

**Application Reference: 2026/0295**

**Site Address:** 3 Rydal Close, Penistone, Sheffield, S36 8HN single storey front extension, conversion of integral garage to habitable area, 2 storey rear extension, widening of driveway to create extra parking space, removal of rear single detached garage and replace with detached double garage and alterations to fenestration and doors to dwelling.

**Relevant Site Characteristics:**

Located in a small cul-de-sac which forms part of a larger 1980's housing estate, situated towards the north-eastern edge of Penistone; the detached buff brick two story house and its curtilage are of an unusual design. Sited in a corner plot of the cul-de-sac, the dwelling features in essence three quarters of two storey house, with a corner 'wedge' of the rear elevation missing, with a single pitched roof covering the ground floor, whilst an apex style roof covers the main dwelling.

**Site History**

Application	Description	Status
2026/0033	Single storey front extension, 2 storey rear extension, demolition of detached single garage, erection of detached double garage and alterations to drive, doors and fenestrations to dwelling	Approved
2025/0270	Demolition of existing detached garage, erection of a detached double garage, erection of a two-storey side extension, single storey front extension and first floor rear extension, conversion of the existing integral garage, erection of a 1.8m timber boundary fence and alterations to hard landscaping	Refused
2025/0254	First floor rear extension, replace rear detached single garage with double garage, convert integrated front garage into habitable area, widen front drive and alterations to fenestration and doors to dwelling	Approved
B/82/0584/PU	Erection of private garage and formation of vehicular access	Refused

## Detailed description of Proposed Works

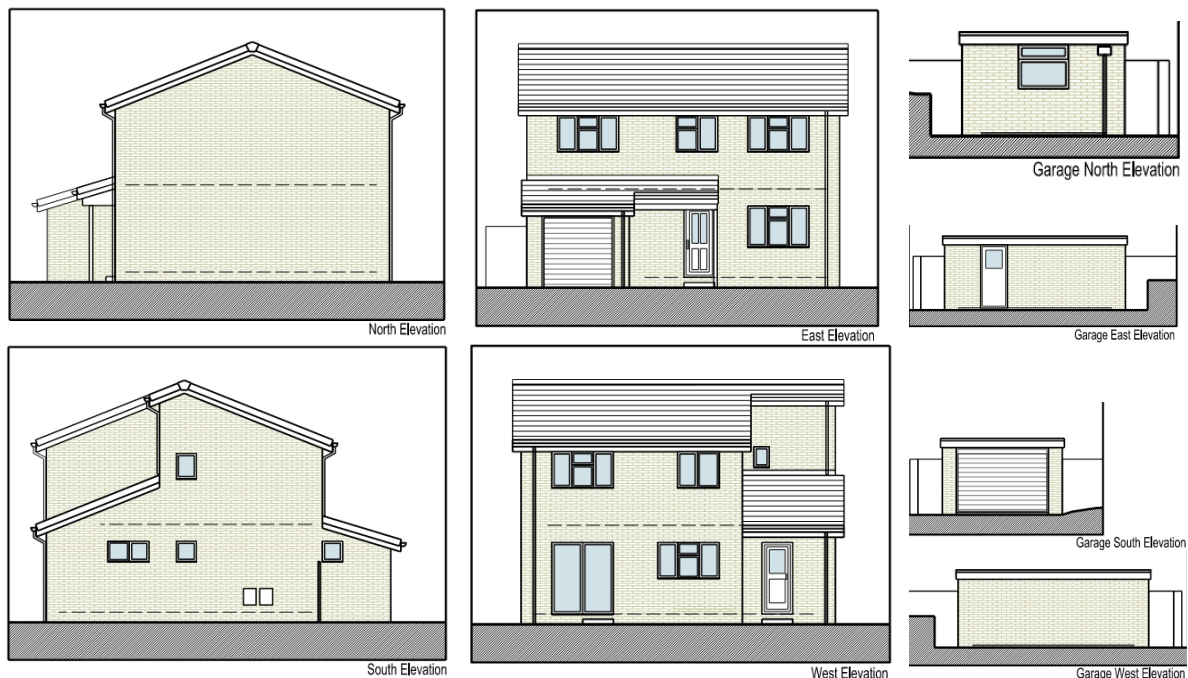
This application is the fourth application broadly in relation to the current proposal of a 'single storey front extension, 2 storey rear extension, demolition of detached single garage, erection of detached double garage and alterations to drive, doors and fenestrations to dwelling'. As approval was granted for the first application of 2025/0254, much of the work proposed, including the garage has been able to start. A first-floor rear extension, along with a front elevation bin storage extension was also approved in the same application, but at the time of the last application, 2026/0033, did not appear to have been started.

