

Application Reference: 2026/0033

Site Address: 3 Rydal Close, Penistone, Sheffield, S36 8HN

Introduction: This application seeks full planning permission for a single storey front extension, 2 storey rear extension, demolition of detached single garage, erection detached garage

Relevant Site Characteristics:

Located in a small cul-de-sac which forms part of a larger 1980's housing estate, situated towards the north-eastern edge of Penistone; the detached buff brick two story house and its curtilage are both of an unusual design. Sited in a corner plot of the cul-de-sac, the dwelling features in essence three quarters of two storey house, with a corner 'wedge' of the rear elevation missing, with a single pitched roof covering the ground floor, whilst an apex style roof covers the main dwelling.



Site History

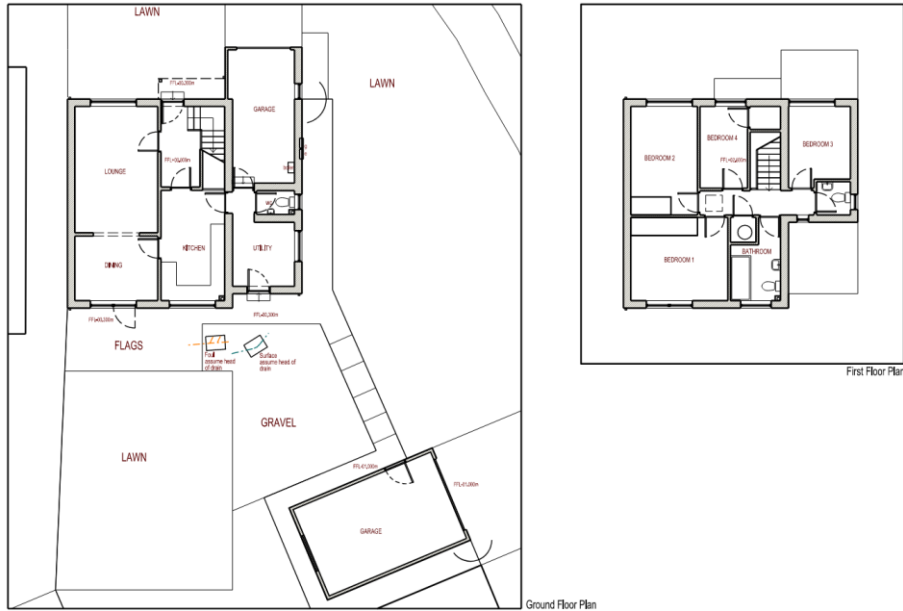
Application	Description	Status
2025/0270	Demolition of existing detached garage, erection of a detached double garage, erection of a two-storey side extension, single storey front extension and first floor rear extension, conversion of the existing integral garage, erection of a 1.8m timber boundary fence and alterations to hard landscaping	Refused
2025/0254	First floor rear extension, replace rear detached single garage with double garage, convert integrated front garage into habitable area, widen front drive and alterations to fenestration and doors to dwelling	Approved
B/82/0584/PU	Erection of private garage and formation of vehicular access	Refused

Detailed description of Proposed Works

This application is the third application in relation to approval for the demolition of an existing garage and replacement with a larger detached double garage. As approval was granted for the first application, work has been able to start on the garage. A first-floor rear extension, along with a front elevation bin storage extension was also approved but works do not appear to have started.

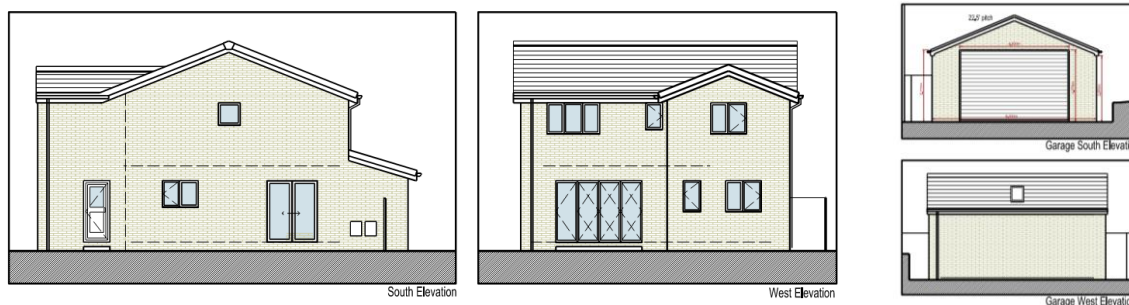
In addition to the garage being finalised, as approved in application 2025/0254, there is a proposal for a modest sized front extension, larger than the bin storage area previously approved, and for a two-story rear extension, the first floor being larger than approved in 2025/0254.

