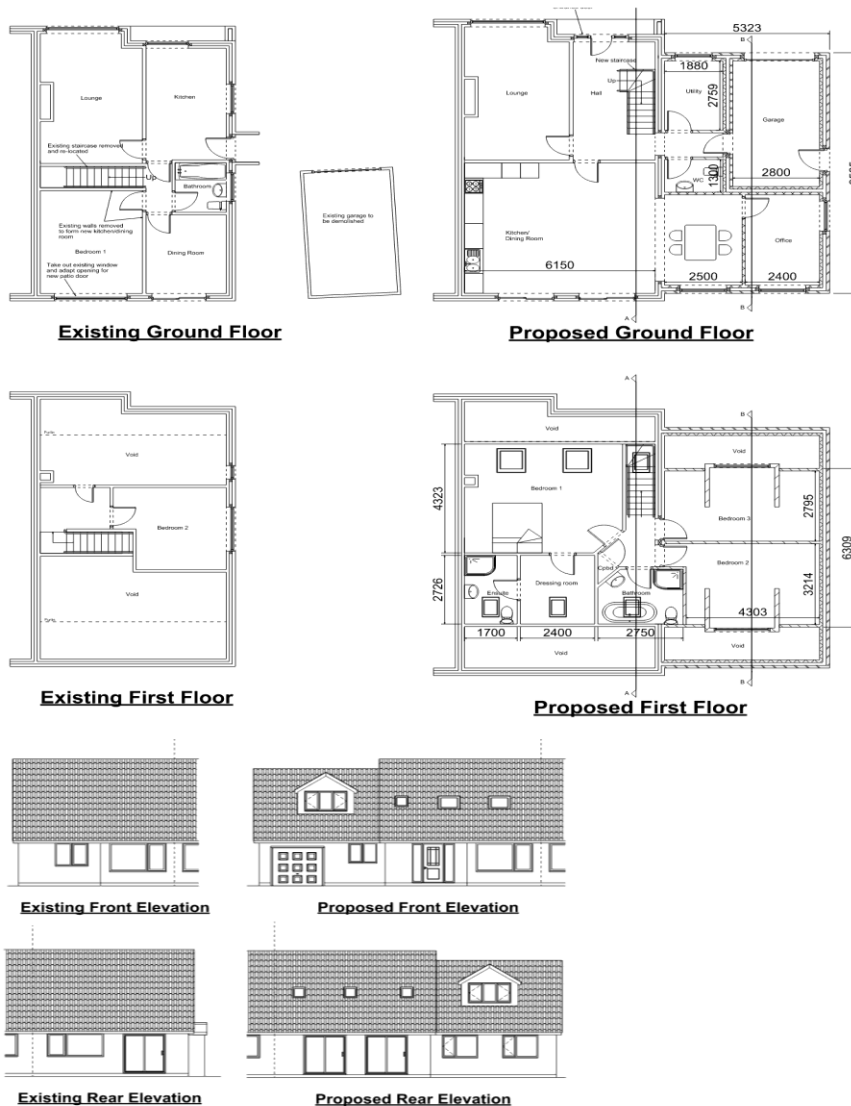
Side Extension (approved in application 2024/0142)

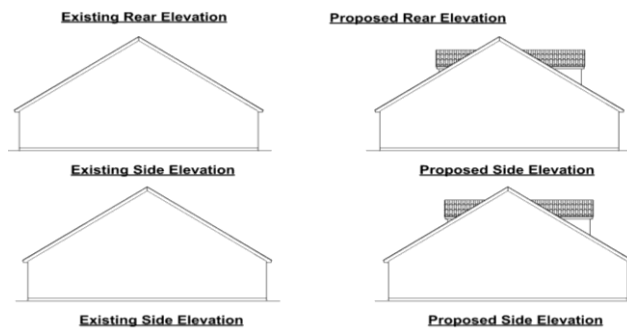
- **Side Projection: 5.32m (3.82m)**
- **Length: 9.56m (9.56m)**
- **Maximum Eaves Height: 2.32m (2.32m)**
- **Maximum Roof Height: 6.09m (6.09m)**

Dormer Windows (Front & Rear)

- 6.59 Cubic meters (each)

Existing and Proposed Floor Plans and Elevations





Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

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

Consultees:

Town Council: No comments or objections received.

Highways:

Highways have confirmed that whilst both the original and proposed garages do not meet current highways standards, as the dwelling remains as a two-bedroom dwelling, the single provided parking space within the curtilage is compliant with local policy guidance.

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 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

The proposal is for a wider extension than that which was approved in planning application 2024/0142, and would also include two additional dormer windows, one each on the front and rear elevation of the extension. Whilst the proposal has an increased width, in relation to residential amenity, there would not be anything more than a modest impact upon the residential amenity of the unattached neighbouring dwelling, and minimal impact on the attached neighbour or neighbours to the rear.

On this occasion, the width of the extension would extend the recommendation set out in the SPD House Extensions and Other Domestic Extensions, with the extension being more than two thirds the size of the original front elevation at 5.32m instead of the recommended size of 4.4m. Mitigation for this increase would be that the width of the proposal only marginally extends past the location of the detached garage it replaces, this realistic being no wider than the existing combined footprint of the existing dwelling and garage. Whilst it is noted that the length of the extension projects further into the front garden than the existing garage, the length has not increased from the approved proposal and parking provision for two cars on the driveway has remained. The proposed, previously approved and existing garage do not meet local policy sizing or positional standards to be considered as parking provision.

Two identical sized dormer windows are proposed to be installed within the roof space of the proposed extension, one at the front and one at the rear. The dormers are of a modest size and are of the design preferred in local policy, pitched roof instead of flat roofed. The extension is approximately just over 10m from the rear boundary, almost 20m from the commercial premises behind the dwelling, which the dormer would directly overlook, and over 25m, diagonally from the closest residential dwelling to the rear, which like all structures to the rear is at a higher elevation than the application dwelling. The front dormer is also over 25m from the closest residential dwelling (front elevation) of any dwelling it would directly overlook. Therefore the proposed dormer windows would have nothing more than an insignificant impact on the privacy of neighbouring dwellings and would meet local policy guidance for separation distance between windows (with the windows effectively being the same height as those on the first floor of a two-storey house).

Visual Amenity

The proposal complies with local policy guidance by including a setback of the proposed extension on the front elevation, a smaller setback on the rear elevation and the inclusion of a set down of the roof. Potentially the most prominent feature of the proposed works would be the front dormer windows and to a less extent the roof lights. Whilst dwellings in the street feature roof lights, and many feature large box or pitched roof dormers on the rear elevation, only No.4 features a front

dormer window, which like the proposal appears to be within the roof of a side dormer garage side extension. As such, the proposal would not create a precedent, and like No.5, it would not be expected to have any significant detriment to the street scene.

The front door is to be relocated to the front elevation, in the same manner as was approved within the application 2024/0142. Whilst this is a deviation from the street scene, it is compensated by an overall improvement to the character of the dwelling, given consideration of the proposed side extension. The proposed colour of the doors and windows have not confirmed by the applicant, but the agent has confirmed the dormers would feature a hanging tile to match the existing roof tiles would be used. With no distinct colour scheme to windows, doors or dormers within the street, on this occasion this would appear acceptable.

Highway Safety

There is an amendment to parking arrangements with the removal of the detached garage but following these changes, the minimum required parking provision is retained and there is no impact upon Highway Safety.

Recommendation: Approve with conditions