

**Application Reference:** 2025/0552

**Site Address:** 230 Manchester Road, Millhouse Green, Sheffield, S36 9NR

**Introduction:** This application seeks full planning permission to 'replace rear conservatory with single storey rear extension, raised rear terrace area and additional storage area below to dwelling.'

**Relevant Site Characteristics:**

Located on the A628 Manchester Road in the village of Thurstone, the dwelling is a predominantly yellow stone, detached bungalow with a tiled cross gable roof. The dwelling's curtilage is built on slope, steadily declining, southerly from Manchester Road. With trees, shrubs and hedging forming the boundary of the application dwelling and its neighbours, the dwelling is only partially visible from the street through the open driveway.

The front of the dwelling appears like a typical bungalow but unusually features a detached garage in front of the western corner of the principal elevation. Whilst the bungalow retains its single storey for living accommodation, the slope of the land is most prominent along the brown brick side elevation of the dwelling leading to an under-croft storage area below the 'ground floor' level of the dwelling, which forms a significant aspect of the rear elevation. The rear garden continues with the downward slope but appears to be a gentler slope. Additional features of the house include a raised patio area with stairway to the conservatory, raised planters and a pagoda on the eastern side elevation.

**Site History**

No site history recorded for this address.

**Detailed description of Proposed Works**

The proposal is for the removal of the existing conservatory, and its replacement with a larger rear extension and raised terrace. To support the extension, the under-croft area is also proposed to be extended, creating an approximate 40 sqm of additional storage space below the extension and terraced area.

The existing conservatory with a rear projection and width of approximately 4m each and an area of 16 sqm is proposed to be replaced with a larger extension with approximate measurements of 5.35m for the maximum rear projection, a shorter rear projection from the furthest extent of the original rear elevation of 4.35m, a width of 7.48m, and an area of 36 sqm. The approximate height of the proposal varies due to ground level but at the joint of the extension and the western corner of the dwelling, the height increases from the current height of 4.57m to the top of the conservatory to 6.61m. At roughly the centre of the extension's rear elevation, the proposed height would be increased from the current conservatory height of 5.23m to 7.18m. All these measurements are lower than the original roof height measurements taken at the same locations.

**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.

No Comments were received

Penistone Town Council: No comments or objections were 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

In absolute terms, the scale of the proposal is quite significant but in actual additional habitable/living space terms, the proposal is relatively modest. The existing ground floor footprint of the dwelling including the conservatory but excluding any patio area, pathways or steps is approximately 127 sqm, in contrast the proposal excluding the raised terrace is approximately 146 sqm, an increase of around 19 sqm. The actual usable footprint of the raised terrace adds another approximate 19 sqm of usable area above the undercroft.

In comparison of the structural landscape of the bungalow and its immediate area, including paving, terrace, pathway, raised planters and under-croft but excluding anything beyond the front elevation, is currently approximately 185 sqm. The proposed plans would increase the same relative footprint by around 10 sqm to just over 195 sqm. Whilst this increase is modest, most of the height around the rear elevation and rear corner of this footprint would increase more significantly in height, at around 2m increase. However, in terms of scale and impact on the character of the dwelling, with the minimal public visibility and with the existing design being quite awkward, the proposal would help harmonise the rear elevation and be considered to have a limited impact on the scale and character of the dwelling.

In parity with the proposed scale, the removal of the unattractive 'watchtower' aspect of the existing conservatory, the proposed extension and rear raised terrace would be an improvement on the current design of the dwelling whilst having no impact upon the street scene and looking perfectly acceptable when viewed from the rear garden or beyond. Therefore in consideration of design, the proposal would have little or no impact on the design or character of the dwelling and when considered in conjunction with the scale of the proposal would only have an overall limited impact on the scale, design and character of the dwelling.

As such, visual amenity would be maintained, in accordance with Local Plan policy D1.

