

<b>Application reference number</b>	2025/0674
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<b>Application Type</b>	Variation of condition
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<b>Proposal Description:</b>	Variation of condition 2 of application 2023/0498 (Erection of a detached two storey house) to allow change to design and size of kitchen extension
<b>Location:</b>	Land adjacent 8 Clarel Street, Penistone, Sheffield, S36 6AU

<b>Applicant</b>	Mr James Shaw
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<b>Number of Third Party Reps</b>	0	<b>Parish:</b>	
		<b>Ward:</b>	Penistone West Ward

## Description

The site is the side garden to number 8 Clarel Street and is allocated as Urban Fabric within the adopted Local Plan. The property is a traditional stone built end terrace with a large side and rear garden. The property has a small single storey rear extension, side conservatory and a detached garage set along the eastern boundary of the site.

The site is also within the Penistone Conservation Area and in close proximity to Grade II listed buildings at 104 and 106 High Street which rear elevations face over the site. The existing site appears as a side garden area with a side conservatory (which will be removed as part of the proposal) and a single garage on the site which has been excluded from the redline boundary and will be retained by the host property number 8.

## Proposed Development

The application proposes the variation of condition 2 of application 2023/0498 (Erection of a detached two storey house) to allow change to design and size of kitchen extension. The changes proposed include:-

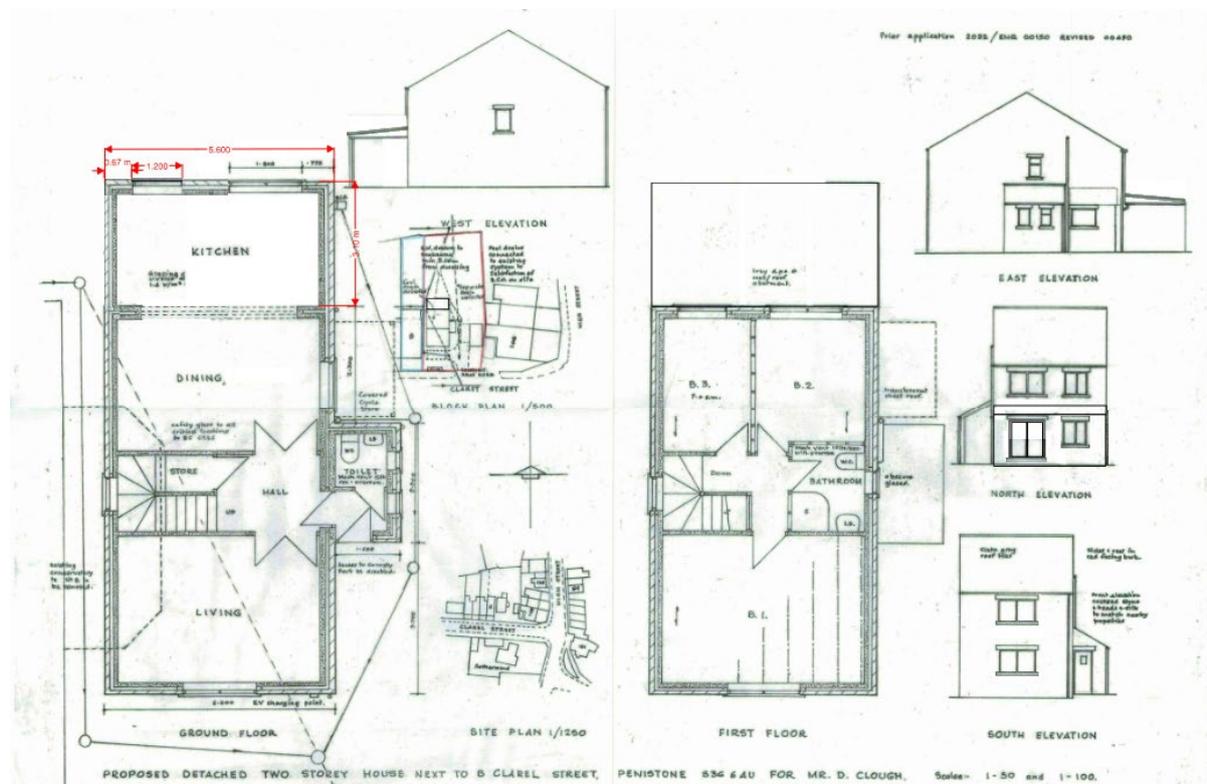
- Extending the ground floor rear projection to span the full width of the new-build dwelling, instead of only partially as previously approved including a patio door to the rear elevation.
- Replacing the approved pitched roof over the rear projection with a flat roof to achieve a lower profile

The plans have been amended during the course of the application at the request of the conservation Officer – due to concerns regarding the window style and sizes to the front elevation. The amendments show the front elevation windows as per the original plans and the description of the proposal has been amended to reflect this.

The overall proposal is to erect a 3 bedroomed detached, two storey dwelling to the side of number 8 Clarel Street. The dwelling would be constructed from stone to match the adjacent dwellings. The dwelling has been designed with a pitched roof, a side porch and a small rear single storey element to form a kitchen.

