

**Application Reference:** 2026/0016.

**Location:** The Beeches, Halifax Road, Thurgoland, Sheffield, S35 7AL.

## Introduction

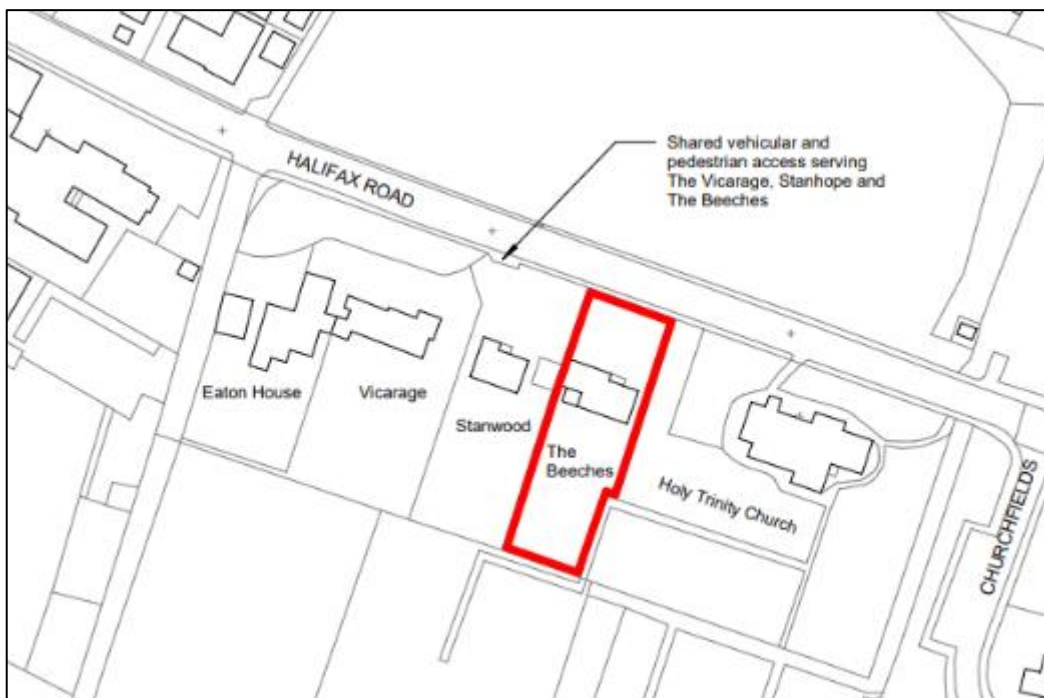
This application seeks planning permission for the erection of a part single storey and part two-storey extension with a first-floor enclosed balcony to the rear of the dwellinghouse with a new pitched roof over an existing flat roofed side extension, the erection of a porch to the side of the existing extension and a rear terrace area with a retaining wall, stone paving and balustrade with handrails. An existing rear balcony would be removed.

## Relevant Site Characteristics

This application relates to a large plot located on the south side of Halifax Road and within an area that is principally residential characterised by varied dwelling types of varying scale and appearance. The application property sits within a row of four two-storey detached properties of varying scale and similar appearance set back from the highway and behind a row of trees fronted by a stone boundary wall. The grade II-listed Holy Trinity Church is located adjacent to the development site to the east. An associated churchyard and cemetery bound the development site to the east and south. To the north is the Thurgoland Recreation Ground and Bowling Green. To the west is a primary school.

The property in question is a modest-sized two-storey detached dwelling constructed of stone with a pitched grey concrete tiled roof. The property benefits from an existing single storey projection to the front and side providing an integral garage. To the rear of the garage is an existing single storey flat roofed extension. To the rear is an existing first-floor balcony supported by columns. The property is fronted by existing hard and soft landscaped areas including mature tree specimens set behind a stone boundary wall on Halifax Road. Access is shared with adjacent neighbouring properties to the northwest off Halifax Road. To the rear is a large garden which falls north-to-south bounded by trees and other vegetation some of which are protected.

