

Application Reference: 2026/0242

Site Address: 13 Wellhouse Lane, Penistone, Sheffield, S36 8ER

Introduction:

This application seeks planning permission for the removal of existing single storey garage, side store and utility, and replace with erection of 2 storey rear extension to dwelling

Relevant Site Characteristics

The site is situated on Wellhouse Lane, set off Barnsley Road in Penistone. The area is predominately residential, with a large new build housing development set to the north/west. The property is a traditional, two storey stone built dwelling, which has been previously extended with a two storey side extension and with a lean to rear extension and an attached single garage set to the north, which the rear elements are to be removed as part of this proposal. The dwelling is set well back from this road and is well screened by a stone wall and trees/hedges along the boundaries.

The traditional front elevation of the dwelling is set to the south and features a porch area and the side elevation of the dwelling is set facing over Wellhouse Lane to the east. The rear elevation is where the property is accessed via Wellhouse Lane. Given that the traditional front elevation of the dwelling is set to the south, the north elevation would be considered the rear elevation. In support of this, the property has been extended previously with a side extension, approved in 2015 which is complete and is set to the east elevation.

The garden area of the dwelling has been previously separated for two additional; dwellings. The rear of the property (north) is the access road to an infill bungalow number 13a Wellhouse Lane and to the south west is number 13b Wellhouse Lane a further infill property.

Site History

Application Reference	Description	Status (Approved/Refused)
2015/1200	Erection of two storey side/front extension to dwelling	Approved with conditions
2007/0448	Erection of a detached house with integral garage	Approved with conditions
2006/1400	Erection of detached dwelling with integral garage	Approved with conditions

Detailed description of Proposed Works

The application proposes the removal of an existing single storey garage, side store and utility, and replace with erection of 2 storey rear extension to dwelling. The extension involves the removal of an existing single storey garage, side store and utility, and replace with erection of 2 storey rear extension to dwelling. The extension measures approximately 6m in projection to the rear and 8.8m at its widest point.

The extension would provide a lobby, wc, utility, additional bedroom, bathroom and projecting store at ground floor and at first floor, a bathroom, bedroom and landing and home gym. The first floor element of the proposal has a width of 6.8m.

The figure contains four architectural drawings:

- 1 Site Plan 1:500:** A site plan showing the 'HOUSE EXISTING' in red and the 'PROPOSED EXTENSION 25.47' in grey. It includes dimensions (30.00m, 10.00m, 10.00m, 10.00m), a north arrow, and a scale bar.
- 2 Existing Ground Floor Plan 1:100:** A ground floor plan of the existing house. Rooms include: GARAGE, STORE, UTILITY, PORCH, HALL OFFICE, LOUNGE, DINING ROOM, and KITCHEN. It includes dimensions (8.00m, 10.00m, 10.00m) and a north arrow.
- 3 Existing First Floor Plan 1:100:** A first floor plan of the existing house. Rooms include: BEDROOM, BEDROOM, BEDROOM, BEDROOM, LIVING, and BATH. It includes dimensions (8.00m, 10.00m, 10.00m) and a north arrow.
- 4 Location Plan 1:1250:** A location plan showing the site in context with surrounding streets: 'WELLS LANE', 'WELLS LANE', 'WELLS LANE', and 'WELLS LANE'. It includes a north arrow and a scale bar.

The figure contains four architectural drawings:

- 5 Proposed Ground Floor Plan 1:100:** A ground floor plan of the proposed extension. Rooms include: STORE, UTILITY, PORCH, HALL OFFICE, LOUNGE, DINING ROOM, and KITCHEN. It includes dimensions (8.00m, 10.00m, 10.00m) and a north arrow.
- 6 Proposed First Floor Plan 1:100:** A first floor plan of the proposed extension. Rooms include: BEDROOM, BEDROOM, BEDROOM, BEDROOM, LIVING, and BATH. It includes dimensions (8.00m, 10.00m, 10.00m) and a north arrow.

