

**Application Reference:** 2025/0710

**Site Address:** Stanley Mill House, 69 Talbot Road, Penistone, S36 9ED

**Introduction:**

This application seeks full planning permission for removal of conservatory and replacement with a single storey rear extension and erection of new front porch to dwelling.

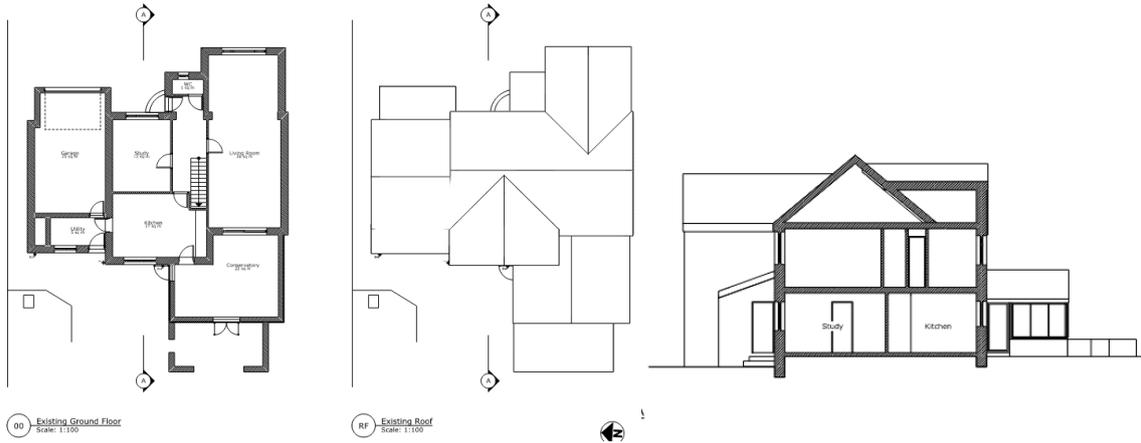
**Relevant Site Characteristics**

The site is situated on Talbot Road off the A628 in Penistone. Planning history shows that the property was previously associated with Stanly Mills which is an industrial company to the rear of the property. This application involves the site of the dwelling to the east of the industrial site. Talbot Road is characterised by many individually designed properties for the most part constructed in stone. The neighbouring dwelling No. 65 has an existing small wooden balcony on the front elevation.

The site is home to a large, detached dwelling, two stories in height with a number of extensions on the front and rear elevations. It is also noted that there are a number of small domestic outbuildings located within the rear garden. Stanley Mill House is one of a number of dwellings located on Talbot Road.

The property has a two storey projection, a small lean to porch and a lean-to car port located on the front elevation which does not appear to have planning permission. The property also has a two storey side extension incorporating a garage. This has been set back from the front with a corresponding lowered roof line. The property has been constructed in stone with a pitched roof. There is an existing conservatory at the rear with a large, covered patio area beyond. The garden is bound by a mix of fencing, trees, and hedges and as a result is relatively private. The front garden has a gated entrance and is bound by railings, trees, and vegetation. The property is set back with a hard surfaced parking area located in front.





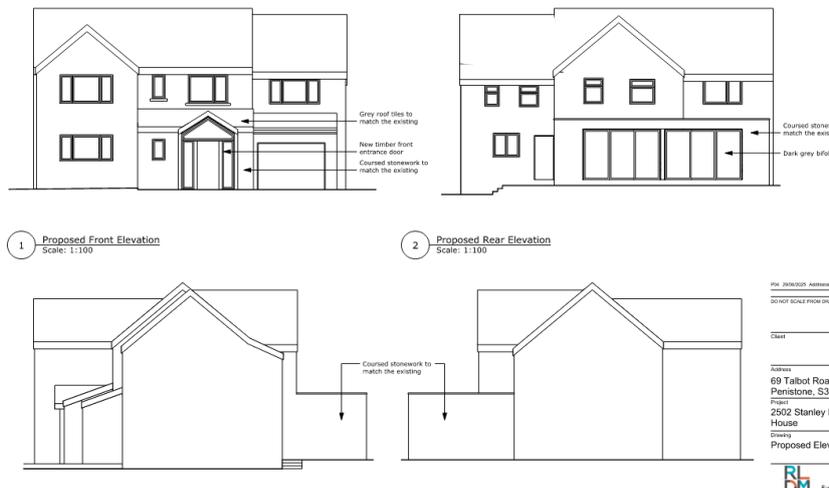
### Site History

Application Reference	Description	Status (Approved/Refused)
B/97/0243/PU	Erection of ground and first floor extensions to dwelling.	
B/97/0714/PU	Erection of rear conservatory extension	

