

**Application Reference:** 2025/1090

**Site Address:** 7 Greenside, Hoylandswaine, Sheffield, S36 7JH

**Introduction:**

This application seeks full planning permission for the demolition of detached garage and front bay window, and erection of single storey side and rear extensions, front porch and adjoined bay window, install of rooflights and parking area to front of dwelling.

**Relevant Site Characteristics**

The application site is a detached bungalow located at 7 Greenside, Hoylandswaine, Sheffield, S36 7JH. The surrounding area a mix of residential and agricultural. The surrounding residential properties are a mix of detached, semi-detached and terraced. The site is only accessible via road links. The site itself benefits from off street parking and has a garden to the front and rear of the property. The property also has a detached garage set to the rear.

The changes made would provide the property with:

- Kitchen/diner – 23m<sup>2</sup>
- Living/playroom – 16m<sup>2</sup>
- Utility -10 m<sup>2</sup>
- Store –3 m<sup>2</sup>
- WC- 2m<sup>2</sup>

The side extension would measure approximately –

3.15m (H) roof x 2.12m (H) eaves x 2.4m (W)

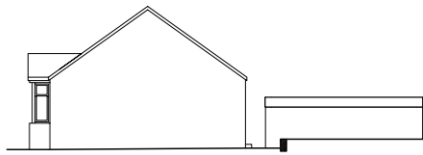
The rear extension would measure approximately –

3.7m (H) roof x 3.5m (H) eaves x 8.35m (W)

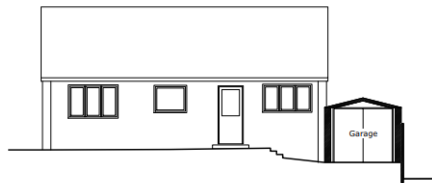
The current front bay window would be demolished, and porch would be constructed in its place.



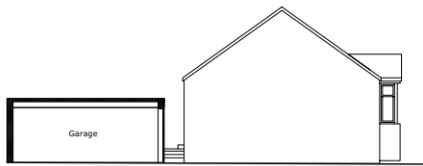
1 Existing Front Elevation  
Scale: 1:100



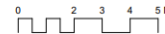
2 Existing Side Elevation  
Scale: 1:100




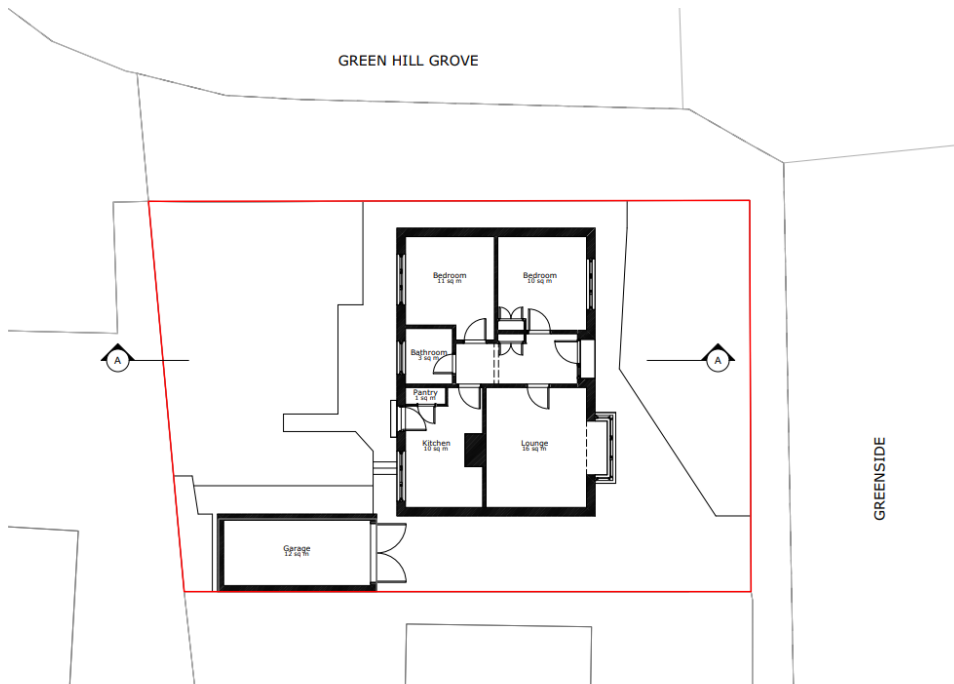
3 Existing Rear Elevation  
Scale: 1:100



