

Application Reference: 2026/0301

Site Address: Hyden, Halifax Road, Thurgoland, Sheffield, S35 7AJ

Introduction: This application seeks full planning permission for two storey rear extension featuring a gable roof, and alterations to existing roof. (amended description)

Relevant Site Characteristics:

Located on the outskirts of the village of Thurgoland, the dwelling is a relatively large, red brick detached dwelling, set back from the main road in a large curtilage. Despite the large curtilage, the extended neighbouring dwelling of Pen Y Bryn is set close to the southeastern boundary of the application dwelling. There is more space between the application dwelling and the adjacent neighbouring dwelling of White Gates, where the applicant's detached garage sits between their dwelling and northwestern boundary.



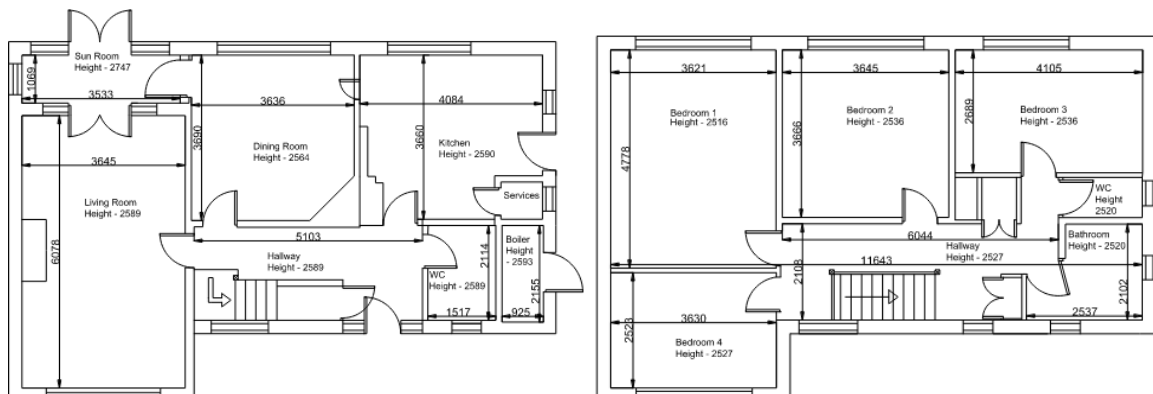
Site History

There is no site history for the address.

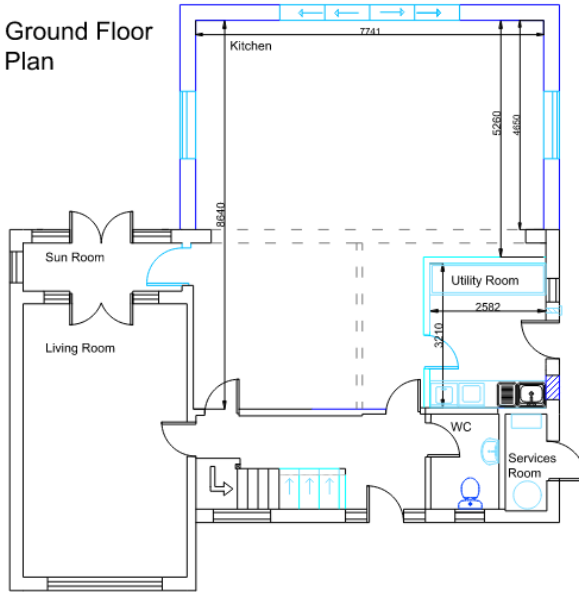
Detailed description of Proposed Works

The amended proposal is for a two-storey rear extension, with a rear projection of approximately 5m. The extension would be set in from the eastern side elevation by approximately 4.71m, and extend across the remaining rear elevation. To accommodate the proposed extension and its gable roof, the existing dwelling roof would be heightened by approximately 0.42m.