### Detailed description of Proposed Works

The proposal is to demolish the existing conservatory and erect a flat roofed rear extension to the dwelling. The extension will project 4.75m to the rear and measure 9.73m in width with a total height of 3m. The rear extension will be in coursed matching stone with 2 large bi-fold doors facing into the rear garden and 2 roof lights above. The proposal will provide an open plan kitchen/ living/ dining room.

The front extension will extend the existing porch to the side by a further 3.28m in matching coursed stone and will incorporate a new timber front entrance with a pitched roof design.



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 Address  
 69 Talbot Road  
 Penistone, S36  
 Project  
 2502 Stanley V  
 House  
 Drawing  
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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. Consideration is also given to the Penistone Neighbourhood Development Plan

#### **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 representations have been received.

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 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

SPD: House Extensions indicates that the roof style and pitch should match the existing, particularly when the extension will be prominent within the street scene. The front elevation of a building is the most important for its contribution to the street scene. Generally, therefore, such extensions need to be of a high standard of design and will not be considered acceptable where they would detract from the quality of the existing dwelling or the character of the street scene.

The SPD also indicates the maximum projection for a single storey rear extensions in relation to semi-detached dwellings. Although there is no maximum size for extensions on detached dwellings due to the location of the proposals within a residential location, the potential impact on neighbouring dwellings needs to be assessed.

The property is located on Talbot Road amongst a mix of dwelling types of a differing design. The proposed porch extension will extend the existing porch with matching materials. It will also incorporate a timber front entrance. The front porch is relatively small scale and will be built with matching stone. Although the addition of the timber front entrance is not a common feature within this street scene the neighbouring dwelling has a timber balcony on the front elevation facing the road therefore timber structures are not an alien feature within this location. Furthermore, as the dwellings along Talbot Road are individual and the property is set back with a good screen to the front boundary in this instance the proposal is not expected to appear incongruous within this location.

The rear extension will project 4.8m and has been designed with a flat roof. Although flat roofed extensions are not usually encouraged, in this instance the rear garden is private and cannot be viewed from the surrounding street scene. There are industrial buildings located to the rear therefore overlooking into the rear garden is unlikely. Furthermore, the proposal will be constructed in matching stone which will harmonise with the existing dwelling.

When taking into account the above in this instance the proposed front and rear extensions are acceptable. The materials and design of the proposals when viewed in their entirety are not expected to be visually detrimental within the surroundings and as a result the proposal is in compliance with Local Plan Policy GD1 and House Extensions SPD.

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

### Impact on Neighbouring Amenity

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 detached with a reasonable distance retained between the neighbouring properties. It is noted that there are existing outbuildings located along the shared boundaries with the neighbouring property to the south. The location of the rear extension is close to this shared boundary. It is also noted

that due to the topography of the site the neighbour dwelling at no. 65 is set at a higher level to the host property due to the sloping nature of Talbot Road.

The rear extension although projecting 4.78m to the rear will have a flat roof and when viewed along with the existing boundary treatments is not expected to cause any overshadowing or overlooking to the neighbouring properties. The front extension is contained within the boundaries of the front garden which is screened from the neighbouring properties. The front extension is small and will extend the existing porch and is therefore not expected to cause any reduction in residential amenity.

Due to the size and orientation of the proposed extensions in relation to the neighbouring properties the impact has been closely assessed. Taking into consideration the characteristics of the site, the proposals are not expected to cause any disproportionate harmful impact in terms of residential amenity.

The application is therefore acceptable in terms of residential amenity in compliance with Local Plan Policy GD1 and D1.

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

### Highways

Whilst the proposals increase the floor space of the dwelling, the number of bedrooms remains the same. Off-street parking is also retained for at least two vehicles, with the extension of the porch having little impact to this provision.

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 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**

It was not necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application.

**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.**