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**2024/0082**

**Applicant:** Mr Davis

**Address:** 3 Spring Gardens, Huthwaite Lane, Thurgoland, Sheffield, S35 7AF

**Description:** Removal of rear conservatory and erection of single storey rear and 2 storey side extensions, rear roof extension, rear dormers, rear Juliet balconies and new garage door to front of 2 storey terraced dwelling

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One Neighbour Comment/Objection

**Site & Location Description:**

The dwelling is the amalgamation of two former dwellings within a terrace block of cottages located just off Huthwaite Lane in the village of Thurgoland, approximately 6 miles southwest of Barnsley town centre. The dwelling is constructed of yellow stone, which is weathered, with a grey tiled roof. The dwelling is set slightly more forward than other houses within the terrace block and features previous external extensions of a garage to the side elevation, a first-floor extension and a conservatory, both located on the rear elevation. Internal works to the dwelling occurred with the merger of the dwelling into the adjacent dwelling but did not impact the external size of the original terrace block.



**Planning History:**

**B/03/1032/PR5** - Erection of rear conservatory to dwelling – Approved with conditions 25<sup>th</sup> June 2003

**B/81/1040/PR5** - Erection of private garage – Approved with conditions 30<sup>th</sup> July 1981

**B/79/4220/PR5** - Extension to dwelling– Approved with conditions 16<sup>th</sup> January 1980

**Proposed:**

The proposal includes the removal of the existing conservatory and the erection of a single storey rear extension, a two-storey side extension (incorporating the existing garage) and roof extensions which include two dormer windows on the rear elevation. Additional works include a new garage door and Juliet balconies on the rear elevation.

## Approximate Measurements:

### Existing Attached Side Garage Extension & Proposed Rear Ground Floor Extension

- Existing Garage Ground Floor Area: 28.13 sqm
- Existing Garage Side Projection (Width): Maximum 4.24m / Minimum 3.83m
- Existing Garage Length: 6.8m
- Existing Garage Eaves Height: 2.25m
- Existing Garage Roof Height: 2.4m
  
- **Proposed Additional Ground Floor Area: 5 sqm**
- **Proposed Rear Projection from Existing Rear Garage Wall: 1.32m**
- **Proposed Width: 3.83m**

### Proposed First Floor Extension to Existing Attached Side Garage Extension

- **Side Projection (Width): Maximum 4.24m / Minimum 3.83m**
- **Length: 8.12m**
- **Eaves Height (whole structure): 4.2m**
- **Roof height (whole structure): 6.21m**
- **Additional First Floor Area: 33.29 sqm**

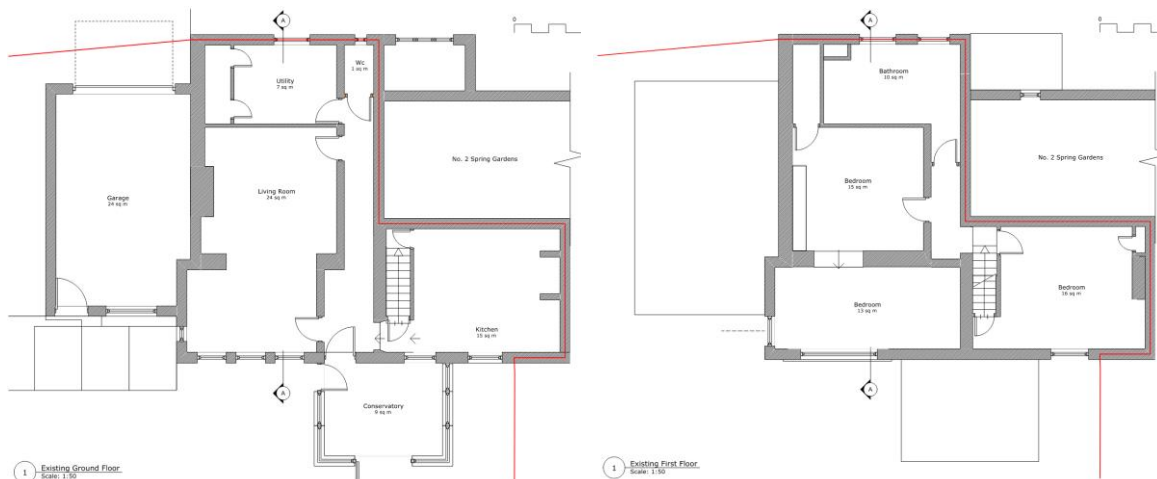
### Proposed Rear Ground Floor Extension (Original Conservatory)