Existing and Proposed Floor Plan



Existing and Proposed 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.

One letter of objection has been received raising the following concerns:

- Two storey rear extension out of keeping with host dwelling
- Impacts on outlook
- Impacts on enjoyment of garden

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

Starting with the garage, the proposed demolition of the original garage has already occurred and construction of the replacement garage has started. With the garage scale and design mirroring that approved in application 2025/0254, once completed the garage would have no further impact on the design, scale or character of the dwelling that what was originally assessed and subsequently approved in application 2025/0254.

The proposed extension on the front elevation would create an approximate 5.3 sqm of additional living or utility space. This small addition would be attached to the existing front projection which, along with an extended driveway, was also approved in application 2025/0254, although these specific two alterations may have been eligible for completion through permitted development rights.

In addition to its modest scale, the proposed front extension would be incorporated well with the existing design of the house, being sited at the location of the current front door which was approved previously, to be replaced by a window and proposed open porch/bin storage area under an existing canopy. As previously approved and again shown in this application, is for a new front door to replace the current integral garage door, unlike the proposed porch this could also be completed through permitted development. Featuring a projection of approximately 2m, the proposed front extension would not extend beyond the projection of the original integral garage and would appear to be one single porch style extension to the dwelling.

The proposed two-story rear extension, which remains prominent within the side elevation view, is much smaller and less imposing than the proposed two-story extension refused in application 2025/0270. Whilst the ground floor footprint of the dwelling would be extended by just under 12 sqm, with a maximum rear projection of 3m, the first-floor extension, due to the unique design of the house would feature a floorspace increase of approximately 19.5 sqm, with maximum projection of 5.3m. Despite these seemingly large rear projections, from the principal bulk of the rear elevation, the rear projection would not exceed 2.45 sqm.

Whilst there is not expected to be a significant impact on the scale of the house, created by the rear extension, or technically rear and side elevation, due to the staggered rear extension, there would undoubtedly be an impact on the design and consequently the character of the house. With the unusual design of the house though, it is debatable whether this impact would be negative, or as was considered for the original, albeit a smaller first floor extension, unification of the rear elevation to look more comparable to a traditional style two storey semi-detached house.

There has been an objection to the proposal but unlike the larger extension refused in application 2025/0270, the proposed extension would not be considered to have a significant negative impact on the broader street scene. It is acknowledged that the proposal, along with the already approved garage may have an impact on the outlook from the objectors dwelling, and impact on the broader area. However, the impact would to the objector's dwelling would be limited. For neighbouring dwellings closer to the proposal, the impact may be considered as modest but still not be of significant enough impact to merit a request for amendments to the proposal, or to consider it for refusal.

In light of the above review, the proposed development overall, including the already approved garage, would be considered to have a modest impact on the scale, design and character of the original dwelling, and by the same degree, impact upon the broader street scene.

With a modest impact, the proposal would remain in accordance with local policies GD1 and D1, which carry moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

In similarity with the scale, design and impact on character, with no changes proposed to the approved scale and design from the garage approved in application 2025/0254, once completed there would be no further impact on neighbouring amenity than what was assessed in application 2025/0254.

The proposed front extension, given its small footprint and distance from the neighbouring dwelling and highway would have little or no impact on the amenity of neighbouring dwellings.

As noted in the scale, design and character section above, there has been a neighbour objection to the proposal. The concerns have been acknowledged but as the garage has already been approved, reassessment of it would be futile as it could be completed under the existing approval. Unlike the previously approved rear extension, the current proposal is built as far as possible in line with the requirements of permitted development, with the ground floor aspect being able to be constructed without planning consent. Whilst the first floor may not be strictly in accordance with SPD House Extension and Other Domestic Alterations guidance, taken a whole two storey extension, the proposal would be broadly compliant.

With the two-storey rear extension, whilst it may have an impact on outlook from nearby neighbours, this impact would be considered as modest and would not pose any significant harm to their amenity. There may also be small impact on light levels for No 5, but again not anything which would require amendment to be acceptable.

With nothing more than a limited impact on neighbouring amenity, with the proposed windows on the two storey rear extension at an angle to neighbouring properties to the rear, and sufficient distance away from them, to avoid any significant overlooking, the proposal would be considered in accordance with Local Policy GD1 which carries moderate weight in favour of the proposal.

Highways

There are no proposed alterations to parking provision or access than what was approved in application 2025/0270. Therefore with adequate parking provision provided, there would be no impact on 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

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

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.