## Site



## History

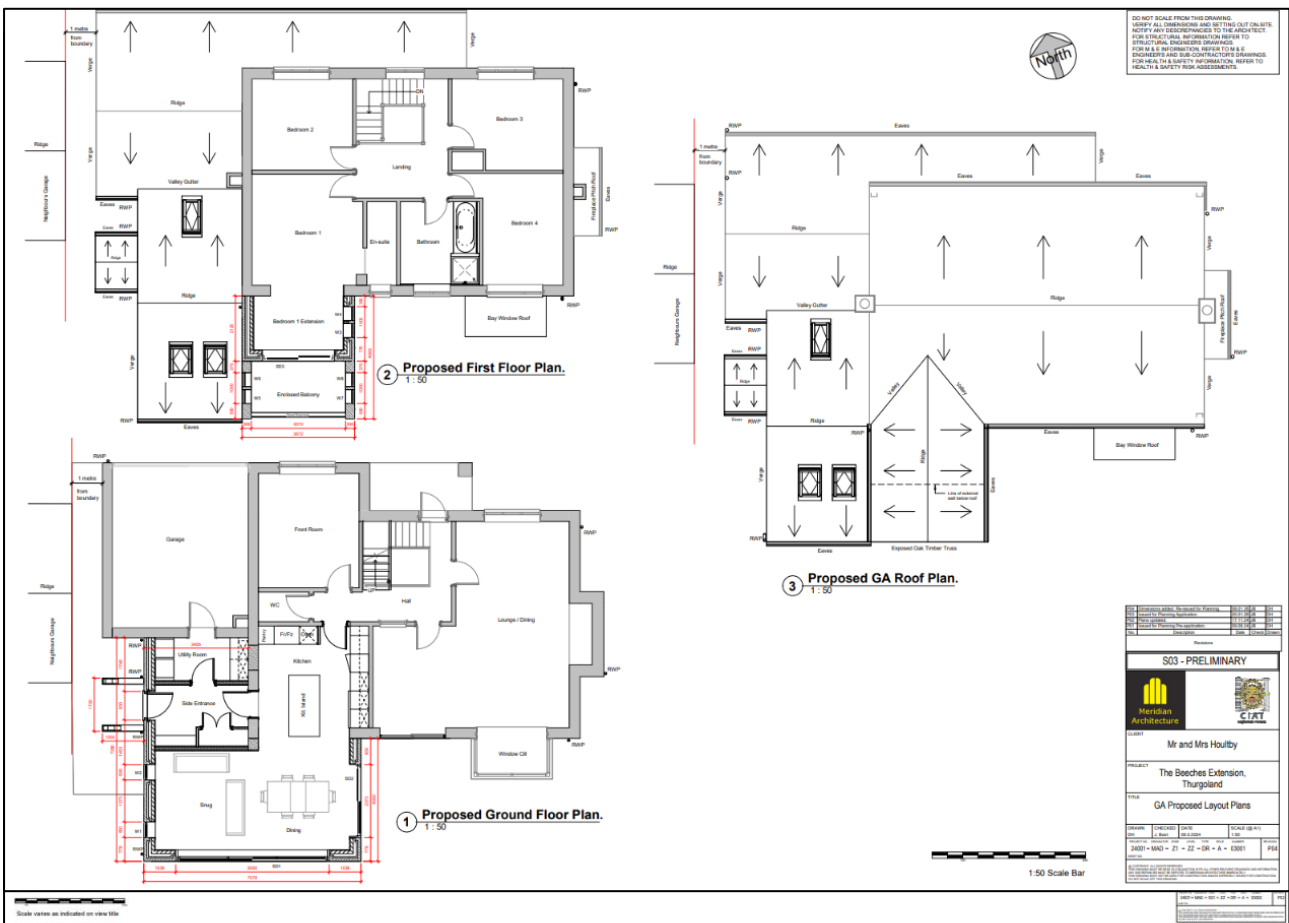
B/75/0373/PR	Erection of two dwellings and alteration of existing vehicular access.	Historic.
B/76/0770/PR	Erection of two dwellings.	Historic.
B/77/2292/PR	Erection of dwellinghouse and private double garage.	Historic.
B/77/3217/PR	Erection of dwellinghouse and double garage.	Historic.

### Detailed Description of Proposed Works

This application seeks planning permission for the erection of a part single storey and part two-storey extension with a first-floor enclosed balcony to the rear of the dwellinghouse with a new pitched roof over an existing flat roofed side extension, the erection of a porch to the side of the existing extension and a rear terrace area with a retaining wall, stone paving and balustrade with handrails. An existing rear balcony would be removed.