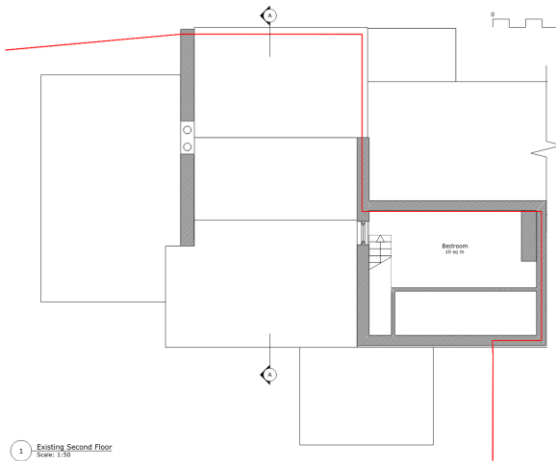
- **Rear Projection: 3m (2.9m)**
- **Width: 4.06m (4.06m)**
- **Eaves Height: 2.55m (2.15m)**
- **Roof height: 4m (3.36m)**
- **Area: 12.16m (12.16 sqm)**

### Proposed Second Floor Extension

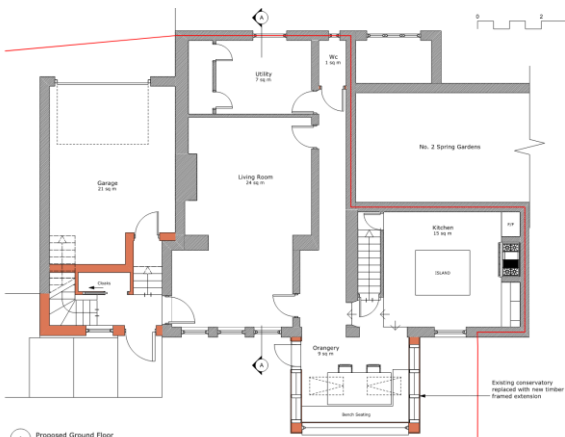
Due to the increase in roof height and dormer additions, the following amount of habitable living space within the roof area has been created (this is in addition to the existing space, which is not included in Green Belt Calculations): **11.28m**