4 Existing Side Elevation  
Scale: 1:100




P01 15/12/2025 For Planning	
DO NOT SCALE FROM DRAWINGS	
Client	
Address	
7 Greenside, Hoylandswaine, S36 7JH	
Project	
2508	
Drawing	
Existing Elevations	
	
Scale	1:100 @ A3
Date	15/12/2025
Draw No.	2508-RLDM-00-DR-B-00/200
Rev.	P01



00 Existing Ground Floor  
Scale: 1:100



P01 15/12/2025 For Planning	
DO NOT SCALE FROM DRAWINGS	
Client	
Address	
7 Greenside, Hoylandswaine, S36 7JH	
Project	
2508	
Drawing	
Existing Ground Floor	
	
Scale	1:100 @ A3
Date	15/12/2025
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Rev.	P01

## Existing Plans and Elevations

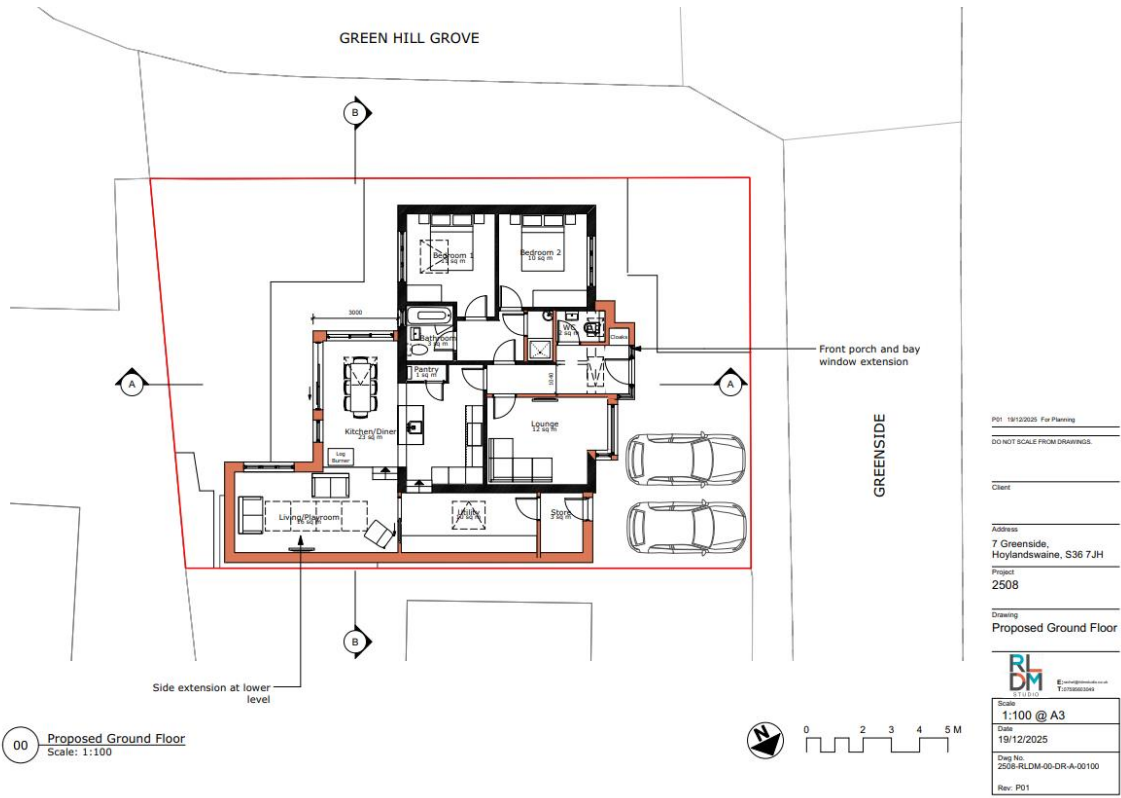
### Site History

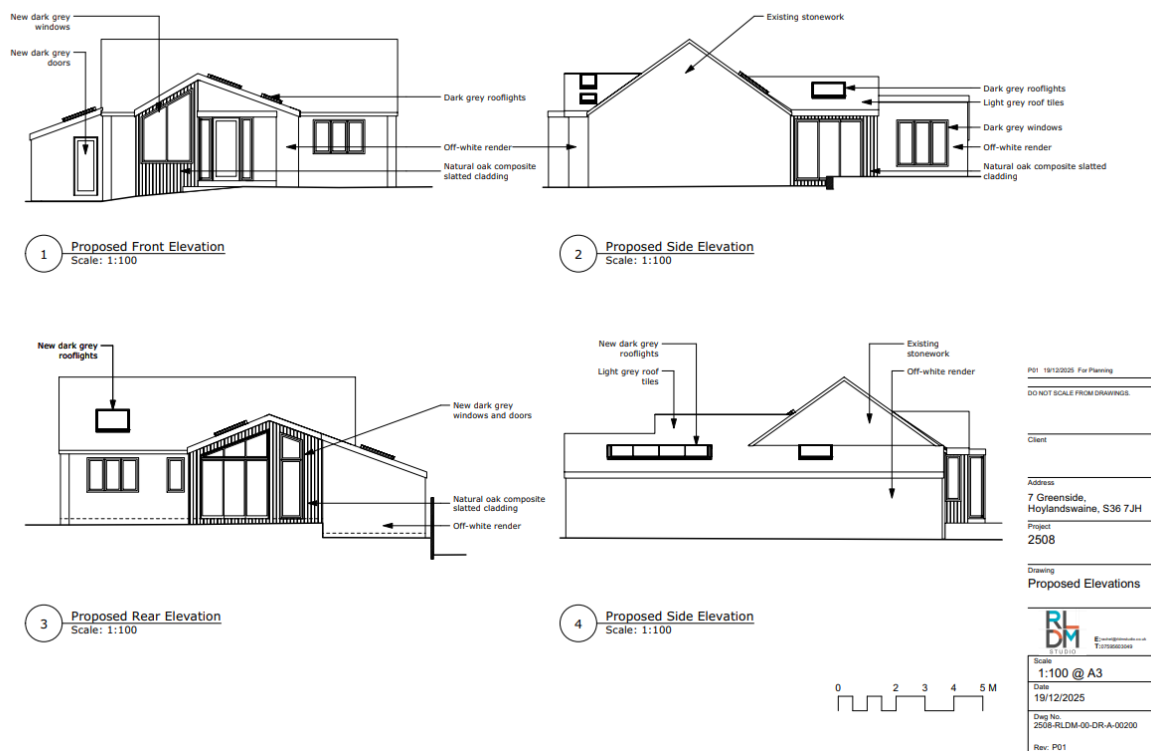
No recent or relevant planning history.

## Detailed description of Proposed Works

The applicant has proposed the demolition of detached garage and front bay window, and erection of single storey side and rear extensions, front porch and adjoined bay window, install of rooflights and parking area to front of dwelling.

The applicant has proposed the demolition of the garage to the rear of the property and replace with a rear extension. The extension would have the same footprint as the garage; however, the applicant has proposed dropping the level of the side extension.





## Proposed Plans and Elevations

### 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.

Penistone Town Council have been notified and have not commented.

No comments have been received as a result of the consultation.

#### **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 the urban fabric of Hoylandswaine. 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.

### Residential amenity & Scale and Design

The applicant has proposed a side extension and rear extension, both of which would provide more living area to those who inhabit the property. The changes to the property would provide a new Kitchen/diner, Living/playroom, utility, store and WC. The number of bedrooms would not be increasing and as such is acceptable, as it would be providing more space for the existing inhabitants.

