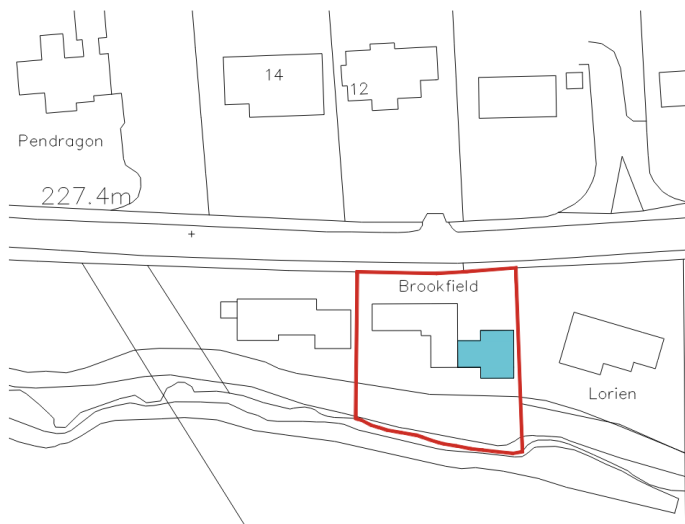

2024/1098**Applicant:** Ms Z Adamson**Address:** Brookfield, Lee Lane, Millhouse Green, Sheffield, S36 9LN**Description:** Demolition of detached garage, erection of single storey side extension to form new entrance, garage with bedroom above and increase in ridge height of original dwelling.

Site & Location Description:

Located on the B6106 Lee Lane, a road leading out of the Millhouse Green into predominantly agricultural land beyond; the detached low-level stone-built cottage is set lower than the road level as the curtilage slopes towards the rear garden. The slope is most prominent on the driveway leading to the flat roofed detached double garage which is set back from the front elevation of the dwelling. The Cottage itself features a broad front elevation with little character, whilst the left-hand side projection extends the dwelling into the rear garden, providing a side elevation which features the main entrance door. The cross-gable style roof is tiled and maintains a constant height although the ground to ridge height increases due to the variation in ground level.

The immediate street scene features dwellings of varying age, style and size with no obvious uniformity. The neighbouring dwellings of Lorien, an extended stone-built bungalow with a rear box dormer is predominantly rendered in cream whilst Bankside Vale, a recently constructed and contemporary styled 1.5 storey dwelling is rendered in white and located very close to the application dwelling, having been constructed on land once associated with the application dwelling. Dwellings opposite again vary with one dominant house sited between smaller two storey dwellings and bungalows

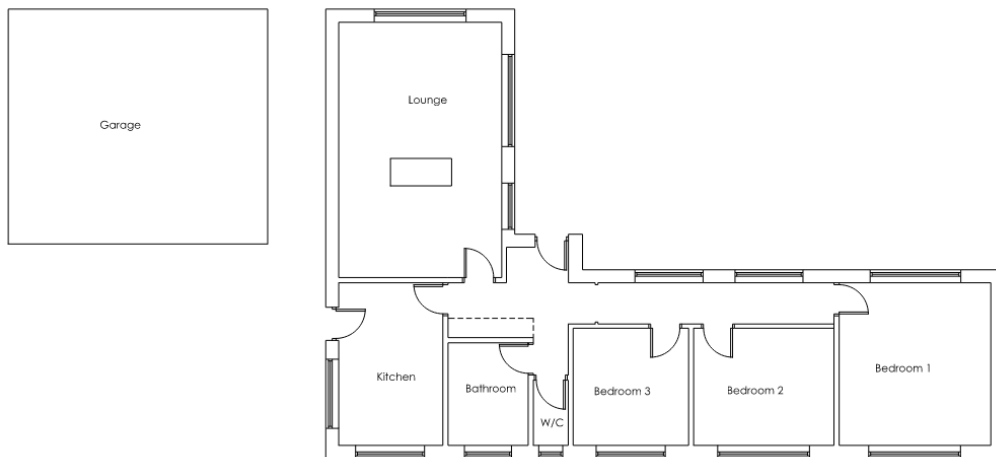
**Planning History:**

- **2020/1332** - Demolition of existing detached garage, increase in ridge height to create living accommodation within the roof space and the erection of a single storey side, and two storey front extensions (Amended Plans) – Approved with Conditions 30th June 2023
- **2021/1027** - Erection of detached dwelling – approved with conditions 9th November 2021