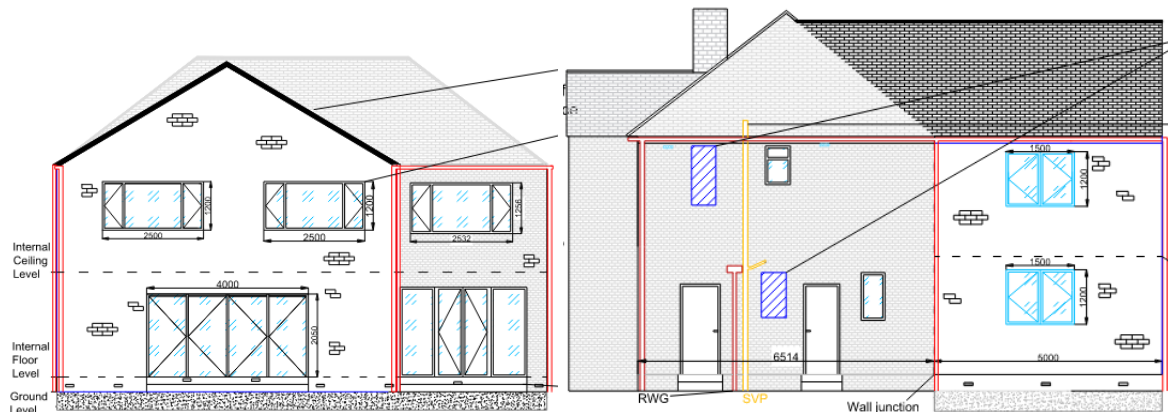
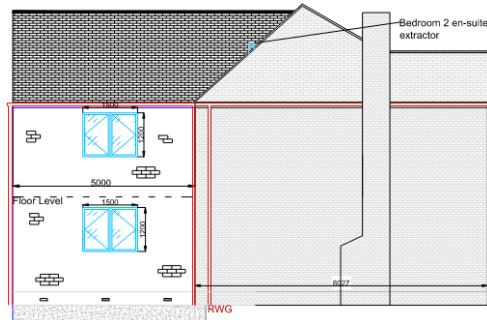
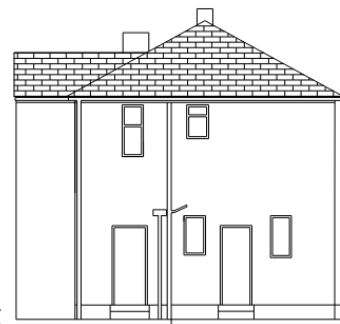
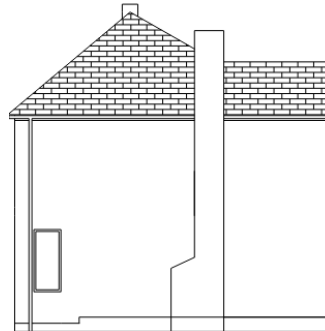
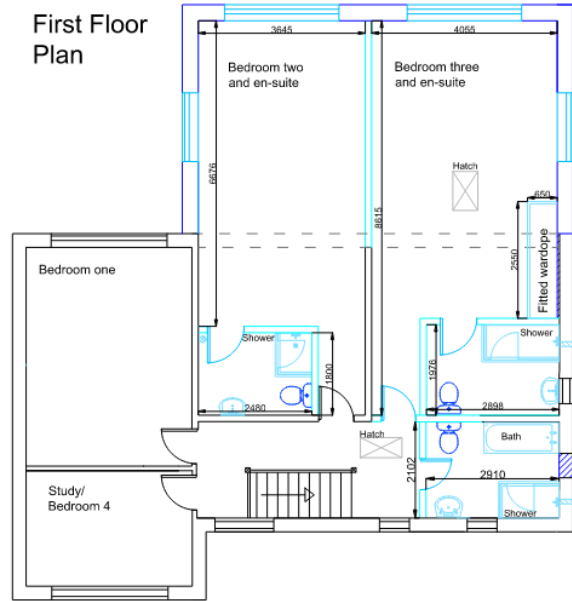
Existing and Proposed Floor Plans and Elevations



Ground Floor Plan



First Floor Plan



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 GB1: Protection of Green Belt
- Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt
- Policy T4: New Development and Transport Safety

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

Section 13 - Protecting Green Belt land – particularly paragraphs 153 and 154(c)

153. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its

openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. '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.

154. Development in the Green Belt is inappropriate unless one of the following exceptions applies:

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;

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 objection was received. Following submission of revised plans, and re-consultation, no further comments or objections were received.

Thurgoland Parish Council –

Confirmed that they had no comments or objections regarding the application

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 of Development and Green Belt Assessment

The proposal seeks planning permission for a two storey rear extension featuring a gable roof, and alterations to existing roof, which is located on land designated as Green Belt.

Paragraph 153 of the NPPF sets out that when considering any planning application(s), LPAs should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Such circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other resulting harm is outweighed by other considerations.

Paragraph 154 of the NPPF establishes the exceptions where development in the Green Belt should not be considered inappropriate.