Application 2026/0033, which was subsequently approved without amendments being required, introduced a modest sized front extension, larger than the bin storage area previously approved, and a two-story rear extension, the first floor of which being larger than that approved in 2025/0254.

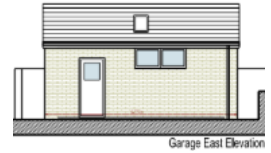
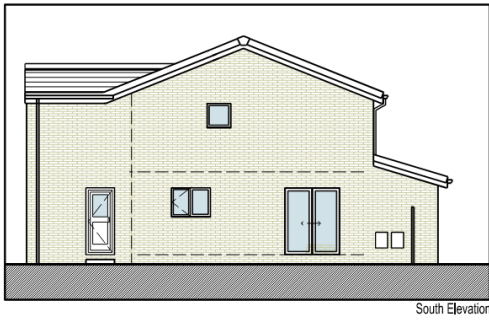
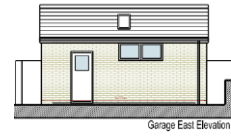
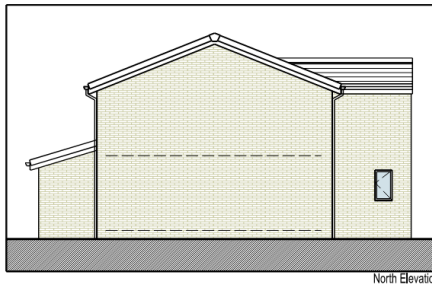
In this latest application, the proposal will finalise those aspects of work already approved and not yet started or completed from the two approved planning applications. The new addition to this proposal, is a request to extend the rear projection of the proposed, and already approved, two-story rear extension. In the last approved planning application of 2026/0033, the rear projection was approved at 3m, in this new application, the proposed rear projection has been increased to 3.3m.

Also indicated on the plans is relocation and replacement of two excising drains, presumably drain manhole covers/inspection chambers. Three new inspection chambers replace the existing two drains. A bi-fold door is also replaced with a sliding door of similar size. There are also some minor internal changes including resizing of the first-floor bathroom.

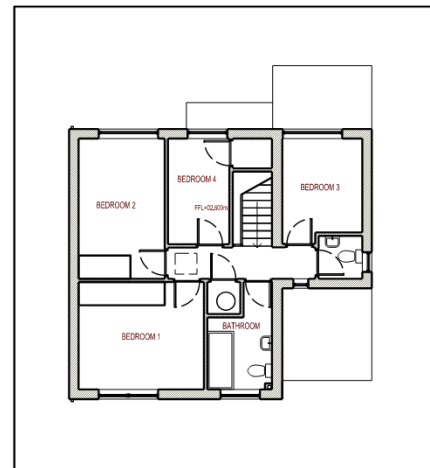
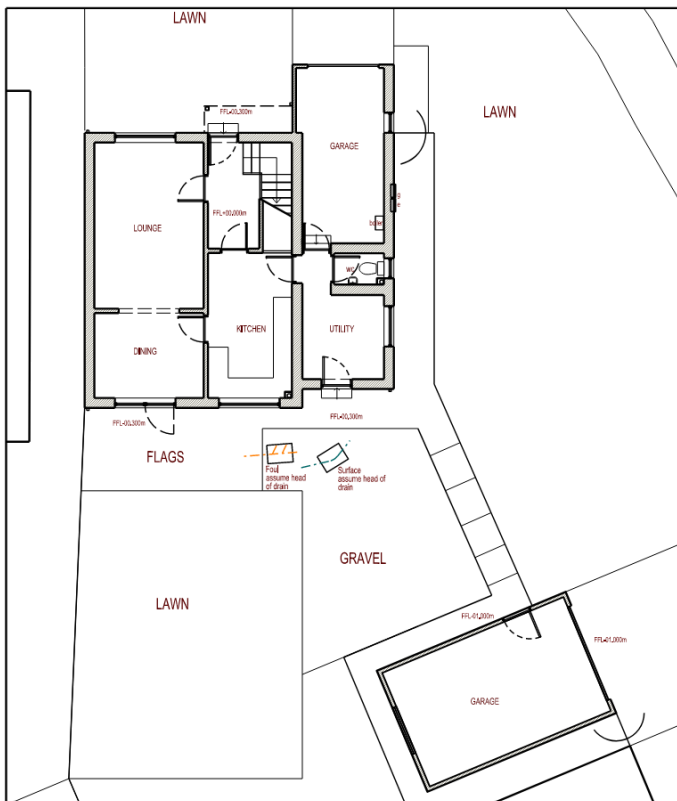
## Existing Elevations

