

Application Reference: 2025/0042

Site Address: 21 Salters Way, Penistone, Sheffield, S36 6UE

Introduction:

This application seeks full planning permission for a single storey front extension to a 2 storey detached dwelling.

Relevant Site Characteristics

The dwelling is located at the end of a cull-de-sac which forms part of a larger housing estate leading off Mortimer Road, located south of Penistone town centre. The dwelling and the immediate street scene are in keeping with the broader estate theme of predominantly detached dwelling of varying style and size, constructed in shades of red or buff brick with red tiled roofs. Some dwellings such as the application dwelling feature additional aspects of render and mock Tudor styling.

Specifically the application dwelling is a red-brick detached house with a side gable roof and an original pitched roof dormer featuring a small section of render and Tudor style beams. The original front elevation features an original integrated garage and attached porch style extension which both project approximately 1.8m. The garage features a single pitched, canopy style, tiled roof whilst the attached porch features a slightly higher but also tiled, dual-pitched roof.

The dwelling benefits from a large front garden which includes a large lawned area, trees adjacent to the low boundary wall, and a driveway leading to the garage. Additional shrubs are planted close to the front elevation of the dwelling. The rear garden is of a good size and borders Penistone Conservation area on its rear boundary.

Site History

Application Reference	Description	Status (Approved/Refused)
B/95/1080/PU	Substitution of house types - Plots 24, 25, 27 and 28	Approved
B/93/1520/PU	Erection of forty eight 3 and 4 bedroom houses with garages (Plots 9 - 56)	Approved
B/89/1473/PU	No Information	No Information

Detailed description of Proposed Works

The proposal would introduce a new infill style ground floor extension on the front elevation of the dwelling. Attached externally to the existing porch and extending 2.6m to the left side corner of the dwelling with a front projection of 1.8m, the proposal would create an aligned front elevation comprising of the extension, porch and garage. The existing tiled, single pitched garage roof would be replicated above the proposed extension but would uniquely feature a single roof light. The proposed roof would have matching eaves and roof height of approximately

2.55m and 3.8m respectively. Materials of a similar appearance to the original dwelling are proposed.

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

Section 16 - Conserving and enhancing the historic environment

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.

No representations have been received.

Parish Council - No comments received

Conservation – The conservation officer confirmed that there were no concerns about the proposal's impact on the nearby Conservation Area.

Forestry – Following assessment of the proposed development site, the Forestry Officer requested that details of tree protection measures, for trees located at close to the front boundary were provided. The applicant provided detailed information which was deemed acceptable by the Forestry Officer and no objection was made.

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. As the address borders a conservation area, the Conservation officer was consulted to assess any potential impact upon the Conservation Area, whilst the Forestry Officer was consulted due to trees being within proximity of the proposed development.

Scale, Design and Impact on the Character

The proposal is of a small scale which is designed to harmonise with the character of the existing dwelling. Whilst there may be some aesthetic imperfections regarding the bonding of new and old brick work, overall the proposal would be considered to be of an acceptable scale and design and would be considered to have a limited effect upon the character of the dwelling and street scene, in accordance with local plan policy D1.

For both the walls and roof of the proposed extension, materials of a similar appearance are proposed to be used in the construction. Whilst this would not resolve the potential issue of the bonding of old and new materials, as discussed above, it would assist in maintaining the design and overall character of the dwelling whilst creating a symmetrical front elevation which would hopefully have a positive impact but otherwise would have little or no negative effect upon the scale design and character of the dwelling.

One characteristic of the proposal which deviates slightly from the original design but is a feature of other extensions across the estate is the proposed rooflight, located in the pitched roof of the proposed extension. Whilst the rooflight serves a practical purpose for allowing extra light in to the dwelling, as a design feature whilst it does not add anything positive, neither is it a significantly negative feature. It would therefore be considered that the rooflight would have little or no impact on the design or character of the dwelling and street scene.

Impact on Neighbouring Amenity

The proposal is located close to the open boundary with the adjacent neighbour of No.19. However due to the limited size of the proposal and its location close to the blank side elevation and integrated garage of No.19, there would be no significant negative impact. It would therefore be considered that the proposal would have no or limited impact on neighbouring amenity.

Highways

There are no proposed changes to access or parking provision, and no additional bedrooms are proposed to be created. Consequently there would be little or no impact to 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

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

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. However additional supporting information in relation to tree protection was requested and subsequently approved.

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.