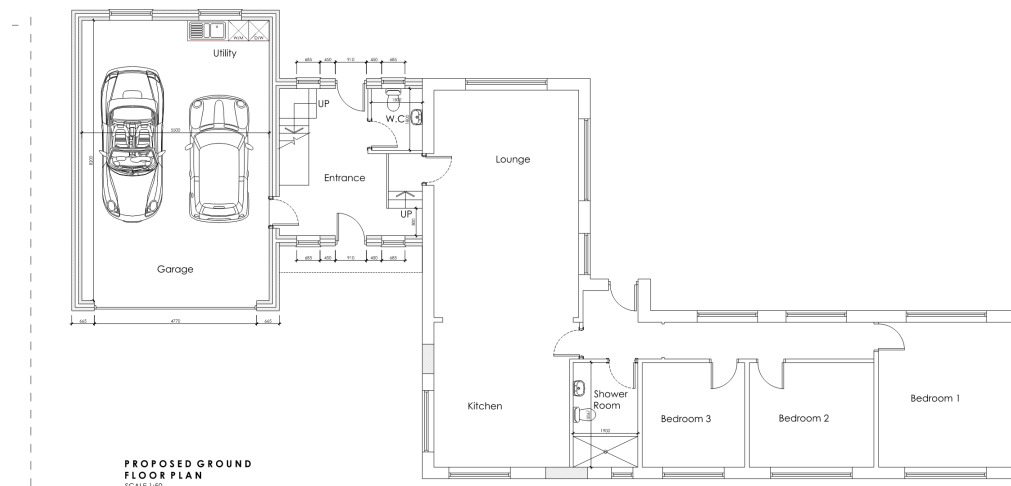
Proposed:

The applicant seeks permission for the erection of a single storey side extension to form a new entrance lobby and attached garage, utilising the roof space above for bedroom accommodation. Permission is also sought to increase the ridge height of the original dwelling in line with the proposed extension. The side extension is to extend 10.3m from the side elevation of the original dwelling, projecting 2m beyond the rear elevation. It is to have a height of 2.77m to the eaves and 5.75m to the ridge. It is also proposed to increase the height of the original dwelling through an increase to the ridge height of its roof by 1.2m. It should be noted that there are level changes on site, and the measurements of the original dwelling have been taken at the eastern edge of the front elevation and at the side elevation of the proposed extension. The extension is to be constructed from a mix of materials including, stone, render and timber effect cladding.

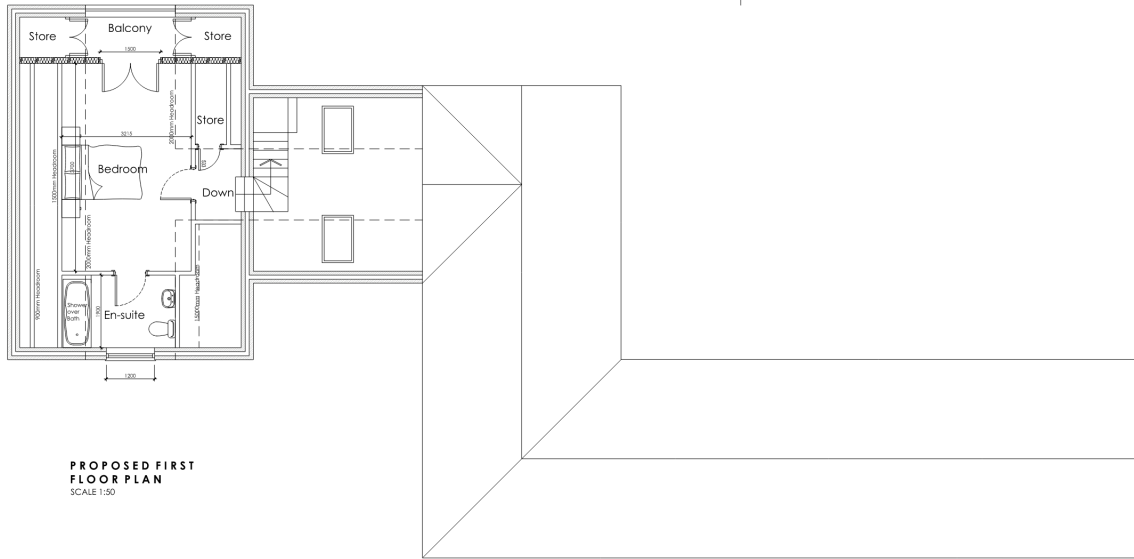
Existing and Proposed Floor Plans and Elevations



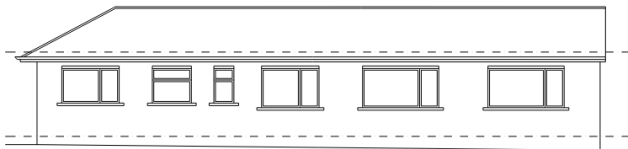
**EXISTING GROUND
FLOOR PLAN**
SCALE 1:100