#### Impact on Neighbouring Amenity

In consideration of what is proposed, local policy guidance has no specific size limitations to rear extensions and instead they are assessed on their design merit and impact on neighbouring dwellings but what may be considered through permitted development rights can also be considered as often such extensions may have a more significant impact on neighbouring amenity than what is proposed within a planning application, and ultimately indicate what could be constructed instead of applying for planning consent or in light of a refusal of planning consent.

On this occasion, and principally due to the way ground levels are assessed for permitted development, for multiple reasons, the proposal would exceed the allowances of permitted development for a single story rear extension with a maximum rear projection of 4m. However, a two-storey rear extension exclusively in replacement of the existing conservatory and location of the proposed raised terrace, with a rear projection not exceeding 3m and with no raised terrace would potentially meet the criteria of permitted development.

As mentioned, local policy firstly considers the design of the proposal, which as noted in the section above is deemed to have no more than a limited impact when the scale of the proposal is also considered. The second aspect of assessing a proposed rear extension, or a wraparound extension as it would technically be considered is the potential impact on the amenity of neighbouring dwellings, particularly overshadowing.

One test to determine if an extension would overshadow, basically causing issues in relation to light and privacy is the 45-degree rule. If an extension intersects an imaginary line at 45-degrees

from the centre of a habitable room window of an adjacent dwelling, then further assessment is required. For the neighbouring dwelling of No.232, the proposed extension including the undercroft and raised terrace does not breach a 45-degree angle from the centre of the rear patio doors or the centre of the conservatory style extension. For the adjacent dwelling of No.238, the 45-degree rule is broken but in mitigation the neighbouring dwelling appears to have a long-standing outbuilding close to the boundary with the application dwelling. This would result in the outbuilding breaching the 45-degree angle before the line would reach the boundary with the application dwelling. Therefore, in respect of overshadowing, there would be little or no impact on neighbouring amenity of either adjacent dwelling, or other neighbouring dwellings as there are no neighbours located behind the application dwelling.

With the proposed location of the raised terrace area, and only two roof lights, angled upwards, there would be no further impact from the proposal on the amenity of No. 228.

In contrast, proposed glazed doors and the raised terrace may have an impact on upon the amenity of No.232 in terms of overlooking. However, there is a set back from the side boundary as well as boundary treatments and planting. The neighbouring dwelling also has a rear extension. Furthermore, the proposed terrace has a dwarf wall which will limit views when seated and the overlooking would not be significantly different to the existing glazed conservatory. As such, although there will be some views of the neighbouring garden area and extension, they would not be significant enough to warrant a refusal in this case or request additional screening or mitigation measures.

Whilst some noise may be expected from the raised terrace, given its size in comparison to the overall size of the garden, noise specifically from the terrace would not be expected to cause any more significant nuisance than what could occur within the garden and therefore whilst potential impact on neighbouring amenity is recognised, it would be considered to have only a modest impact on neighbouring amenity.

As a result of the comments above, and on balance, residential amenity would be maintained to a reasonable degree, in accordance with Local plan Policy GD1.

#### Highways

With no alterations or additions beyond the front elevation of the dwelling, the ample and existing parking provision and access arrangements remain unchanged, so there would be no impact on parking 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**

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.**

## **Conditions and Informative**

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**

- Location Plan 2190/TP/001
- Existing and Proposed Site Plans 2190/TP/002
- Existing Ground Floor Plan 2190/TP/003
- Existing Elevations Rev A 2190/TP/004 Rev A
- Proposed Ground Floor Plan 2190/TP/005
- Proposed Elevations Rev A 2190/TP/006 Rev 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**

4. The two additional sub level areas described as storage on the above plans shall remain in perpetuity as areas of incidental storage use for occupants of the main dwellinghouse and not utilised as additional living space.

**Reason: In the interests minimising the impact of the approved single storey extension and in accordance with Local Plan Policy GD1 General Development and D1 High Quality Design and Place Making**

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.