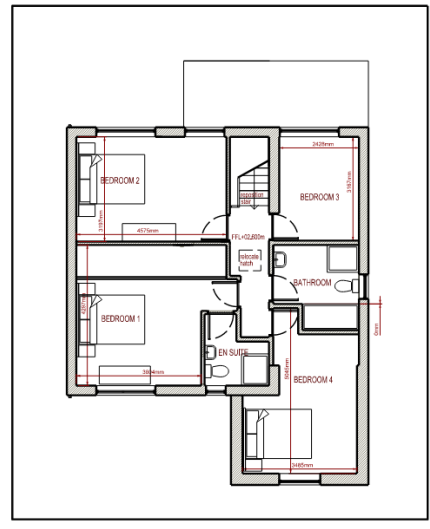
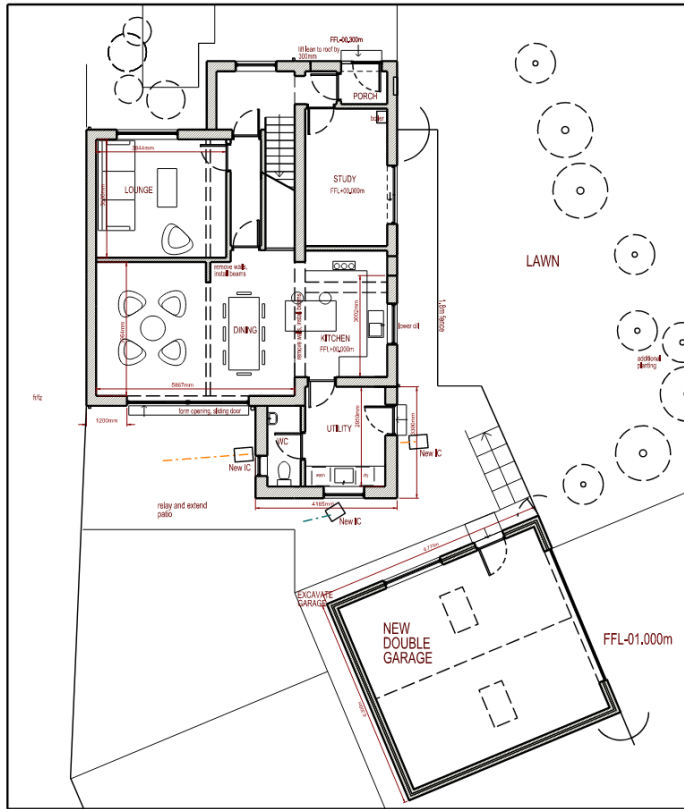


## Proposed Elevations



Existing and Proposed Floor Plans





**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 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

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.

For this specific application, no comments or objections have been received

#### **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

The site falls within Urban Fabric. Extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties.

### Scale, Design and Impact on the Character

Starting with the garage and ground works, the proposed demolition of the original garage has already occurred and construction of the replacement garage and other ground works including the widened driveway has started. With the garage scale and design mirroring that approved in applications 2025/0254 and 2026/0333, once completed the garage and ground works would have no further impact on the design, scale or character of the dwelling other than that what was originally assessed and subsequently approved in applications 2025/0254 and 2026/0033.

