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**2023/1110**

**Applicant:** Mrs S. Dyson

**Address:** 8 Fox Holes Grove, Crow Edge, Sheffield, S36 4HN

**Description:** Single storey extension and new ramp to rear of 2 storey semi-detached dwelling

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**Site & Location Description:**

The dwelling is a modern yellow stone end-terrace house featuring a grey tiled, gable roof, front porch and brown UPVC windows. A later addition to the dwelling is a small, rear conservatory. The dwelling occupies a secluded position within a cull de sac spur of Fox Holes Grove, a small development built in the mid 1990's. All houses within the development share the same external materials but the street scene remains varied with mixed styles and sizes of dwellings.



**Planning History:**

- **2022/1224** - Single storey side extension – Approved 10th January 2023

**Proposed:**

The proposal is for an enlarged single story side extension to that which was approved in planning application 2022/1224 and includes relocation of the proposed access ramp. The approved extension is currently under construction but has not yet been completed. The proposed additional extension would be a single story flat roofed extension at the rear of the approved dual pitched side extension, the additional extension would adjoin the existing rear conservatory of a similar height and roof style. The location of the originally approved ramp would be positioned on the opposite side of the conservatory, to allow disabled access into the rear garden.

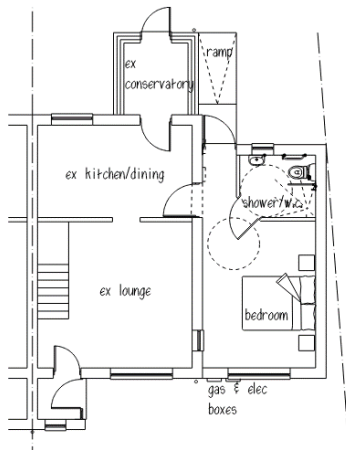
Measurements:

**Side Extension (approved)**

- **Maximum Pitched Roof Side Projection: 3.58m (3.58m)**
- **Maximum Flat Roof Side Projection 3.29m (n/a)**
- **Maximum Rear Projection (beyond original rear wall) 2.38m (n/a)**
- **Total Length: 10.01m (6.77m)**
- **Maximum Pitched Roof Eaves Height: 2.74m (2.74m)**
- **Maximum Flat Roof: Eaves Height: 2.6m (n/a)**
- **Maximum Pitched Roof height: 5.34m (5.34m)**
- **Maximum Flat Roof Height: 2.85m (n/a)**

Existing and Proposed Floor Plans and Elevations

The existing plans includes the extension which is currently under construction.