Paragraph 154(c) of the NPPF establishes that 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 should not be considered inappropriate development in the Green Belt.

Local Plan Policy GB1 establishes the Green Belt will be protected from inappropriate development in accordance with national planning policy.

Local Plan Policy GB2 reflects the aim of paragraph 154(c) of the NPPF and states that development in the Green Belt is not inappropriate if it comprises the extension or alteration of an existing building provided that it would not result in disproportionate additions over and above the size of the original building.

Original means as existed in 1948 or if constructed later, as it was built. Floorspace is calculated by external measurement of the building and floorspace within roof spaces will not be considered. Outbuildings will only be considered in calculating the cumulative additions to the original dwelling.

In this instance, as the dwelling was constructed after 1948, the external measurement from a 1960's OS map has been used as the baseline for the original footprint, supported by the submitted plan 'Existing Plans HSD26006-E-101-B' which features an almost identical footprint, along with a first floor, floorplan. The approximate measurements for Green Belt calculations are approximately:

- Original dwellinghouse – 179 sqm
- Existing extensions - None
- Existing outbuildings – 44 sqm (original garage)
- Proposed additions – 85 sqm
- Total existing and proposed additions - 129 sqm
- Total resulting cumulative floor space – 308 sqm.

The resulting floorspace of this proposal would be approximately 308 sqm, including the existing garage. This total is based on the external measurements and does not account for the floorspace within the roof space in accordance with adopted guidance. Whilst no use of space has been detailed within the plans, the proposal does seek to heighten the original roof by approximately 0.42m. On this occasion with a 72% increase floorspace, in comparison to the original dwellinghouse, with appropriate materials proposed to be used, and even with a heightened roof, the development would only have a limited impact to the openness, visual amenity, and character of the Green Belt.

Considering the above, the principle of development in relation to the Green Belt is considered acceptable and the proposals would be in accordance with local and national policy outlined above.

In addition to meeting the requirements for development within the Green Belt, and although partially covered by the Green Belt assessment, all proposals should also be of a high standard of design, respect the character of the existing building and its surroundings, and have no adverse effect on the amenity of local residents, visual amenity of the area or highways safety. These considerations are discussed in more detail below.

Scale, Design and Impact on the Character

As noted in the green belt assessment above, the proposed scale of the dwelling is considered acceptable. This is further strengthened by the reduced nature of actual floorspace increase to the dwelling as it currently stands, and the location of the proposed extension. Excluding the garage, which appears to have been present since construction of the dwelling, the increase in actual floorspace of the dwelling is only 85 sqm, on a current two storey house with approximate floorspace of 179 sqm. Furthermore, whilst the proposed increase in roof height of the original roof would impact the whole dwelling, the increase in proposed floorspace is proposed to be constructed on the rear elevation of the dwelling, and in the revised plans, is located away from both the neighbouring dwellings whilst remaining a substantial distance from the rear boundary of the dwelling.

For the proposed two-story rear extension, its approximate measurements would be a 5m rear projection, a width of 8.44m, and gable roof with a maximum ridge height of 8.06m. This new gable roof height would be higher than the original roof height of the dwelling but 0.16m lower than the increased height of the main roof. The width of the extension would be acceptable, and the projection of 5m would be acceptable as it is just over the allowable 4m an extension constructed through permitted development rights would allow.

In terms of design and impact on character of the original dwelling, whilst there would be some negative impact, the dwelling itself is broadly standard red brick, mid twentieth century house of little distinguishable characteristics, and again due to the rear location the proposed extension, this aspect of the proposal would have a minimal impact on the overall design and character of the dwelling. A more notable impact to the dwelling would be the increase in roof height from approximately 7.4m to 8.22m. However, whilst noticeable, the increase would not be significant in percentage terms, as the increase would represent just a 11% increase to the total roof height of the original dwelling. With approximate eaves height of 5.6m, across both the original and proposed extension's roof, whilst higher than recommended for an extension over 3m in projection, it is positive that the eaves height matches, and do not exceed the eaves height of the original dwelling.

Other external changes to the dwelling include the removal of a chimney, bricking up of two small side elevation windows and the addition of steps from the glazed doors of the rear elevation to the external ground level, this distance is approximately 0.37m. Two replacement windows of a similar design to existing windows are proposed for the first floor, rear elevation of the extension, along additional ground and first floor windows on both side elevations of the proposed extension. A small extractor fan outlet is proposed on the rear elevation of the original roof.