The proposed porch would measure approximately 1.7 metres (L) x 1.4 metres (W) x 3.4 metres (H). The porch would be constructed of random coursed sandstone walls with an exposed timber truss (Osmo finish).

The proposed extension would measure approximately 4 metres (L) x 7.1 metres (W) x 4.7 metres (H) at ground level and 6.1 metres (H) at first floor level. The proposed extension would comprise of a random coursed sandstone construction with a tooled finish, plain grey concrete roof tiles and an exposed timber truss (Osmo finish). The single storey part would adopt a pitched roof which extends over an existing flat roofed extension and the two-storey part would adopt a gable pitched roof.





## National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, the Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF 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. The 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 (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *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 this guidance 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 following SPDs are relevant in this case:

- *Biodiversity and Geodiversity (Adopted March 2024).*
- *Heritage Impact Statements (Adopted May 2019).*
- *House extensions and other domestic alterations (Adopted March 2024).*
- *Parking (Adopted November 2019).*
- *Trees and Hedgerows (Adopted May 2019).*

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

## Planning (Listed Buildings and Conservation Areas) Act 1990

- *Section 16: Decision on application.*
- *Section 66: General duty as respects listed buildings in exercise of planning functions.*

## Other Material Considerations

- *South Yorkshire Residential Design Guide (SYRDG) 2011.*

## **Representations**

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended).

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 were received.

### Consultees

Conservation Officer	<i>No objection(s) subject to condition(s).</i>
Forestry Officer	<i>No objection(s) subject to condition(s).</i>
Thurgoland Parish Council	<i>No comment(s).</i>

### 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 unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

### Principle of Development

Extensions and alterations to a dwelling are acceptable in principle if the development would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety. Development should also conserve and enhance the significance and setting of the borough's heritage assets.

This application follows pre-application advice provided under 2024\ENQ\00336.

### Scale, Design and Impact on Character

Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be had to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

The development site is bounded by the grade II-listed Holy Trinity Church to the east. As such, the Council's Conservation Officer was consulted, and they welcomed the provision of a Heritage Impact Assessment (HIA) which sets out the history and development of the site, its context, setting, relative significance and the impact of the proposal in accordance with Local Plan Policy HE2 and paragraph 207 of the NPPF. The Officer states that the existing dwellinghouse appears to be late c20 with the development site vacant in 1960 and once being within the curtilage of the vicarage to the west. The site was developed following corresponding planning applications for the erection of dwellinghouses between 1976 and 1978. It is stated that the immediate setting is of note being adjacent to the church yard and circa 23 metres west of the church but less than 3 metres from the shared boundary. There is significant tree and vegetation cover along this boundary with several mature tree specimens and a dense hedge being present. The Officer states that the church itself is enhanced by its setting, and the churchyard contributes to its heritage significance, but this is strongly delineated by its boundary. Moreover, there are several dwellings in the vicinity of the church which although built in sympathetic materials and design, are clearly modern. As such, they provide a neutral contribution to the setting and do not contribute to the historic significance of the listed building. Additionally, it is worth noting that the entirety of the development would be invisible from the wider public realm when viewed from Halifax Road. From the direction of the church there would be some visibility of the proposal which the HIA covers in some detail noting that:

*“When viewed from the south and east elevation, from within the churchyard, the proposed extension to The Beeches will be visible through the Sycamore trees. Similarly, when viewed from the greenbelt farmland beyond the site to the south elevation, the proposed extension will be partially visible through the trees and rural hedging. The level of harm to the setting and context of place, which contributes to the significance of Holy Trinity Church, will be managed through a considered design approach that includes the proposed scale, materials and workmanship to The Beeches extension to ensure that the heritage values of the place in its context and setting will be sustained.”*

To mitigate potential harm, the HIA sets out:

*“Careful consideration and planning must be taken prior to the commencement of the development works to The Beeches, to ensure that the proposals do not adversely impact on the context and setting of Holy Trinity Church and its churchyard, thereby reducing / mitigating any loss of aesthetic and historic significance to the Grade II listed church building and its grounds.”*

The Officer states that overall, their view is that if there is any potential harmful impact to the setting this would likely be of a very low level and far below the threshold of substantial. The scale, massing, details and materials proposed are not unreasonable and it is felt that the design is appropriate within this part of the setting of the church and similar to that of other dwellings in the vicinity. Consequently, the Officer considers that the proposal accords with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraphs 207, 208 and 212 of the NPPF and Local Plan Policies HE1, HE2 and HE3. Therefore, no objections were raised subject to conditions as suggested by the HIA.

