

Application Reference: 2025/1018

Site Address: 26 Springvale Grove, Penistone, S36 6DF

Introduction:

This application seeks full planning permission for a loft conversion and rear facing flat roofed dormer to dwelling.

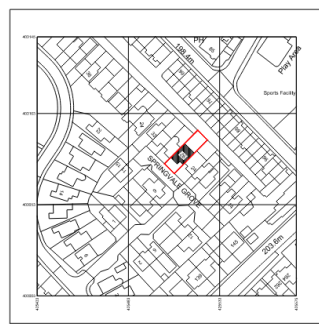
Relevant Site Characteristics

The site is located on Springvale Grove in Penistone. The site forms part of a wider modern residential housing estate accessed from Green Road. The property is a brick built end terraced dwelling situated towards the head of a suburban cul-de-sac. The immediate surrounding area predominantly comprises detached, semi-detached, and terraced dwellings of a similar age displaying similar architectural qualities. Red/ buff brick is the dominant material within this location with some limited render located on front dormers.

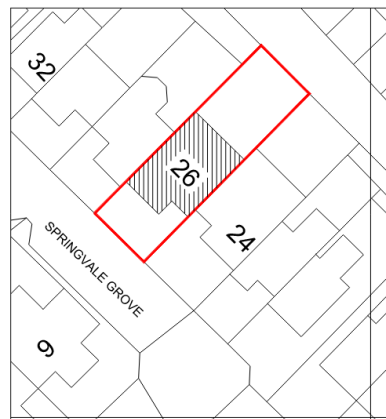
Beyond the rear boundary of the site are much older terraced properties located on Sheffield Road which do not form part of this residential housing estate. These properties are sited back to back with the site. There is evidence of some large flat roofed dormers located amongst these properties.

The host property is an end terrace within a block of four properties which have been designed within a symmetrical block. The two end properties have a slightly higher ridge line to the two central dwellings. The two central dwellings feature a sloped roof on the front elevation containing a pitched roof dormer.

The properties are set back from the road with a small garden area and driveway at the front/side. The host dwelling has already been subject to alterations, including a two storey side extension and single storey rear. The host property has been designed with a pitched roof, and a small canopy is located above the front door.

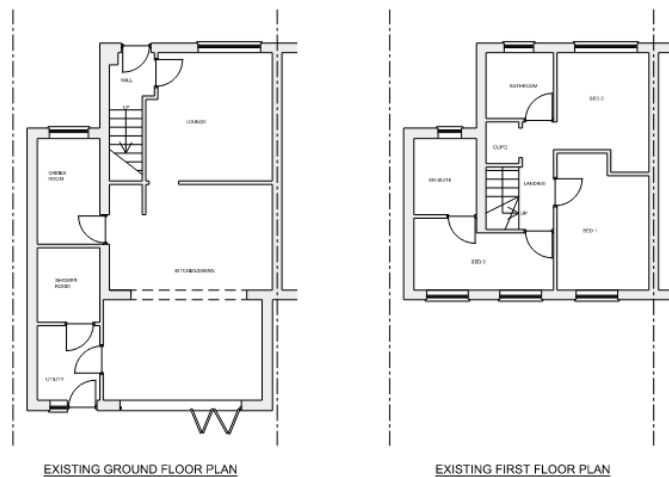


LOCATION PLAN (1:1250)



SITE PLAN (1:250)



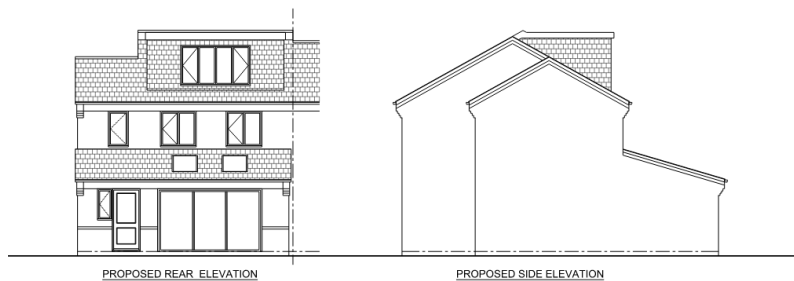


Site History

Application Reference	Description	Status (Approved/Refused)
2021/0823	Erection of two storey side extension and single storey rear extension and associated works	Approve

Detailed description of Proposed Works

The proposal is to erect a flat roofed dormer on the rear elevation to accommodate a loft conversion. The loft conversion will provide an additional bedroom, resulting in a 4 bed property. To enable suitable headroom within the loft conversion the ridge height of the existing roof will need to be increased by 1 roof tile to ensure the clearance is achieved. The dormer will be clad in tile to match the existing.





