

**Application Reference:** 2026/0037

**Site Address:** 3 The Old Vicarage Shrewsbury Road, Penistone, Sheffield, S36 6DY

### **Introduction:**

Conversion of integrated garage to therapy room, installation of new ramp to front and rear, additional front door, new rear raised patio area and associated internal alterations to dwelling.

### **Relevant Site Characteristics**

The site is a large, detached property located at 3 The Old Vicarage Shrewsbury Road, Penistone, Sheffield, S36 6DY. The site is located within the centre of Penistone within the Penistone Conservation Area. The surrounding area is a mixture of residential and commercial properties, the residential properties of which range from detached, semi-detached and terraced dwellings. The property in question is a modern property, with a large driveway and rear garden and is part of a newer development.

### **Site History**

No recent or relevant planning history.

### **Detailed description of Proposed Works**

The applicant has proposed the Conversion of integrated garage to therapy room, installation of new ramp to front and rear, additional front door, new rear raised patio area and associated internal alterations to dwelling.

The changes are sought to provide changes to the dwelling for medical reasons. The applicant has provided medical details which have been recorded.

The existing garage is to be converted into a therapy room, the existing window to on the north elevation is to be removed and replaced with a door and a side window. This would be made from anthracite timber to infill the wall where the garage opening was. A window would be installed here to match the existing. A ramp wood also be installed to access the door.

The decking to the west elevation is to be constructed from anthracite decking with a railing to form a raised patio area up to form level access to the property.

### **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
- Policy HE1: The Historic Environment

### 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. 1 letter has been received in support of the application.

Conservation – No objections

Penistone Town Council – No comments 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 the urban fabric of Penistone, however is in the Penistone Conservation area. 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. The development must also preserve the character of the Conservation Area.

#### Conservation and Visual Amenity

The Council's Conservation Officer has been consulted upon as the site is located within the Penistone Conservation Area. The officer had the following comments:

'The site is located within the Penistone Conservation Area, designated in 1974 for its architectural and historical interest as the historic core of the market town. Although 3 The Old Vicarage itself was built around 2013, its careful and sympathetic design ensures that it makes a positive contribution to the character and significance of the conservation area and the group (aesthetic) value of its buildings. It is, however, clearly not historic.

Notwithstanding its location, the proposed development is considered acceptable given its clear justification, minimal and reversible nature, and the fact that it relates to a modern dwelling. Therefore, from a conservation perspective, the application is recommended for approval.' No conditions have been requested by the Conservation Officer.

The scale of and design of external changes are deemed to be acceptable and minor in nature. The materials proposed are in keeping with the existing building and the impact of the proposal upon visual amenity and the Conservation Area is therefore considered to be moderate and complies with Policy HE1 and D1 of the Local Plan.

#### Impact on Neighbouring Amenity

The alterations include the conversion of integrated garage to therapy room, installation of new ramp to front and rear, additional front door, new rear raised patio area and associated internal

alterations to dwelling. The changes are sought to provide changes to the dwelling for medical reasons, and the facilities are to be used ancillary to the main dwelling. The changes include new windows and doors; however these are set at ground floor level and would not increase levels of overlooking to neighbouring dwellings. The proposed raised patio areas and ramps are not of significant height, would provide improved access to the dwelling and would not cause any significant loss of privacy, or any overbearing impact to neighbouring properties.

As such this scheme would comply with the guidance set within the SPD House Extensions and moderate planning weight should be given to this.

#### Highways

The proposal involves the conversion of the integral garage and access ramps, however sufficient parking and turning facilities remain on site. The proposal allows for two vehicles to be parked within the curtilage of the site in line with the requirements of the Parking SPD. The impact upon highway safety would therefore be limited.

#### Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies, in that it would not cause significant harm to residential amenity and would not harm the visual amenity of the area and the Penistone Conservation Area in accordance with the relevant Local Plan Policies and SPD House Extensions.

#### **RECOMMENDATION: Approve subject to conditions**

#### **Justification**

#### **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.**