

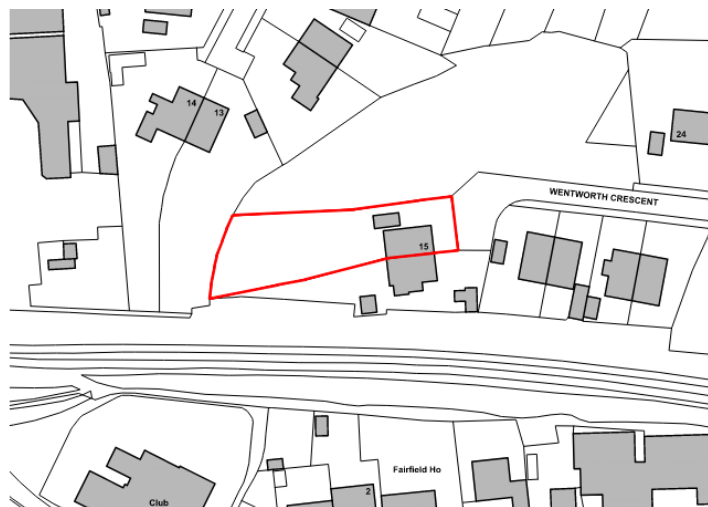
Application Reference: 2026/0448

Site Address: 15 Wentworth Crescent, Penistone, Sheffield, S36 6ES

Introduction: This application seeks full planning permission for the removal of detached garage to side and erection of single storey rear extension, rear dormer and infill to front recess to dwelling.

Relevant Site Characteristics:

The dwelling is a semi-detached, red brick chalet style bungalow with a yellow stone feature bay window, detached garage, and a primary entrance door located on the side elevation. Due to the chalet style roof, a modest sized bedroom with side elevation window is located within the roof space. The dwelling features a modest sized front and side garden, but a relatively large rear garden.