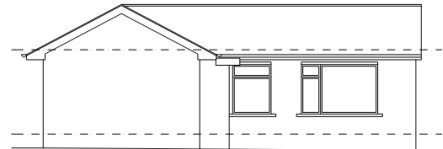
**PROPOSED GROUND
FLOOR PLAN**
SCALE 1:50



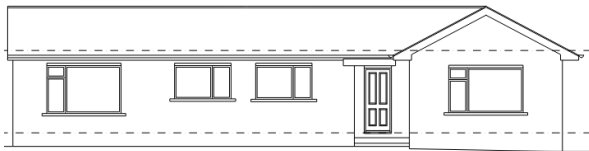
**PROPOSED FIRST
FLOOR PLAN**
SCALE 1:50



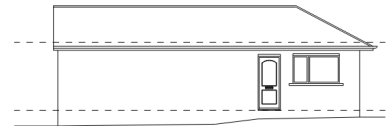
**EXISTING
FRONT ELEVATION**
SCALE 1:100



**EXISTING
SIDE ELEVATION**
SCALE 1:100



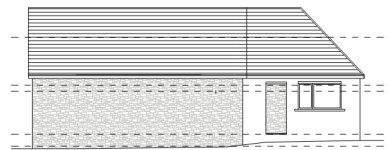
**EXISTING
REAR ELEVATION**
SCALE 1:100



**EXISTING
SIDE ELEVATION**
SCALE 1:100



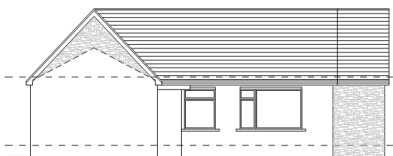
**PROPOSED
REAR ELEVATION**
SCALE 1:100



**PROPOSED
SIDE ELEVATION**
SCALE 1:100



**PROPOSED
FRONT ELEVATION**
SCALE 1:100



**PROPOSED
SIDE ELEVATION**
SCALE 1:100

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 (December 2024)

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.

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

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.

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.

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 (March 2024)

Penistone Neighbourhood Plan

“In 2033 Penistone will be a rural market town surrounded by high quality upland countryside, small villages, and isolated farmsteads. The town will act as a hub for these communities, and others further afield, and as a gateway for Barnsley residents to access the high Pennines and Peak National Park.

Penistone will offer a range of housing that provides for all sectors of the community, as well as attracting new residents to the area’s unique blend of town and country.

Our well conserved town will be a vibrant centre, with shops, businesses, and services such as the Penistone Paramount cinema flourishing and meeting the needs of the local population. Our countryside will be easily accessed by off-road routes and be a magnet to visitors, particularly those using the Trans-Pennine Trail. Our villages will be safe and peaceful places that will have their own well-maintained identity and traditions”

With one objective being:

Objective 3: To conserve the town's heritage, architecture, designated and non-designated historic features and to help design new development so that it 'fits' with the existing vernacular and built form. Any new development should be located and designed in such a way as to cause the least disruption to the place as it currently exists.

Policy BE1 Design of the Built Environment

All new housing proposals should adhere to the following principles, where it is appropriate:

a) Where new housing developments are proposed, homes should be reflective of local architecture and in keeping with the surrounding area. In particular, the following design principles should be adhered to:

- To have no houses above two storeys on the perimeter of built-up areas where it adjoins open countryside, where they have a greater impact upon the surrounding area in order to preserve and enhance the character of the area, in particular allocation sites HS70, HS71, HS74, HS75 as shown in Barnsley Local Plan.
- New developments should use external building materials that reflect the characteristic of development in the locality.

b) All residential developments will be expected to be designed so as to be sensitive to any existing wildlife habitat and corridor and should be appropriately landscaped and in particular development on the edge of the existing settlements shall incorporate tree planting so as to soften the built-up edge of the settlement as viewed from the countryside. Any residential development of 20 or more units will be expected to make provision for the appropriate amount of open space, in accordance with Barnsley MBC standards.

c) Development proposals should respect and maintain key views as identified on maps 2 and 3, in order to maintain the character and appearance of the town and villages.

Principle of development

The site falls within urban fabric which has no specific land allocation; however, whilst the site and surrounding area is made up principally of housing, the site is located close to the boundary with the Green Belt. 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.

Visual Amenity

As mentioned previously Lee Lane lacks uniformity and instead features a variety of individually designed dwellings, including single storey, 1.5 storey, and two-storey dwellings, which include front dormer windows, two-storey front gable projections and are constructed of assorted materials

The dwelling is being converted from a single storey dwelling to a 1.5 storey dwelling utilising room in the roof space, creating additional height and space via the second storey of the proposed side extension. It is acknowledged that the dwelling would result in a higher ridge level, however the proposed alterations are not so significant that they would be detrimental to the street scene and overall harmonise with the neighbouring properties.