## Existing and Proposed Floor Plans and Elevations





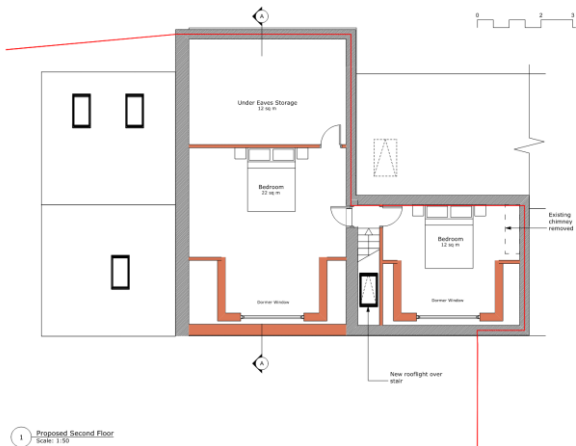
1 Existing Second Floor  
Scale: 1:50



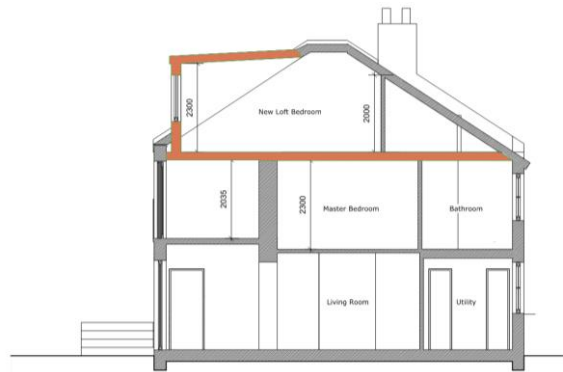
1 Proposed Ground Floor  
Scale: 1:50



1 Proposed First Floor  
Scale: 1:50



1 Proposed Second Floor  
Scale: 1:50





**Local Plan Designation:** Green Belt

**Conservation Area:** No

**Neighbour Representations:**

Letters were sent to nearby addresses; one comment was received, which did not directly object to the proposal but was concerned with the impact of the proposed works on the limited parking availability on Ormsby Close, where vehicles may park during construction.

**Consultees:**

**Highways DC:**

Highways confirmed that the dwelling already has the required amount (two) parking spaces for a dwelling with three or more bedrooms, and that these would be unaffected by the proposals. It was also noted that whilst the existing garage would be reduced in size, and consequently not meet the current sizing standards, it would remain of a viable size to park a vehicle.

**Parish Council:**

No comments on the planning application but there was some concern regarding access issues which may arise during construction. The access track runs parallel to Ormsby Close but there is no access from Ormsby Close onto this track. The track is very narrow and is the only access route for the other properties further up the track.

**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.

#### **Section 13. Protecting Green Belt land**

The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Within section 13, from 'Proposals affecting the Green Belt' wording from paragraphs 153 and 154 are the most relevant which indicate: -

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

#### Local Plan

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

**GB1 - Protection of Green Belt:** The general extent of the Green Belt is set out on the Key Diagram. The detailed boundaries are defined on the Policies Map. Green Belt will be protected from inappropriate development in accordance with national planning policy.

**GB2 - Replacement, extension, and alteration of existing buildings in the Green Belt:**

Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:

Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces.

Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building.

Dividing an existing house to form smaller units of accommodation.

All such development will be expected to:

Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and

Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.

**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

As the application dwelling is located within land designated as Green Belt whilst development is not prohibited, extra justification and compliance with additional local and national policy in relation to the Green Belt is required in addition to the standard assessment for extensions to dwellings which are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity, or highway safety.

##### Residential Amenity

With limited external footprint increase, with much of the proposed works being constructed on top of the existing garage or internally, there would be a minimal amount of harm to the residential amenity of dwellings within the terrace block (Nos. 1 & 2), to the detached neighbouring dwelling of San Gwann, which features no windows overlooking the application dwelling, or to other dwellings within the area. The proposed balconies are Juliet balconies, so are generally considered as a window and the dormers, both directly overlook the rear garden of the dwelling, which extends for 40m from the rear elevation of the dwelling.

Where householder developments have received no objections from Highways on safety grounds, and where the proposal meets current parking standards; any temporary or long-term inconvenience in relation to parking would hopefully be minimized through mutual consideration and cooperation of the neighbouring dwellings. As is the case with any public highway, where lack of restrictions allows on-street parking, such parking is available to use by anybody, but any genuinely dangerous or obstructive parking would be a police matter.

##### Visual Amenity and Green Belt

Although the dwelling is part of a terrace block, and within a larger cluster of dwellings, the area is still categorized as Green Belt land, so in addition to potential impacts on the visual amenity of the existing dwelling, the neighbouring dwellings and street scene; consideration must also be given to the visual impact and potential harm to the openness of the Green Belt. Whilst the terrace block remains broadly similar to its original construction, noticeable alterations have been made with the reduction from five to three dwellings resulting in loss of front elevation entrance doors, a side extension to No.1, a small front elevation to No.2, and the garage extension of the application dwelling. Further, less prominent extensions have been made to the rear elevation of the terrace block, included the conservatory of the application dwelling. Further along the street scene San Gwann is a more modern detached dwelling, with an integrated garage, with another extended terrace block completes the street scene. The part of the part of the proposal which has the possibility for greatest concern of visual amenity is the proposed first floor addition to the garage, which would also have the most significant impact upon the openness of the green belt.