The Local Planning Authority (LPA) has no reason to disagree with the professional opinions of the Council’s Conservation Officer in this instance.

The proposed porch would adopt a modest scale and sympathetic design and materials.

The proposed extension would adjoin an existing side extension and would adopt a modest rearward projection that accords with the adopted guidance within the House extensions and other domestic alterations SPD. The provision of a pitched roof over the existing side extension is welcome and the general scale and design of the proposal is relatively restrained and sympathetic ensuring that the proposed extension remains subordinate to the existing dwellinghouse. Views of the development would likely be limited to an adjacent churchyard where existing boundary trees and vegetation offer a degree of screening. The proposed materials are wholly appropriate closely matching those of the existing dwellinghouse and neighbouring properties. As such, the proposal is considered acceptable regarding visual amenity and accords with local planning policies and guidance.

Considering the above, this is considered to weigh significantly in favour of the proposal.

*The proposal is therefore considered to conserve or enhance the character and appearance of nearby listed buildings in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and would comply with Local Plan Policies D1: High Quality Design and Placemaking, HE1: The Historic Environment and HE3: Developments affecting historic buildings and is considered acceptable regarding visual amenity.*

### Impact on Neighbouring Amenity

The proposed extension and porch would be erected to the south-east of the adjacent neighbouring property (Standwood). While some overshadowing could occur, any potential impact is likely to occur and be limited to the morning and not at peak times for use of a rear garden. Moreover, the proposed

extension and porch would be set away from the party boundary. The neighbouring property is also set away from a party boundary with its blank gable elevation facing the development site. A garage within the neighbouring plot is located adjacent to the party boundary where existing hedges provide a good level of screening and could act as further mitigation. Any potential overshadowing impact is therefore unlikely to significantly detrimentally affect habitable rooms or the amenity of neighbouring occupants.

Ground floor windows would be located on the west elevation of the proposed extension. However, an existing boundary hedge would likely continue to provide sufficient screening maintaining privacy for both the occupants of the application and neighbouring properties at reasonable levels.

One first-floor window would be located on the west elevation of the proposed extension. While this could lead to potential overlooking and loss of privacy, the window would serve an enclosed balcony off a bedroom and therefore, it is unlikely that it would be in constant use or frequented regularly by high volumes of people but rather would serve as a private space for the occupants of the bedroom. As such, it is not anticipated that this window would give rise to significant detrimental impacts.

Further first-floor windows would be located on the south elevation of the proposed extension which would face into the development site and away from adjacent neighbouring properties. A sufficient separation distance would be maintained to the rear boundary in accordance with adopted guidance. There are no residential properties beyond the rear boundary.

More first-floor windows would be located on the east elevation of the proposed extension and would face towards the adjacent church and churchyard. Given the existing separation between buildings and the existing boundary trees and vegetation it is not considered that these windows would enable significant detrimental impacts by way of overlooking and loss of privacy.

The proposal includes the installation of a rear terrace area with a retaining wall and balustrade with handrails. Given the degree of existing boundary vegetation and screening to be retained and that the terrace would be set away from the western party boundary, it is not anticipated that this element would give rise to significant detrimental impacts by way of overlooking and loss of privacy.

It is not considered that the proposal would contribute to reduced levels of outlook.

The occupants of adjacent neighbouring properties were notified of this application and no objections were received.

Considering the above, it is not considered that the proposal would contribute to significant increased overshadowing, overlooking and loss of privacy, or reduced outlook impacts which may otherwise adversely affect the amenity of the occupants of the application or adjacent neighbouring properties.

Considering the above, this is considered to weigh significantly in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and is considered acceptable regarding residential amenity.*

#### Impact on Highways

The proposal is not considered to be prejudicial to highway safety because existing off-street parking and access arrangements within the development site would not be affected and the proposal would not result in a requirement to provide additional spaces.

Considering the above, this is considered to weigh modestly in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.*

### Impact on trees

The development site benefits from mixed boundary vegetation including some protected trees. This application is therefore supported by an Arboricultural Impact Assessment (AIA).