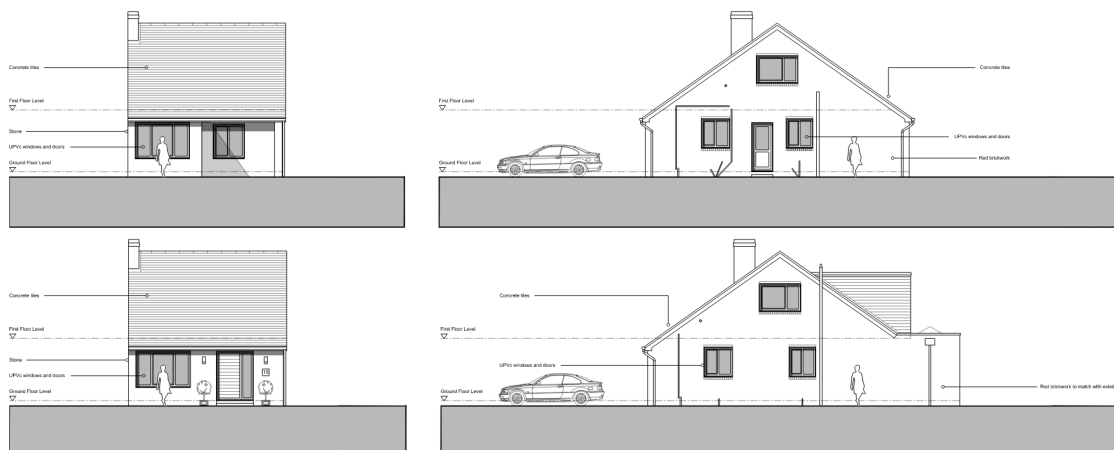
Site History

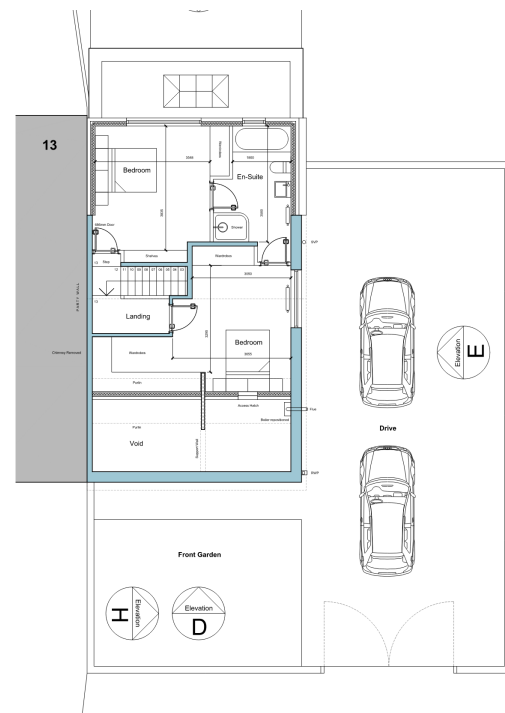
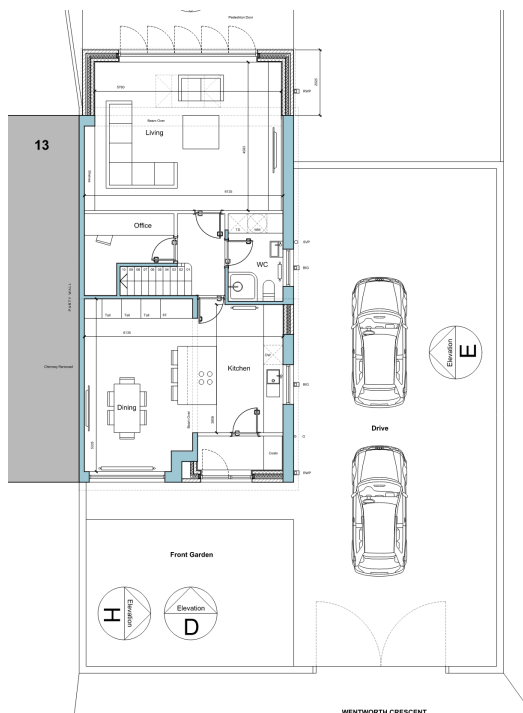
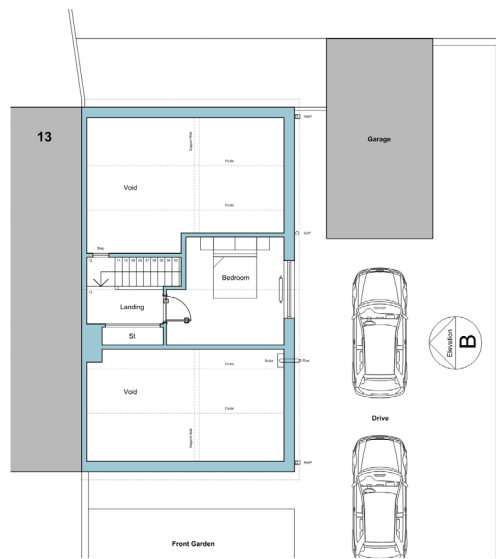
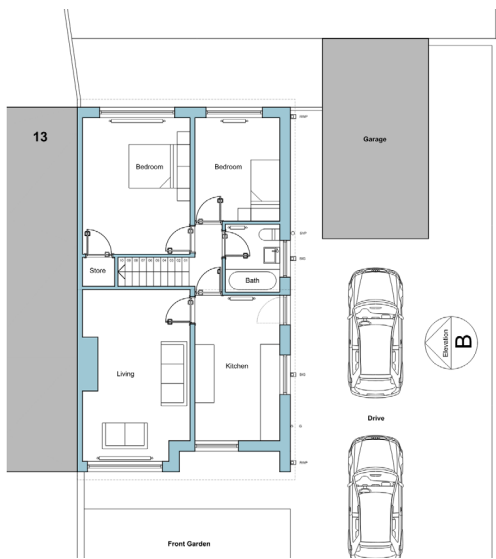
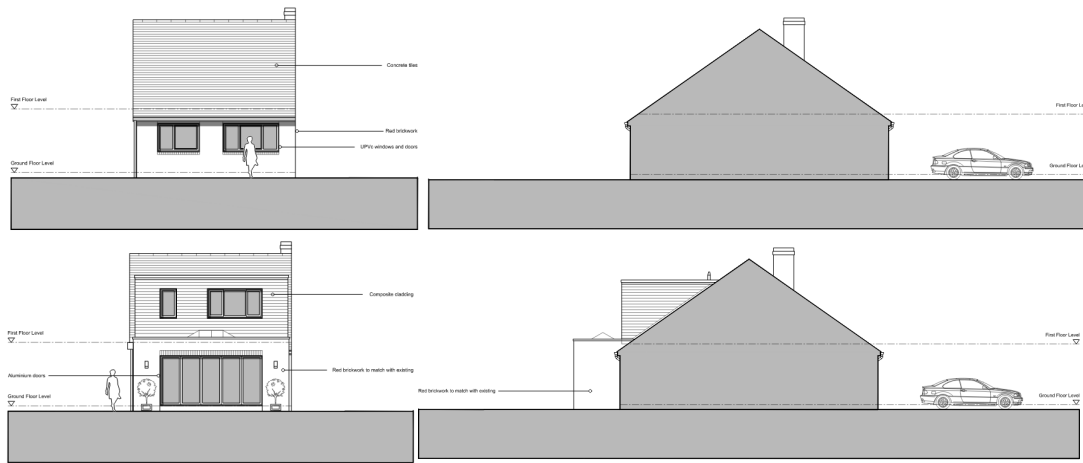
There is no site history for the address.