Glazed, aluminium doors bifold are proposed the ground floor rear elevation, but white UPVC windows and fascias are proposed to match the existing windows and fittings, Brickwork and roof tiles of a similar appearance, as far as possible, to those used within the existing dwelling are proposed for the walls and roof.

With only limited impact arising from the proposed extension and increase in roof height on the scale, design and character of the original dwelling; the proposal would therefore be considered compliant with local policy GD1, GB2, and D1, which carry moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

The dwelling, with its large curtilage is situated between two adjacent dwellings, both of which have been previously extended and feature larger footprints than the application dwelling. An objection from one of the dwellings was received in relation to potential loss of light to a habitable room window within their dwelling. Despite not appearing to be a habitable room window externally, on a site visit I was offered the opportunity view the room internally and was able to confirm the room was a habitable room, and that the applicant's original proposal would potentially had a considerable negative impact on the neighbouring dwelling, through overbearing and loss of light. Subsequently, amended plans were resubmitted, which appeared to significantly reduce such impact, and a new round of neighbour consultation took place. There were no comments or objections received from this second round of consultation.

The neighbouring bungalow of White Gates is located to the northwest of the application dwelling, whose front elevation is broadly in line with the application dwelling, but whose rear elevation passes beyond both the rear elevation of the application dwelling, and the rear elevation of the proposed extension. There is an approximate 9m distance between the side elevation of the application dwelling including the proposed extension, and the side elevation of White Gates. With the applicant's garage also sitting directly between the dwellings, along with several trees along the boundary, despite the significant higher nature of the application dwelling and its extension, it would not directly overshadow the garden of White gates, and at most would have a limited impact on light levels of any ground floor side elevation windows.

The neighbouring dwelling of Pen Y Bryn is situated much closer to the application dwelling and again shares a broadly similar line of front elevation but features a side and rear extension which surpasses the length of the application dwelling, and its proposed extension. Pen Y Bryn is set approximately 1m from the side elevation of the application dwelling, with an initial low boundary treatment between the dwellings before shrubs and trees create a stronger boundary.

The proposed ground floor aspect of the extension is set in approximately 3.79m from the southeastern side elevation of the dwelling, affording an approximate 4.79m distance between the side elevation of the extension and the side elevation of the ground floor side and rear extension of Pen Y Bryn. Excluding the glazed conservatory aspect of the neighbours ground floor extension, which is largely behind the trees and shrubs of the boundary treatment, only an obscured glazed window would potentially be affected by the side elevation of the extension. With the window of the neighbouring dwelling obscured, this would prevent any

privacy concerns for the neighbouring dwelling. For the first-floor windows of the extension, the rear facing windows would not directly overlook any neighbouring gardens, and as would be the same for the neighbouring dwelling of White Gates, the first-floor side elevation windows would only directly overlook the side elevation or rooftops of the neighbouring dwellings.

For the amenity of residents of the application dwelling, usually side windows within 12m of a blank elevation are not permitted. However, although only potentially affecting the northeastern facing window of the extension, both bedrooms with side facing windows also feature rear facing windows, so outlook and light levels are not impacted.

With the original proposal potentially having a considerable negative impact a neighbouring dwelling, the revised plans have significantly overcome that specific issue, and the proposal would now only be considered to have, at most, a modest impact on the amenity of the neighbouring dwellings.

With the potential for a modest amount of impact on neighbouring amenity, the proposal would be considered in accordance with Local Policy GD1 which carries moderate weight in favour of the proposal.

Highways

The dwelling features adequate parking provision for the size of the dwelling, and with no proposed alterations, beyond heightening the roof, on the front elevation, adequate parking provision would remain. Therefore, there would be 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

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- There was a justified material planning consideration raised by a neighbouring dwelling, in relation to the original proposal. The applicant provided amended plans which broadly eradicated this issue and significantly reduced the overall impact of the proposal on neighbouring amenity.

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.

Conditions and Informative

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with amended plans

- Existing Elevations HSD26006-E-100-C
- Existing Plans HSD26006-E-101-B
- Existing and Proposed Roof Plan - HSD26006-P-301-C
- Proposed Elevations - HSD26006-P-300-C
- Proposed Floorplans HSD26006-P-200-C
- Location Plan HSD26006-P-000-B
- Site Plan HSD26006-P-001-C

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. The external materials shall match those specified within the plans outlined above.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner. If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.