The Council's Forestry Officer was consulted whom stated that the proposal would be located close to the rooting areas of TPO trees T1 and T8 and would require the removal of part of H1 and trees T2 and T3. The removals required would have a negligible impact because they are not significant specimens or prominent in the immediate vicinity. No direct works would be undertaken in the rooting areas of trees T1 and T8 although it is understood that some minor excavations may be required to facilitate the proposal which are proposed to be completed by hand and under the supervision of the project Arboriculturist. It is anticipated that any potential impacts would likely be minimal and subject to full details of protection measures and protective fencing/ barrier details being provided as part of an Arboricultural Method Statement (AMS) the Council's Forestry Officer raised no objections.

Considering the above, this is considered to weight moderately in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policy BIO1: Biodiversity and Geodiversity and is considered acceptable from an arboricultural perspective.*

### Planning Balance and Conclusion

In accordance with the provision of paragraph 11 of the NPPF (2024), the proposal is considered in the context of the presumption in favour of sustainable development and therefore, for the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant local and national planning policies and guidance and planning permission should be granted subject to necessary conditions.

**RECOMMENDATION: Approve subject to conditions.**

### **Justification**

#### **Statement of compliance with Article 35 of the Town and Country Development Management Procedure Order 2015.**

In dealing with the application, the local planning authority (LPA) has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- *Agree and amended description.*

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 representations, 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.

### **Conditions:**

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 the plans:

24001-MAD-Z1-ZZ-DR-A-03001 P04 GA Proposed Layout Plans.  
24001-MAD-Z1-XX-DR-A-0302 P04 Proposed GA Elevations.  
24001-MAD-S01-ZZ-DR-A-00002 P02 Proposed Site and Landscaping Plan.  
24001-MAD-S01-ZZ-DR-A-00001 P02 Location and Block Plan.  
24001-MAD-S01-00-DR-A-52001 P02 Existing and Proposed Drainage Plan Layout.  
Arboricultural Impact Assessment produced by ARR Innovators ref. 250926 ARBI 1126 AIA V1 FINAL dated 26<sup>th</sup> September 2025.

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 HE1: The Historic Environment and Local Plan Policy D1: High Quality Design and Place Making.**

3. No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:

Tree protective barrier details  
Tree protection plan  
Arboricultural method statement

No development or other operations shall take place except in complete accordance with the approved methodologies.

**Reason: To ensure the continued well-being of the trees in the interests of the amenity of the locality and in accordance with Local Plan Policy D1: High Quality Design and Place Making and Local Plan Policy BIO1: Biodiversity and Geodiversity.**

4. Pointing shall utilise a lime rich mortar finished to a slightly concave or flush joint. Prior to commencement a sample area of the proposed pointing shall be prepared and submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy HE1: The Historic Environment and Local Plan Policy D1: High Quality Design and Place Making.**

5. The external materials shall match those used in the existing building and those specified by the approved document(s) listed above.

**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy HE1: The Historic Environment and Local Plan Policy D1: High Quality Design and Place Making.**

6. The stone used for the walls of the development shall be natural sandstone typical of the locality and shall match the existing in terms its overall appearance, colour, general grain size, coursing style and face dressing.

**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy HE1: The Historic Environment and Local Plan Policy D1: High Quality Design and Place Making.**

7. Rooflights shall be low profile and decorated dark grey.

**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy HE1: The Historic Environment and Local Plan Policy D1: High Quality Design and Place Making.**

8. The new windows and doors shall be mounted in the reveal a minimum of 100mm and shall be Aluminium PPC decorated RAL 7016.  
**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy HE1: The Historic Environment and Local Plan Policy D1: High Quality Design and Place Making.**
9. Rainwater goods shall utilise black ogee section gutters mounted on stone corbels (new extension only) with matching black downpipes.  
**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy HE1: The Historic Environment and Local Plan Policy D1: High Quality Design and Place Making.**
10. The roof tiles shall be plain grey concrete rooftiles to match the existing.  
**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy HE1: The Historic Environment and Local Plan Policy D1: High Quality Design and Place Making.**

**Informative(s):**

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.  
  
If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.
2. Before proceeding with the notified works, you should ensure that you have the permission of the owner, and comply with all other relevant legislation, for example it is an offence to disturb nesting birds, and bat roosts.
3. It is recommended that measures are taken to prevent a nuisance/ or effect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke or dust. No waste should be burnt. If a statutory nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore, recommended that you give serious consideration to the steps that may be required to prevent a noise, dust or smoke nuisance from being created.