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**2024/1078**

**Applicant:** Mr J Matthews

**Address:** 18 Birks Lane, Millhouse Green, Sheffield, S36 9NB

**Description:** Single storey rear extension to single storey detached dwelling

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**Site & Location Description:**

Located in the village of Millhouse Green, the detached, buff brick bungalow with a gable roof and half stone façade, and a rendered rear elevation is situated in essentially a corner plot, almost halfway along Birks Lane, which leads off the A628 Manchester Road. The dwelling features front and rear gardens with a driveway adjacent to the right-side elevation, next to neighbouring dwelling No.16.



**Planning History:**

No Planning applications but a pre-application enquiry in 2024 with reference number 2024/ENQ/00485

**Proposed:**

The proposal is for a single storey rear extension, additional works include new windows on the side elevations. The proposed materials are to match the existing walls and roof materials.

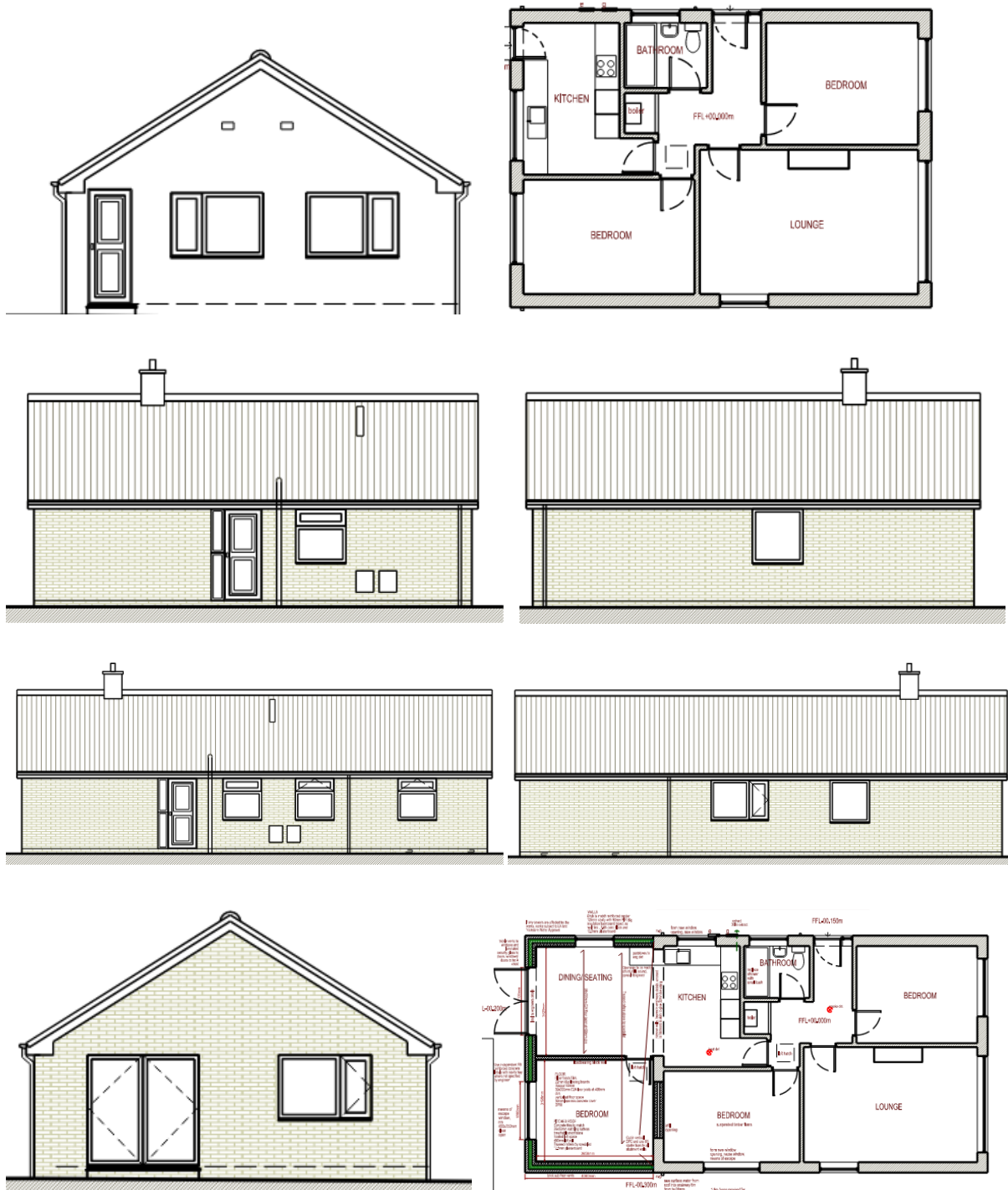
Approximate Measurements:

All existing roof and eaves heights have been checked on the existing plans and remain unaltered on the proposed plans, with the extension matching the existing dwelling. There is a slight visual discrepancy regarding the length of the proposed south side elevation. This is presumably an IT error which has been unable to be resolved in amended plans, but correct measurements have been confirmed by the applicant's representative.

Rear Extension (Existing Measurements)

- **Rear Projection: 4m** (10.43m Length)
- **Width: 7.4m** (7.4m)
- **Eaves Height: 2.32m** (2.32m)
- **Roof height: (5.06m)**

## Existing and Proposed Floor Plans and Elevations



**Local Plan Designation:** Urban Fabric

**Conservation Area:** No

**Neighbour Representations:**

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

**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 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

#### 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 close to the boundary with No.20, but the extension would be located near a reasonably high fence and be a good distance away from the neighbouring dwelling to create any significant impact on their amenity. The extension is located more than 7m from the rear boundary, which is also a strong boundary consisting of a large hedge and the blank elevation of a neighboring outbuilding.

Regarding the neighbour at No.16, with a greater distance to the boundary and an existing garage between the proposed extension and the neighbouring garden, any impact on amenity would be insignificant.

The 45-degree rule in relation to the extension and outlook from neighbouring windows would not be infringed. The proposed windows on the side elevation overlook No.16 would look at the blank elevation of No.16, and a narrow pathway between the No.16's elevation and the boundary, which is currently used for bin storage by one of the dwellings. The extra window on the original side

elevation overlooking the blank side elevation and side garden of No.20 would be allowed through permitted development.

Given the comments above, residential amenity levels would be maintained in accordance with Local Plan Policy GD1.

### Visual Amenity

With the extension being predominantly only visible from the rear of the dwelling, although as it is a corner position, it may be partially visible from the gap in the street scene between the application dwelling and No.20, albeit fleeting. Regarding this gap, there would be no significant, and with matching materials being proposed, minimal negative impact upon this aspect of the street scene.

The Neighbouring dwelling of No.20 is set loosely at a 90-degree angle to the application dwelling and itself has approval for significant extension works which may further reduce the visibility of the extension. Progressing further up Birks Lane towards Manchester Road, it would become more difficult to notice the rear extension, so the general characteristic of the street scene would remain.

Regarding the character of the dwelling itself, the overall form of and style of the original dwelling remains, just in an extended format towards the rear.

Given the comments above, visual amenity would be maintained, in accordance with Local Pla policy D1.

### 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