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**2024/0279**

**Address:** 22 Huddersfield Road, Ingbirchworth, Sheffield, S36 7GF

**Description:** Replacement of single storey rear extension with larger single storey rear extension, to 2 storey detached dwelling.

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**Site & Location Description:**

Located on the A629 Huddersfield Road in the village of Ingbirchworth, the dwelling is an historical residential dwelling constructed of square coursed local sandstone, with a stone (artificial and replaced) roof line. The dwelling has been previously extended, but due to its sideward position within its curtilage, it is the southern facing side elevation, partial eastern front, and western rear facing elevations which are most prominent within the street scene.



**Planning History:**

- **2012/0739** – Erection of a single storey rear extension to dwelling - Approved 16<sup>th</sup> August 2012
- **2006/1023** - Erection of a Porch to dwelling – Approved with conditions 9th August 2006
- **B/05/0081/PR** – Erection of rear two storey extension and single storey side extension. Erection of detached garage and garden store to dwelling. Approved with conditions 18<sup>th</sup> March 2005

**Proposed:**

The proposal is for a small utility room which would replace/extend the existing utility room extension with a larger but modest sized (in comparison to the dwelling) utility room, on the Western facing rear elevation of the dwelling. The utility room would feature three conservation style rooflights, a new internal door created from an existing external window, and an external door on the northern elevation. Materials would be matching to the original dwelling, unless required otherwise by conditions imposed by the conservation officer.

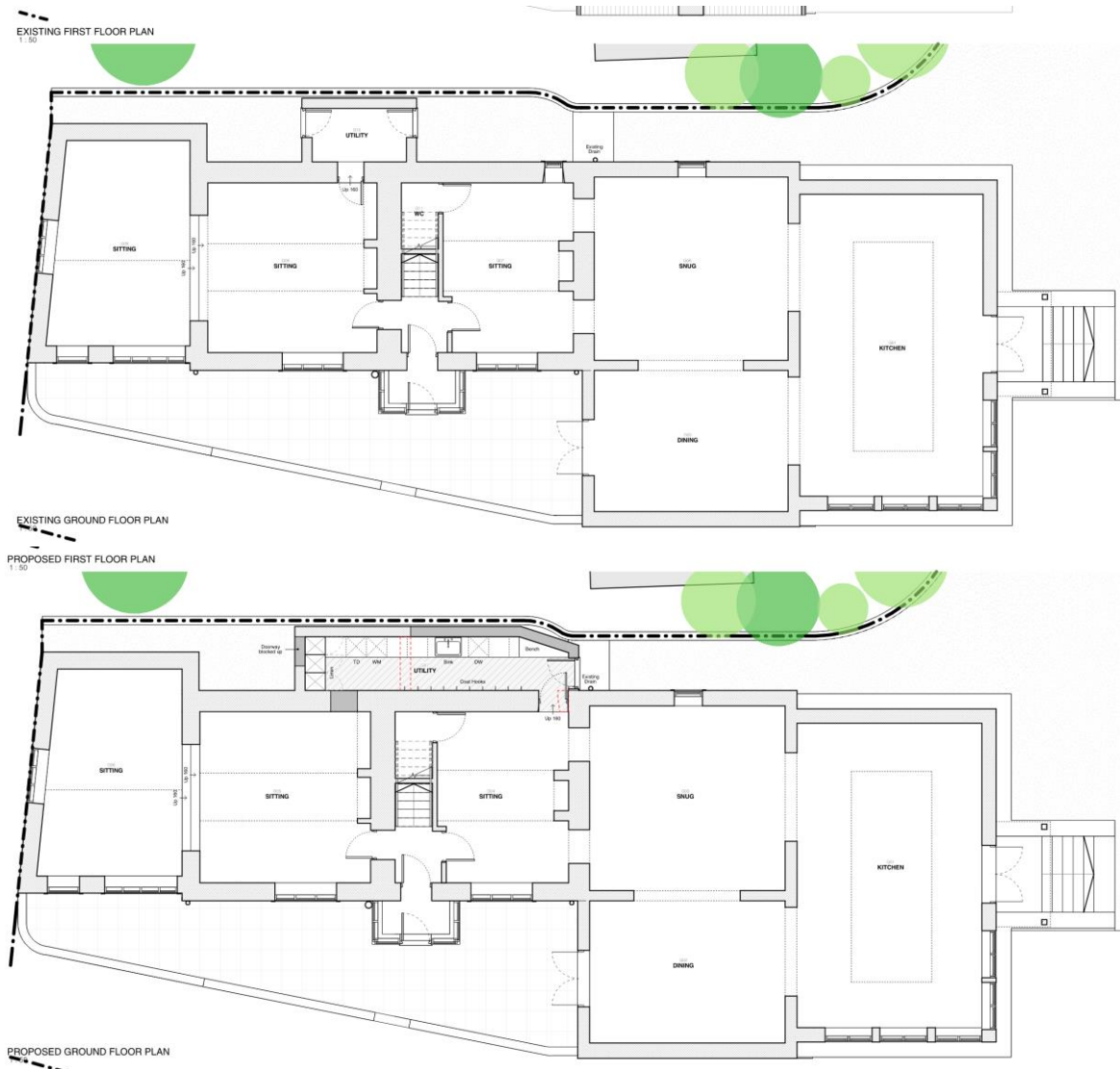
### Measurements:

All existing roof and eaves heights have been checked on the existing plans and except for the utility room, remain unaltered on the proposed plans.