1 Site Plan 1:500		2 Existing Ground Floor Plan 1:100		3 Existing First Floor Plan 1:100		4 Location Plan 1:1250		5 Proposed Ground Floor Plan 1:100		6 Proposed First Floor Plan 1:100	
Project: Proposed Extension 13 Wells Lane, Penistone		Street Name: Plans for Residential Addition		Drawing No: CDS25-A100		Date: 24.03.25		Drawn by: RHH		Checked by: RHH	
Sheet: Mr & Mrs Harrison		Street Description: Adjusted plans		Plan: 3		Date: As Indicated		Date: 24.03.25		Date: 24.03.25	
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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.

Penistone Neighbourhood Development Plan

Policy BE1: Design of the built environment

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.

The plans have been amended during the course of the application and a re-consultation has taken place.

No representations have been received to the consultations carried out.

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

The traditional front elevation of the dwelling is set to the south and features a porch area and the side elevation of the dwelling is set facing over Wellhouse Lane to the east. The rear elevation is where the property is accessed via Wellhouse Lane. Given that the traditional front

elevation of the dwelling is set to the south, the north elevation would be considered the rear elevation. In support of this, the property has been extended previously with a side extension, approved in 2015 which is complete and is set to the east elevation.

In terms of extensions to the rear of detached houses, the SPD states that 'extensions to the rear of detached houses will be considered on their design merits and where no adjacent properties are affected.'

The extension involves the removal of an existing single storey garage, side store and utility, and replace with erection of 2 storey rear extension to dwelling. The extension measures approximately 6m in projection to the rear and 8.8m at its widest point. Whilst this is a large extension, it would still appear subservient to the main dwelling when viewed from Wellhouse Lane. The proposal would replace existing single storey extensions with an improved design and would be constructed of matching materials and window details.

The materials, design and roof pitch of the proposed extension relates well to the original dwelling and the wider street, and as such would not have a detrimental impact on the character of the street scene and is acceptable and is in compliance with Local Plan Policy GD1 and House Extensions SPD.

Moderate weight has been given to the design and impact on the character of the area.

Impact on Neighbouring Amenity

The SPD: House Extensions provides expectations in relation to the size of proposals. Extensions to the rear of detached dwellings will be considered on their design merits and where no adjacent properties are affected. The property is semi-detached and located amongst a row of semi-detached dwellings of similar design. The SPD also states that a boundary fence may act as an effective screen to a single storey extension. Windows to habitable room windows on an extended property should not be less than 21m from any other properties with habitable room windows to ensure reasonable privacy. A distance of 10m should normally be provided between rear-facing windows on the first floor and the rear boundary.

The proposed two storey extension is to be located on the northern elevation and would not significantly increase levels of overshadowing of neighbouring dwellings. The plans have been amended during the course of the application, in order to alter the internal layout at first floor level and to reduce the size of the extension due to build costs. The amended proposals mean that there are no habitable room windows on the west elevation at first floor level to avoid any overlooking of the garden of the adjacent dwelling to the south west, number 13b. The window at ground floor level will be screened by boundary treatments.

There are small windows proposed on the northern elevation, which include a small secondary window to a bedroom and an ensuite. These windows would face over the front garden to 13a, however given the small size of the windows and that the window to the bedroom is a secondary window, there should not be any significant overlooking of private garden areas or direct views to the windows of number 13a.

It is therefore considered that the proposed alterations would not significantly increase levels of overlooking, overshadowing or reduce levels of outlook to neighbouring dwellings to an unreasonable degree or have a detrimental impact on the amenity of existing and future residents of the dwelling. The proposal complies with the SPD House Extensions and Local Plan Policy GD1 and D1.

Moderate weight has been given to the impact on residential amenity.

Highways

The proposals increase the floor space of the dwelling and the number of bedrooms. Although the rear extension will reduce the size of the driveway and remove the garage, off-street parking will be retained for at least two vehicles.

As such, the scheme is acceptable from a highways development control perspective in compliance with Local Plan Policy T4 New development and Transport Safety and SPD: Parking.

Moderate weight has been given to the impact of the proposal upon 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

The LPA have worked proactively with the applicant to make the necessary amendments to ensure the development is compliant with the development plan.

The amendments include a reduction in the size of the extension due to build costs.

Alteration to internal layout to remove first floor habitable room windows to the western elevation.

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.