The property would have 2 parking spaces in the front garden of the new dwelling with an access off Clarel Street and a rear garden area. The existing garage and parking space to the east would be retained by the host property, number 8 Clarel Street and the garage is set within the blue line boundary of the site as requested by highways. The block plan shows a bin store, off-street parking and a cycle store proposed for the new dwelling.

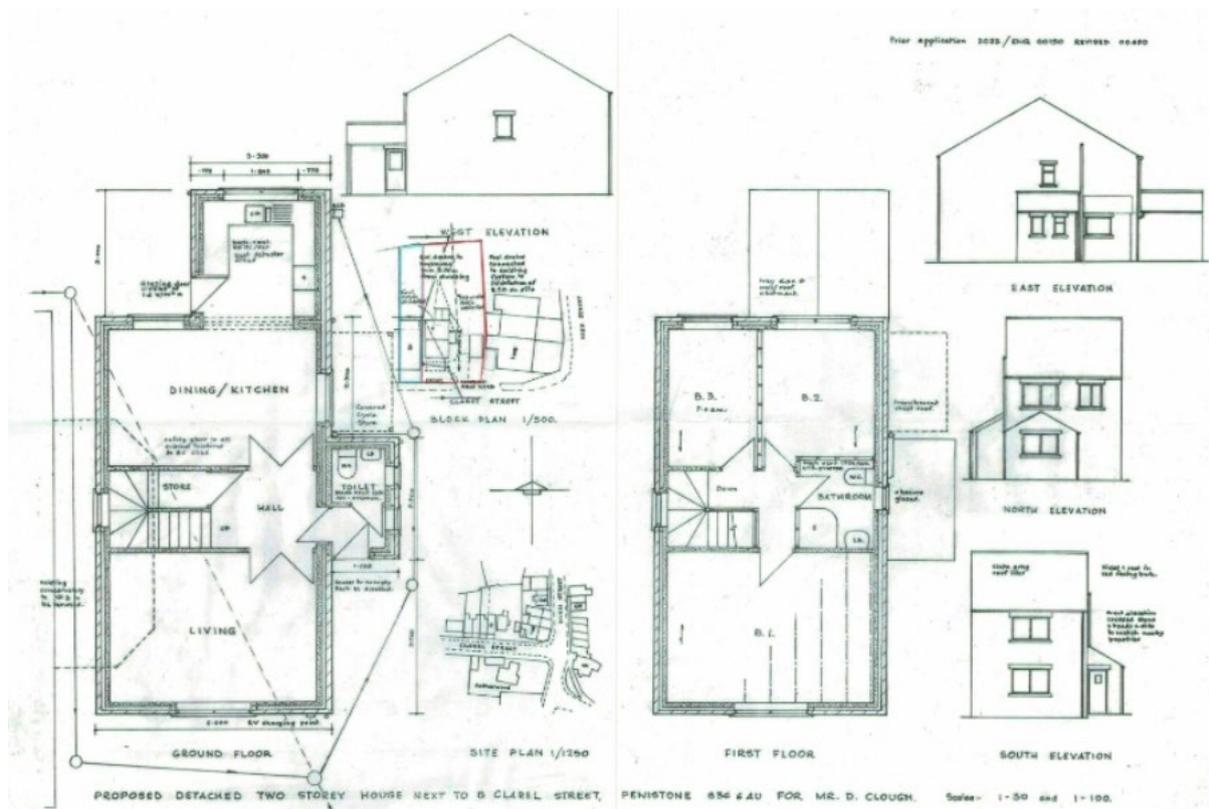
The existing side conservatory to number 8 will be removed as part of the proposal.



Amended Plans

### Relevant Site History

Application Reference	Application description	Status
2023/0498	Erection of detached two storey house	Approved with conditions



Previously approved plans

## Planning Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

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.

## Local Plan

The site is set within Urban Fabric as shown on the Local Plan Maps, therefore the following policies are of relevance:-

GD1 'General Development' provides a starting point for making decisions on all proposals for development setting out various criteria against which applications will be assessed. H4 Residential Development on Small Non-allocated Sites, proposals will be supported where they are located on previously or part developed land, are within a village, are accessible and have good access to a range of shops and services.