In application 2026/0033, an extension on the front elevation was proposed to create an approximate area of 5.3 sqm for additional living or utility space. This small addition would be attached to the existing front projection which, along with an extended driveway, and integrated garage conversion were approved in application 2025/0254, and reconfirmed for approval in 2026/0033, although these specific two alterations may have been eligible for completion through permitted development rights.

The currently approved proposal for a two-story rear extension, with a ground floor footprint of approximately 12 sqm, and a first floor footprint of 19.5 sqm, due to the unique design of the dwelling, received approval in application 2026/0033. It was considered as remaining prominent within the side elevation view of the dwelling, but smaller and less imposing than the proposed two-story extension refused in application 2025/0270.

This application seeks to marginally increase both the ground and first floor rear projection of the proposed two-story extension by 0.3m (30 cm), which would have consequential ground and first floor footprint increases, compared to what has already been approved, of approximately 1.26 sqm each. This would increase the approximate ground floor footprint of the two storey rear extension to 13.76 sqm, and the first floor footprint to 20.76sqm.

With such a modest increase in projection of 0.3m, and a footprint increase of less than 10%, together with no increase in width or roof height, the revised two-story extension would have an insignificant impact in terms of scale and design, when considered in comparison to what has already been approved. The proposal would still remain prominent but remains at a much more acceptable scale than the larger side and rear extension which was refused in application 2025/0270

Whilst there would be an undeniable increase in the scale of the proposed rear extension to what was approved previously in application 2026/0333, there is still not expected to be any significant impact on the scale of the house, created by the rear extension, or technically rear and side elevation, even in its proposed larger form. Due to the staggered nature of the rear extension, there would undoubtedly be an impact on the design and consequently the character of the house. However, with the unusual design of the house, it is debatable as whether this impact would be

negative, or as was considered for the original, albeit a smaller first floor extension, unification of the rear elevation to look more comparable to a traditional style two storey semi-detached house.

There have been no objections received to this latest amendment to the proposed rear extension, but it must be recognised that there have been numerous objections to previous incarnations of the proposed works at the application address, with one objection specifically in relation to the proposed but subsequently approved two storey extension of application 2026/0033. With no objections received on this occasion, and with only a very insignificant increase in scale, the proposal would remain as having a modest impact on the scale, design and character of the original dwelling.

Overall, including the already approved works, which have again been included in this application, despite being already approved and currently valid, the overall proposal would be considered to have a modest impact on the scale, design and character of the original dwelling, and by the same degree, impact upon the broader street scene. With a modest impact, the proposal would remain in accordance with local policies GD1 and D1, which carry moderate weight in favour of the proposal.

#### Impact on Neighbouring Amenity

In similarity with what has been described in the 'Scale, design and impact on character' section above, much of the works proposed have already been assessed, approved and remain valid for construction to start or continue.

In the previous application of 2026/0333, the proposed and subsequently approved two storey extension was noted for being as far as possible, in line with permitted development requirements, which provided some mitigation in relation to neighbouring amenity. Additionally, as was noted in application 2026/033, and even following the modest increase in scale proposed by this application; whilst the proposed extension may have an impact on outlook from nearby neighbours, this impact would be considered as modest and would not pose any significant harm to their amenity.

There would also remain a potentially small impact on light levels of neighbouring dwelling No 5, but again, even with the modest increase in scale, no amendments to the proposal would be required, and the impact would remain as being considered as limited.

The proposed windows on the two-storey rear extension remain at an angle to neighbouring properties to the rear, and with sufficient distance from them to avoid any significant overlooking, the impact on neighbouring amenity would again be considered as limited.

With no more than a modest 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

There are no proposed alterations to parking provision or access than what was approved in application 2026/0033 or Application 205/0270. Therefore with adequate parking provision provided, there would be no impact on 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**

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

**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.**

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 plans
  - Existing and Proposed Block Plans 2814/LO/202 Revision A
  - Existing Elevations 2814/TP/004
  - Existing Floor Plans 2814/TP/003
  - Location Plan 2814/TP/001
  - Proposed Elevations 2814/TP/206 Revision A
  - Proposed Floor Plans 2815/TP/205 Revision A

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 used in the existing building.

**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.**