### **Utility Room (existing)**

- **Projection: Maximum 1.88m (1.88m)**
- **Length: 8.31m (3.4m)**
- **Maximum Eaves Height: 2.53m (2.62m)**
- **Maximum roof height: 3.42m (2.95m)**

### Existing and Proposed Floor Plans and Elevations





**Local Plan Designation:** Urban Fabric

**Conservation Area:** Yes

**Publicity:** A site notice was posted nearby to the application dwelling, and a notice was published in the Local Barnsley Chronicle Newspaper

**Neighbour Representations:**

Letters were sent to nearby addresses; No comments were received.

**Consultees:**

**Historic England:** No comments provided with case referred to the local authority's conservation officer.

**Conservation Officer:**

The conservation officer provided a full report with an extract included further below. Overall they had no objections to the proposals subject to conditions in relation to design and construction was requested.

**Policy Context**

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the 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 also now 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 and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 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.

**NPPF**

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

**Section 12: Achieving well-designed and beautiful places -**

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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates:-

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. Conversely, significant weight should be given to:

a) development which reflects 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; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

### **Section 16. Conserving and enhancing the historic environment**

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value<sup>66</sup>. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Within section 16, updated (December 2023) paragraphs 205 and 206, previously 199 & 200 are the most relevant which indicates: -

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional

### Local Plan

In reference to this application, the following Local Plan policies are relevant:

**GD1 - General Development** – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

**SD1: Presumption in favour of Sustainable Development:** When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

**D1 - High Quality Design and Place Making:** Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive,

local character and other features of Barnsley.

**HE1 - The Historic Environment:** Positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk.

**HE2 – Heritage Statements and General Application Procedures:** Proposals that are likely to affect known heritage assets or sites where it comes to light there is potential for the discovery of unrecorded heritage assets will be expected to include a description of the heritage significance of the site and its setting.

**HE3 – Developments affecting Historic Buildings:** Proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance.

**T4 – New Development & Highway Safety:** New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

#### Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

#### Principle of development

The majority of the dwelling's footprint is located within land designated as Urban Fabric. Part of the dwelling, along with the northern side garden is located within land designated as Green Belt. The proposed utility room is of a modest size and entirely constructed within the confines of urban fabric, where extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety. In addition to consideration of the dwelling's location within Urban Fabric, it is also located within Ingbirchworth's conservation area, which requires consultation with the Conservation Officer and consideration of local policies HE1 and HE3.

#### Historical Impact

"This application seeks to remove / incorporate the side lean-to utility and double it in length, extending to the north. The new space will have a door at the northern end and incorporate the existing side ground floor window (currently external). This window will be extended down to a threshold to create a new doorway, with three rooflights proposed on the lean-to roof.

Essentially, I have no issues with the proposal as despite being visible is relatively restrained and in-keeping as a design. The loss of the single window is regrettable, but on balance this is only a very minor harm to the setting of the conservation area. Overall, I support the application but would suggest the following conditions:

- The facing stone used in the development shall be natural sandstone, matching the existing in terms of colour, general grain size, type of face dressing, and method of coursing.

- Pointing shall be lime (mix: 1 part NHL 3.5 to 3 parts well graded aggregate or washed river sand) and shall be finished to a slight concave joint of circa 3mm.
- The roof shall utilise tiles that match the existing main roof and shall be laid in diminishing courses.
- Rooflights shall be genuine conservation specification, low in profile, vertically emphasised, with a single vertical divider decorated black.
- Doors and windows shall be timber and shall be recessed in the reveal a minimum of 100mm. “

#### Residential Amenity

The principle of an extension within the current location of the proposed larger extension has already been established. The current extension poses no harm to the residential amenity of the neighbouring dwelling, despite being located close to the boundary treatment with No.24. Although the footprint and height of the new utility room will be increased, along with the addition of roof lights, it would still not significantly infringe on the amenity of No.24. Due to the location of a neighbouring outbuilding/garage on the opposite side of the boundary treatment to the proposal, there may be a minimal amount of harm to the residential amenity. In mitigation, the outbuilding features a black elevation facing the utility room and is separated by a circa 1.6m high dry stone wall. In further mitigation, the principal dwelling of No.24 is situated approximately 18m from the proposed utility room.

#### Visual Amenity

With the principle of an extension already existing, whilst the proposal does increase the footprint and height, with the proposal using matching materials and with specific conditions required by the conservation officer in relation to design and construction; there would be minimal harm to the character of the dwelling and no significant detrimental impact on the street scene or conservation area.

#### Highway Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact upon Highway Safety.

**Recommendation:** Approve with conditions