

Application Reference: 2024/1095

Site Address: 2 Meadow View, Hoylandswaine, Barnsley, S36 7JU

Introduction:

This application seeks full planning permission for a single storey side extension, addition of a first floor balcony on the front elevation and general refurbishment and modernisation of the external appearance with new windows, render and cladding. New single storey outbuilding.

Relevant Site Characteristics

Located in a corner plot at the junction of Meadow View, Haigh Lane, and Haigh Head Lane in the village of Hoylandswaine; elevations of the application dwelling consequently sit within varying street scenes. Meadow View is a short street which adjoins Highfields at a T junction after No.6 & No.7. Dwellings on both streets are predominantly bungalows or dormer bungalows constructed of buff or red brick with many featuring aspects of dark coloured wooden cladding or lighter tones of render, particularly on their gable elevations.

The No.1. Meadow View which is set opposite the application dwelling but set back from No.3, and has been comprehensively renovated and extended; now almost completely rendered and featuring French style doors on both the ground and first floor side elevation, with the latter featuring a full width balcony with glazed balustrade

The street scene of Haigh Lane between the old cottages on Hamper Lane and Meadow View are similar to the application dwelling, being mid twentieth century bungalows. After Meadow View the dwellings change to original stone cottages followed by contemporary stone style cottages. The opposite side of Haigh Lane features agricultural fields whilst dwellings of varying styles are located on Haigh Head Lane but those closest to the application dwelling are the rear gardens of dwellings from Highfields, which back onto the lane.

Apart from what was once No.1 Meadow View, the application dwelling appears to be the only almost completely rendered dwelling, with a cream render covering all elevations except the front elevation overlooking Haigh Lane and Haigh Head Lane, which partially features faux stonework. Like most dwellings, the application dwelling has a gable roof.

Site History

There are no records of development at this site

Detailed description of Proposed Works

A ground floor extension on the rear elevation of the dwelling, facing No.4, which would be clad in composite cladding described as 'silver birch' in colour, is firstly proposed. The extension would fill in a void corner behind the existing utility room. The rear projection of approximately 2.7m is inline with the utility room and the approximate width of 4.33m would not extend beyond the side elevation.

The addition of a first floor projecting balcony to the front elevation of the dwelling, overlooking Haigh Lane is also proposed. The Balcony would have a first floor projection of approximately 1.5m, a width of 3.08m, and feature a glazed balustrade.

Further works to the dwelling would include a comprehensive renovation of the dwelling including re-rendering and replacement of the “stonework” on the front elevation with composite cladding, new windows, doors and roof lights, and the removal of the chimney.

A new single storey workshop for personal uses relating to the enjoyment of the main dwellinghouse is also proposed. This workshop would be located in the side garden, attached to the existing garage. It would be a single internal space of 20.25sqm and feature length and width measurements of 4.5m each side. The eaves height would be approximately 2.10m and the ridge height of the dual pitched roof approximately 2.94m, and stated on the plans to not to exceed a maximum height of 3m. The workshop would be rendered in a off-white colour of render.

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

Those of most relevance to the scheme would be:

- 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 representations have been received.

A neighbouring dwelling raised concern about the use of the proposed workshop regarding potential commercial use and noise disruption. The applicant's representative confirmed that the workshop would be used by the resident in relation to their enjoyment of their dwelling house. Such use is acceptable and whilst commercial use including running a business from home may require planning consent, it is accepted that some noise may be unavoidably heard from within the curtilage of neighbouring dwellings. If such noise was deemed to be excessive or a nuisance, there are sperate departments within the council who may be able to review the situation.

Penistone Town Council - No comments received

Public Rights of Way - Confirmed that a Public Right Of Way (Haigh Head Lane) borders the dwelling but does not appear to be impacted by the proposed development. An informative was requested to be added to any decision notice, explaining procedures in relation to a development near a Public Right of way.

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 where 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

The proposed rear extension would be of a proportionate size to the dwelling house. The proposed materials for the extension and existing utility room would be composite cladding, matching that proposed for the front elevation of the dwelling, deviating from the materials of the existing dwelling. In mitigation of this deviation, aspects of cladding do feature on many dwellings within the area. It would be considered that due to the limited size and location of the proposed extension and extent of cladding, the impact would only be modest.