H9 'Protection of Existing Larger Dwellings'  
T3 'New Development and Sustainable Travel'  
T4 'New Development and Transport Safety'  
D1 'High Quality Design and Place Making'  
Poll1 'Pollution Control and Protection'  
HE1 'The Historic Environment'  
HE3 'Developments affecting Historic Buildings'

#### SPD's

-Design of Housing Development  
-Parking

#### Other

South Yorkshire Residential Design Guide

#### Penistone Neighbourhood Plan – Adopted August 2019

BE1: Design of the built environment

All new housing proposals should adhere to the following principles, where it is appropriate:

- a) Where new housing developments are proposed, homes should be reflective of local architecture and in keeping with the surrounding area. In particular, the following design principles should be adhered to:
- To have no houses above two storeys on the perimeter of built up areas where it adjoins open countryside, where they have a greater impact upon the surrounding area in order to preserve and enhance the character of the area, in particular allocation sites HS70, HS71, HS74, HS75 as shown in Barnsley Local Plan.
  - New developments should use external building materials that reflect the characteristic of development in the locality.
- b) All residential developments will be expected to be designed so as to be sensitive to any existing wildlife habitat and corridor and should be appropriately landscaped and in particular development on the edge of the existing settlements shall incorporate tree planting so as to soften the built-up edge of the settlement as viewed from the countryside. Any residential development of 20 or more units will be expected to make provision for the appropriate amount of open space, in accordance with Barnsley MBC standards.
- c) Development proposals should respect and maintain key views as identified on maps 2 and 3, in order to maintain the character and appearance of the town and villages.

#### 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:

2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
8. Promoting healthy and safe communities
9. Promoting sustainable transport
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural 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.

### **Relevant Consultations:**

Penistone Town Council – No comments received

Ward Councillors – No comments received

Highways – No objection subject to conditions

Conservation Officer – No objection to amended plans

Yorkshire Water – No comments received

Drainage – No comments received

Coal Authority – No objection subject to previous condition

SYMAS – No objection subject to previous condition

SYAS – No comments received

Pollution Control – No objections

### **Representations**

Neighbour notification letters were sent to surrounding properties and a site notice was placed nearby and a press notice was published.

No comments have been received

### **Assessment**

#### Principle of development

The principle of the development has already been established with the granting of permission for application 2023/0498 - Erection of a detached two storey house. This application requests the variation of condition number 2, in order to allow a change to the design and size of kitchen extension. These changes have been assessed below:-

#### Visual Amenity/Impact on Conservation Area

Local Plan Policy D1 High Quality Design and Place Making, sets out the principles that will apply to the consideration of planning applications for new housing development, including conversions, infill and backland development. The application site is also set within the Penistone Conservation Area and close to existing Grade II Listed Buildings, therefore policies HE1 and HE3 are also of relevance.

The Conservation Officer has been consulted and has raised no objections to the rear single storey kitchen enlargement and change to the roof design, as it will not be seen from the street scheme. The Conservation Officer initially had some concerns with regard to the proposal, due to the large modern windows originally being proposed to the front elevation. The plans have now been amended and the front elevation has reverted back to the original approved proposal, therefore the Conservation Officer is in support of the changes, subject to the previous conditions being applied and complied with.

The proposal is considered to be acceptable in terms of visual amenity and impact upon heritage assets in accordance with policies HE1 and D1 of the Local Plan and policy BE1 of the Penistone Neighbourhood Plan.

#### Impact on Archaeology

South Yorkshire Archaeology have been consulted and have not commented on the proposal, therefore the original condition relating to archaeology should be applied to the decision noticed.

#### Residential Amenity

The Supplementary Planning Document 'Design of Housing Development' provides guidance in terms of separation distances and other amenity requirements, in order to ensure that any new development does not cause significant impact by way of overlooking, overbearing and overshadowing of existing dwellings and their private gardens. Further detailed guidance on residential development is provided in the South Yorkshire Residential Design Guide. The Guide includes information requirements, design guidelines and technical requirements.

The application has been assessed in relation to the Supplementary Planning Document – Design of Housing Development Adopted May 2019) and the South Yorkshire Residential Design Guide (2011). The proposed amended layout which includes an increase in the width (but not projection) of the single storey rear kitchen element, achieves the Council's minimum amenity standards which are set out in the SPD Design of Housing Development and as a result the new dwelling and amended single storey rear element, will not significantly overshadow or overlook any existing dwellings. The design of the roof has also been altered to a shallow roofline which will further reduce any impact in terms of overbearing or overshadowing/loss of outlook. There are no habitable windows proposed to the side elevations which will overlook the neighbouring properties. The proposal includes a new rear patio door to the rear element, which is considered to be acceptable as it is at ground floor and on the rear elevation.

In terms of external space the rear garden would still provide sufficient amenity space. It is felt that due to the proximity of the adjacent dwellings and the potential to extend the property under Permitted Development Rights, that Permitted Development Rights should still be removed in order to protect the amenity space from overdevelopment.

On balance, the proposal is considered to be acceptable in terms of its impact upon residential amenity.

#### Highway Safety

The Highways Officer has been consulted and has no objection to the scheme. The proposed alterations in layout have no impact on the previously approved off-street parking provision for the site. Highways do not raise objection to these minor alterations. The conditions still outstanding from approval no. 2023/0498 should be maintained.

Given the above, the proposal is considered to be acceptable in terms of highway safety and sufficient parking is provided/maintained in line with the SPD Parking and in accordance with policy T4 of the Local Plan.

### **Recommendation**

**Grant** 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.**

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

*Change to the windows on the front elevation – revert to windows seen on previous plans approved*