The surrounding properties have different designs with many of them already having render to the front of the property including this one. This can be seen throughout the local street scene, and they have been rendered over 10 years and as such are not enforceable to change back if done without consent. The applicant wishes to continue this theme and also add a small amount of wooden panelling to the front of the property. It could be argued that this design enhances the current property and complements the existing character. It should be noted that the materials used shall match the existing property, such as the stonework underneath the render, as if the occupier decides to remove the render the stonework shall match the rest of the property.

### Impact on Neighbouring Amenity

The development would not have a significant impact on neighbouring amenity. The proposed rear extension would have the same footprint as the existing detached garage set to the rear of the property, and thus it would not be changing the current outlook of the property. The applicant has also reduced the height to combat any issues that arise with this by creating a step down from the original dwelling. The applicant has put in skylights so that there would be no overlooking issues. The extensions would not impact on neighbouring properties and would be acceptable. The scheme would comply with the LPA's policies. Moderate planning weight should be given to this.

### Highways

The Council's Transport Officer has not been consulted upon as there would be no significant impact on parking arrangements at the site. The garage would be removed with the driveway to the side; however, the applicant has provided adequate parking to the site with two spaces shown on the site frontage. As such there would be no significant highways impact. Little to no planning weight has been granted to this.

### Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal does comply with the relevant plan policies, and there are similar schemes nearby and thus would

not be out of character due to the existing rendered properties on the street and in the surrounding area.

**RECOMMENDATION: Approve 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.**