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:

Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

Section 2 - Achieving sustainable development.

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 provides three overarching objectives to sustainability, social, environmental, and economic. Paragraph 10 states to ensure that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

Section 4 - Decision making

Paragraph 48 affirms that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Section 12 - Achieving well-designed places.

Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 provides details to ensure that developments function well, are visually attractive, sympathetic to local character and optimise the potential of the site.

Paragraph 139 expresses that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

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 making 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.

A representation has been received with the following concern:

- Overlooking and loss of privacy

Penistone Town Council – No comments

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

Paragraph 2 of the NPPF states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

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

Paragraph 131 of the NPPF states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 135 emphasises that development should be visually attractive and sympathetic to the local character of the area.

Paragraph 139 expresses that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Local design guidance SPD: House Extensions indicates that when considering whether to install a dormer window the applicant should assess whether there is adequate space within

the attic to accommodate a room with adequate headroom without requiring a dormer extension that will dominate the roof. It then goes on to indicate that the design of the dormer window should reflect the character of the area, surrounding buildings and the age and appearance of the existing building.

The application introduces a flat roofed dormer to the rear of the dwelling. The height of the existing roof will be raised by one roof tile to accommodate the increase in head height required. Similarly designed flat roofed dormers are not evident within the immediate housing estate but some are evident within the much older terraced row located on Sheffield Road facing the rear elevation of the host property.

To prevent dormers from dominating existing roof lines and to ensure the original roof forms are retained, SPD Policy states that dormers should be set within the roof plane and the top of the dormer should usually be below the ridge. Dormers should also be set back from the eaves and gable and be set away from party walls. The original design presented within this application was unacceptable in terms of size and location.

After further discussions the proposal has been significantly reduced and for the most part the proposal complies with SPD Policy in terms of width and location within the roof plane, however, the dormer is in line with the ridge which is not usually encouraged. That said, the dormer will be located to the rear, close to a similarly designed large dormer within the adjacent terraced row. Due to the sheltered location the proposal is not expected to be highly viewable from the surrounding street scenes. The proposal will be clad in matching roof tiles which will harmonise with the existing property.

Taking into consideration the design and reduced size of the dormer, the location and its surroundings and the design of adjacent dormers located on the terrace row to the rear, in this instance the proposal is not expected to result in a harmful impact on the surrounding street scene, nor is the proposal expected to have a harmful effect on the character and appearance of the host dwelling.

It is acknowledged that there are different ridge heights of properties within this location and due to the design and location of the differing heights, this forms a symmetry within each terraced block. The application proposes to raise the roof by one roof tile, which is minimal and not expected to unbalance the proportions of the existing terrace block when viewed from the surrounding street scene.

The proposal as it stands meet the consensus of the NPPF, and it would also comply with Policy D1 of the Local Plan which expects development to be of high quality design and respect distinctive local character and local features.

It would also accord with the guidance contained in SPD House Extensions and Other Domestic Alterations which states that proposals for domestic alterations should be of a scale and design which harmonises with the existing building and seeks to ensure that any extension does not have a detrimental effect on visual amenity or the character of the dwelling. As a result, the proposal is acceptable in terms of visual amenity.

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 proposed dormers and extensions. The host property is an end terraced dwelling and as such the impact to the adjoining property needs to be addressed.

The design of the dormer has been reduced significantly from the original design and has been moved away from the party wall of the adjacent property. It is acknowledged that the proposal will introduce another habitable room window on the rear elevation, however the impact to residential amenity is not expected to be intensified as a result.

A neighbour has concerns with regards to overlooking from the proposal. The separation distance from the host property to the adjacent terraced row at the rear of the property is over 21m. SPD: House Extensions states that to protect residential amenity and privacy windows to habitable rooms on an extended property should not be less than 21m from any other properties with habitable room windows. The proposal is in excess of 21m and the proposed window will not project beyond the existing building line therefore privacy is not expected to be compromised as a result of this proposal.

Taking into consideration the characteristics of the site, the proposal is 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.

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

Highways

The proposal will increase the number of bedrooms from three to four. Off-street parking is located at the front of the property and will remain unchanged. Whilst the number of bedrooms will increase the number of required off street parking spaces remains the same.

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

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

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

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.