The side extension would have a significant sideways projection; however, the original dwelling has an extensive width, and the proposed extension does not exceed 2/3 width of the original dwelling. Supplementary Planning Document – House Extension and Other Domestic Alterations states that original dwellings should remain the dominant feature. It could be argued that in this instance the proposed extension forms a dominant feature in the street scene. However, given the significant width and shallow height of the original dwelling, it would be difficult to ensure any extension would appear subordinate. The proposed extension, whilst incorporating a double garage door, which is prominent, provides a focal point to a dwelling which currently lacks any design features to the front elevation. In addition, the proposed extension is set back from the highway and due to the topography of the site is set at a lower level to it, therefore lessening its impact on the street scene.

Alterations on the rear elevation are limited to an increase in roof height, and the extension, which duplicates the existing end gable in a slightly wider design. A new roof light, single glazed door, new windows, a Juliet style balcony with a glazed balustrade, and oak effect cladding feature within the extension. Although not visible from the principal street scene or directly by neighbouring dwellings, the elevation is visible from within the green belt but coordinates with features of the original, and neighbouring dwellings and is of a similar height to the adjacent dwelling of Bankside Vale, all of which neutralises its impact to the openness of the Green Belt.

It is therefore considered that the proposed extension, and height increase of the existing dwelling is acceptable in terms of visual amenity and impact on the openness of the Green Belt, in compliance with Local Plan policy D1: High Quality Design and Place Making, and GB2: Replacement, extension and alteration of existing buildings in the Green Belt. This carries significant weight in favour of the application.

Residential Amenity

The detached dwelling is situated within a large plot, on the southern side of Lee Lane; the proposed side extension is to be located to the west of the neighbouring property 'Lorien,' which is located at an angle to the highway and the application property. Due to the relationship of the extension to this property and the path of the sun, it could result in some increase in overshadowing. However, the proposed extension would be located within the building line of the original dwelling, and whilst projecting close to the side boundary, the extension remains approximately 0.75m from the side boundary and therefore would not result in a significant increase in levels of overshadowing to a detrimental level.

As mentioned previously, this property is located at an angle to the proposed extension which minimises the impact of the proposed extension. It is acknowledged that a ground floor window is located on the side elevation of the neighbouring property which has a strong possibility to be a habitable room window. With approximately 8.5m being maintained between the affected window and the blank elevation of the proposed extension, whilst less

than the guidance distance of 12m as detailed in the SPD: House Extension and Other Domestic Alterations, and on this occasion the general openness surrounding both dwellings would mitigate this inconsistency.

As the proposed extension is to be located to the east of the plot, due to the separation of the extension from the neighbouring dwelling of Bankside Vale to the west, it is not considered that it would result in a detrimental impact by means of overlooking, overshadowing, or loss of outlook.

Whilst it is proposed to increase the height of the original dwelling, it is only proposed to increase by 2.4m. Due to the orientation of the dwelling within the plot and its relationship with neighbouring properties and the path of the sun, it is not considered that the increase in height would result in a significant increase in levels of overshadowing to a detrimental level.

There are no windows proposed on either side elevation of the dwelling or proposed extension, with the new openings being located solely within the front and rear elevation of the proposed extension. In contrast, one of the multiple windows on the front elevation would be blocked up and is indicated to be blocked up with matching stone. Open fields are located to the south and therefore there would be no increase in overlooking in this direction and whilst there are properties to the north a minimum separation distance of 21m is maintained between habitable room windows.

In consideration of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook of neighbouring properties to a detrimental level and is in compliance with Local Plan Policy GD1 which carries significant weight in favour of the application

Highway Considerations

It is acknowledged that the development would result in the loss of the existing double garage, however, it is to be replaced with additional parking in the form of the attached garage forming part of the extension. Whilst there is an increase in the number of bedrooms, this does not result in a requirement for an increase in off-street parking provision.

The scheme proposes the inclusion of a double garage, however due to the size, it is not sufficient to be considered as 2no. parking spaces. Nevertheless, the garage is set back from the highway by approximately 10m, which is sufficient distance to accommodate additional vehicles.

With parking requirements met and with no significant proposed changes to access from the highway, there is no impact upon Highway Safety, the proposed development is considered acceptable and in compliance with Local Plan Policy T4.

Summary

Based on the assessment above it is considered that the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the

character of the Street scene, or upon highway safety, and as such is in compliance with Local Plan Policies GD1, D1, T4, and is acceptable.

Recommendation: Approve with conditions