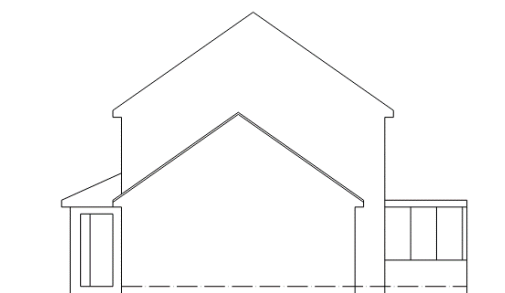
GROUND FLOOR



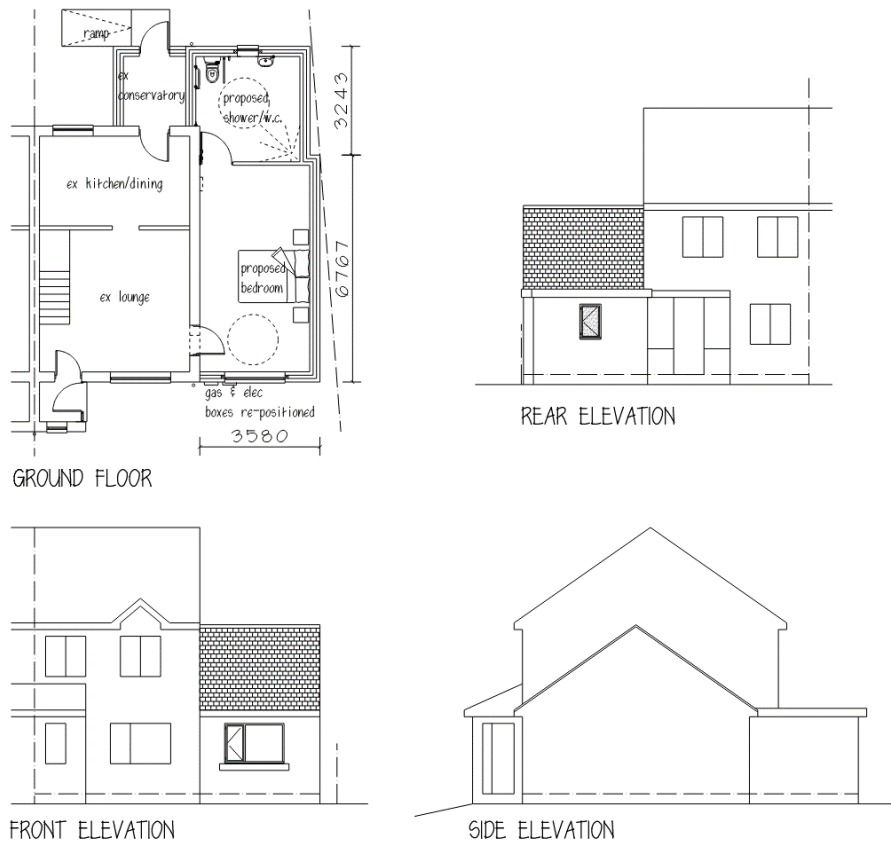
REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION



**Local Plan Designation:** Urban Fabric

**Conservation Area:** No

**Neighbour Representations:**

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

**Consultees:**

Dunford Parish 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 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.

## 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

#### **Assessment**

##### 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 original proposed extension (under construction) is located at the side of the dwelling, with no adjacent neighbouring dwelling. The revised proposal extends the proposal, albeit with the proposed addition being at a lower level with a flat roof, into the rear garden. With the proposal attaching to the existing rear conservatory, an extended rear and overall wraparound extension is created. Due to the location, there would be no impact on the adjacent attached neighbour at No.7 or other dwellings on the terrace row. As there is a house to the rear of the dwelling's curtilage, with its side elevation facing the rear elevation of the application dwelling, there may be small impact on the residential amenity of the occupants. In mitigation of this impact, there is firstly a reasonable sized fence between the dwellings, and although this extension is not permissible under permitted development, a larger rear extension could instead be erected without planning consent, as has been done at No.5, which also shares a boundary with the same rear dwelling.

There is a proposal for a ramp to enable access into and out of the conservatory, this would be relocated from its originally approved position at the rear of the extension. The ramp would pose no harm to the residential amenity of neighbouring dwellings but would have a positive impact on accessibility for the current, and possibly future residents of the dwelling.

##### Visual Amenity

In similarity to residential amenity, the proposed extension as a whole would not have a significant impact on the visual amenity of the dwelling or the area, the approved side extension lacks a setback on the front elevation due to the limited space available, but a set down roof of similar style to the main dwelling was approved. The new addition extends the approved extension with a single storey extension of a significantly lower height, but one which complements the existing rear conservatory it attaches onto. The proposal would be more visible than the approved extension but would have very limited and diffused public view from Middlecliffe Drive. It would be seen but would not harm the visual amenity of the dwelling to the rear of the application dwelling, also on Middlecliffe Drive. Like the extension at No.5 Fox Holes Grove, the rear aspect of the extension may be seen by

numbers 5 to 7 Fox Holes Grove but would not harm the visual amenity of the rear street scene. The proposed ramp would have a negligible impact on visual amenity.

Whilst the residential estate is designated as urban fabric. Beyond the estate is Green Belt land. Directly adjacent to the proposal and running along the length of Fox Holes Grove and Middlecliffe Drive is an embankment which levels out into scrubland before agricultural fields rise higher. As is already established with the housing estate, the proposal would be largely unseen due to the embankment, and unlike the estate, due to the dwelling's location, the extension would not be seen from beyond the estate in other directions.

#### Highway Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact upon Highway Safety.

#### Summary

With no impact on highway safety, a largely negligible effect on residential and visual amenity, with the exception of potential minimal impact for one single dwelling to the rear of the application dwelling, the proposal would be suitable for a recommendation of approval.

**Recommendation:** Approve with conditions