The projecting balcony which would feature on the front elevation of the dwelling would be of a modest size and when viewed in conjunction with the proposed overall renovation of the front elevation would not appear of character with the dwelling. With a similar but larger balcony on the side elevation of No.1 Meadowview, the proposal would also not be out of character with the area. It would therefore be considered that balcony would have a limited impact on the design and character of the dwelling.

The broader renovation works would comprehensively alter the design and character of the overall dwelling and introduce cladding to the front elevation of the dwelling. In mitigation of these significant changes are firstly the individuality of the existing dwelling in comparison to other dwellings within the street scene. In similarity to No.1, the application dwelling features its front elevation on Haigh Lane rather than Meadow View, and equally apart from No1, it is the only dwelling which is almost fully rendered. Secondary is that whilst the design of the dwelling would undergo significant aesthetic changes, its scale would broadly remain the same with only a modest sized side extension being erected, with the main roof not increasing in height.

In specific relation to the introduction of cladding, which features prominently on the front elevation and the side extension` although as discussed above the side extension is mitigated by its modest size and location, the front elevation is much larger area and in a more prominent but has its own mitigation for its inclusion. The front elevation already features what appears to be faux stonework, which shares little in common with other dwellings on Meadow View and is not comparable to the genuine stone cottages of Haigh Lane. The front elevation is further concealed by large shrubs, which have been there for a considerable time and there is no specific mention of their removal. Finally, as is the case with the side extension, the cladding reflects the features of many nearby dwellings which feature wood or wood effect cladding, particularly on their front gable elevations. It would be considered that the proposed cladding would have a modest effect on the design and character of the dwelling.

The proposed workshop would be attached to the existing garage, which sits at the corner of the rear and side gardens. The workshop would be close to the side boundary with the rear garden of a house on Highfields, close to an outbuilding in that garden. The workshop would be significantly obscured from the street scene of Meadow View by the existing utility room, proposed extension and existing garage. Visibility from Haigh Lane and Haigh Head lane would be limited due to the location of the workshop and existing boundary treatments. This aspect of the proposal would have little or no impact on the scale design or character of the application dwelling or impact within the broader area.

Having consideration of the above assessment, the impact on the scale, design and character of the dwelling would together be deemed to be moderate.

Impact on Neighbouring Amenity

The proposed extension infills a void on the side elevation of the application dwelling but is located close, but not obstructively close to garage located at the side elevation of the neighbouring dwelling. With the extension being an infill at the same width as the existing utility room, and only featuring one window which would overlook the neighbouring garage, there would no significant impact on neighbouring amenity and therefore it would be considered that the impact would be limited.

Where a balcony on the front elevation of a dwelling may usually have a significant impact on the amenity of its neighbours, in this instance the balcony is of a modest size and does not overlook any neighbouring dwelling, only Haigh Lane and agricultural fields. Given the size of the balcony it may accommodate a very small table and two chairs but would not be viable for larger gatherings reducing potential noise concerns. As such it would be considered that the balcony would have little or no effect on neighbouring amenity.

The proposed workshop, being within located within 1m of a boundary treatment would potentially have impact upon the neighbouring dwelling and the garden. However taking in to consideration the size of the workshop, which at 3m is higher than would be allowed so close to a boundary if constructed through Permitted Development rights, is less than the 4m allowed if constructed in excess of 2m from the boundary, and the fact the workshop is located over 13m away from the rear elevation of the neighbouring dwelling on Highfields, there would be unlikely to be any significant effect on residential amenity. Consequently it would be considered that the proposal would have a limited impact on neighbouring amenity.

Having consideration of the above assessment, the impact on neighbouring amenity would be deemed to be limited.

Highways

There are no proposed changes to access or parking arrangement, so there would be no impact on highway safety, and with no increase in the number of bedrooms, assessment of the application against local policy T4 and SPD Parking would not be required.

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

On this occasion contact with the applicant to request amendments to the proposal during the consideration of the application, was requested. Whilst the principle of the proposal was acceptable, the initial proposed colour for the cladding was deemed not in keeping with the broader character of the area. Following receipt of amended plans, the proposals were deemed acceptable.

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.