In assessing the impact caused by the proposed first floor extension above the existing garage, consideration must be given to how the ground floor footprint has already been established by the existing garage, with only a minimal amount (circa 5 sqm) of additional ground floor footprint being created. Although not as large, a precedent has been set at No1, with a significant two storey end terrace extension having previously been approved and constructed. With proposed matching materials and a new garage door, it would be hoped that the proposed extension would match as good as that of No.1's. In relation to the impact on the green belt, again with the terrace already being extended at the opposite end elevation, without causing significant impact on the openness of the greenbelt, with a good amount of space remaining between No.3 and San Gwenn, there is unlikely to be a significant impact on the openness of the Green Belt.

The slight size increase of the roof, the dormers on the rear elevation and the extension in replacement of the conservatory should not have more than an insignificant amount of harm on either the visual character of the dwelling, visual amenity of neighbouring dwellings, impact on the openness of the greenbelt. Together, the proposals also have the possibility of improving the overall character of the dwelling by updating the exterior and replacing the old conservatory.

#### Green Belt Measurements

Due to the uniqueness of the situation of three dwellings being reduced into two dwellings, with the third dwelling being internally split between the two dwellings, there is no overt legislation in national or more significantly local policy for assessing the original size of the dwelling, as constructed or as it stood in 1948. As such, on this occasion a pragmatic approach has been taken to create a viable original size for the dwelling. This was calculated using the most probable actual size of the original dwelling using archival records and a calculated estimate of the size of the 'third' dwelling split between the two new dwellings of No2. and No.3. As expected, this is around 50%, even though the dwelling was not symmetrically split.

The original dwelling, together with the share of the third dwelling has been calculated as the 'New Original Dwelling' below. As the existing internal extensions, and the conservatory incorporate the internal space and rear elevation of the original and third dwelling, existing or proposed extension below relate to the 'New Original Dwelling size', and not either the original or third dwelling separately. If extensions are appropriate, Local Plan Policy GB2 allows a dwelling to be extended up to 100% of its original size. A small garden shed was noted within the curtilage and site plan, but no specific plan or measurements were included.

- New Original Dwelling: **123.36 sqm**
- Existing Extensions: 69.85 sqm
- Proposed Extensions: 49.49 sqm
- Total New Original Dwelling Including Extensions and Proposed Extensions: **242.59 sqm**
- Percentage Increase from New Original Dwelling: **96.65%**

With minimal space left within the local policy guidance for further extension, and the strong possibility that the existing garden shed has already used up that allowance, it is usual practice to add a condition to the planning decision notice, which removes permitted development rights for

further extension of the dwelling or addition of outbuildings or structures within the curtilage of the dwelling. Any such proposals would require planning permission from the local authority. Full details would be included in the Decision Notice.

#### Highway Safety

There are no proposed changes to access to the dwelling, and the required two parking spaces, along with a viable garage for parking an additional vehicle. As such, there is no impact upon Highway Safety.

#### **Summary**

The proposals are reasonably sized and appropriate, not only for the size of the combined dwelling, but also within the Green Belt. There is no harm to residential amenity and any harm to visual amenity or the openness of the green belt would be minimal, mitigated by the fact that the dwelling is part of an existing terrace block, which is also part a broader cluster of dwellings. Allowing the house to be extended, is also a sustainable way of mainlining viable family sized housing stock in a semi-rural area, which potentially reduces the need for new housing stock to be built within the Green Belt.

**Recommendation:** Approve with conditions