Detailed description of Proposed Works

The proposal is for the demolition of the existing garage, the infill of a current void space adjacent to the front elevation bay window, a rear dormer window, to enable extra habitable space within the roof space, and a modest sized ground floor rear extension.

Existing and Proposed Elevations and Floor Plans





WENTWORTH CRESCENT

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.

No comments were received.

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

The approximate 2.3m rear projection of the proposed ground floor rear extension, which also practically extends across the whole width of the rear elevation, is less than the 3m usually allowed through permitted development. However, with an approximate flat roof height of 3.10m, which is also higher than the existing eaves height of approximately 2.64m, and with a roof lantern extending to about 3.38m, the proposal does not meet the height requirements for permitted development, with this type of roof. For a planning application, whilst the eaves should not usually be higher than the existing eaves, the main roof is also being altered, but not heightened, and it is the rear elevation, not the principal front elevation, so would not be as impactful within the street scene as if it was constructed on the front elevation.

The proposed addition of a relatively large rear dormer does not affect the height of the existing roof, which remains with a ridge height of approximately 6.8m. Like the rear extension, the size of the proposed dormer at approximately 36 cubic meters, may have been eligible for permitted development. It would again though be the modified eaves height of the dwelling, and potentially the proposed composite cladding not being of a significant enough similar appearance to the materials used within the existing house which would disqualify the proposed dormer as eligible for permitted development.

Whilst the scale of the proposed rear extension and dormer, are both acceptable, the design of the dormer is not strictly in accordance with SPD guidance. For dormers which require planning consent, the SPD House Extensions and Other Domestic Extensions states a preference for pitched roof dormers, constructed with hanging tiles to match the roof. For this application, the proposal is for a box dormer featuring grey composite cladding. Whilst in essence this differs from SPD guidance, box shaped dormers are prominent features on bungalows across the borough, and increasingly are constructed with composite cladding, also frequently grey in colour. Whilst it is uncertain if bungalows within the street scene have rear box dormers, an adjacent, almost identical bungalow sitting below the application dwelling on Hall Gate, along with another detached bungalow on Hall Gate feature rear elevation box shaped dormers.

The proposed infill within the front elevation of the dwelling, along with relocation of the principal entrance door onto the front elevation would potentially provide the most significant change to the design and character of the dwelling. If the front door had already existed on the front elevation, then the infill, at less than 3 sqm, may have qualified as permitted development. Whilst the proposal does potentially improve the design of the application dwelling, the counter effect of unbalancing the symmetry of the pair of semi-detached bungalows and the combined trio of similarly designed pairs of bungalows on the street must be considered.

In review of the proposal overall, whilst the proposed dormer and rear extension would provide a limited amount of harm to the scale, design and character of the dwelling, this is equalised by the limited impact within the broader street scene, and the removal of an old garage. The aspect which is expected provided the most notable harm, not on scale but design and character is the proposed amendments to the front elevation, as this would be the most prominent, and publicly visible aspect of the proposal. Mitigation does arise from the semi-isolated nature of the pair of bungalows within the street scene, and limited visibility of No 13 from much of the street, reducing the impact of the application dwelling. However, this aspect of the proposal would be considered as having a moderate impact upon the scale design and character of the dwelling.

With only one aspect of the proposal being deemed as having a moderate, negative impact on the scale, design and character of the dwelling; on balance the proposal would still remain compliant with local policy GD1 and D1, which carry moderate weight in favour of the proposal.

Impact on Neighbouring Amenities

With the dwelling being set high above dwellings to north and northwest, with no additional side elevation windows proposed, being set away from most other dwellings of the street, and featuring a substantial sized rear garden, potential impact of the proposal would be limited to the attached neighbouring dwelling of No 13.

Unlike all other dwellings to the front which sit at least 21m from the dwelling, or those to the side and rear which are at least 30 plus meters from the dwelling, No 13 is attached, sharing a party wall with the application dwelling, and possibly a low boundary treatment in the rear garden, hidden beneath the undergrowth. As noted within the scale, design and impact on character section above, the proposed extension's height is just over the permitted development size limit for a flat roof extension, but below the 3m maximum for rear projection. The dormer is also of a size permissible by permitted development but a technicality with the materials and eaves alteration, prevent it from being considered as such.

With just an approximate 2.3m rear projection, even without the consideration of what may be considered as acceptable through permitted development, its size would have a limited impact on the amenity of No 13. The 45-degree is technically breached, with a 0.04 sqm corner of the extension potentially breaching a 45-degree angle from the centre of the closest ground floor window of No.13. However, the scale of breach is too insignificant to consider it having any noticeable impact on the amenity of No 13. With a relatively low roof height of 3.10m, excluding the roof lantern, the height of the extension would also have a limited impact on amenity.

Regarding the proposed dormer, there are no neighbouring dwellings it would overlook, and in addition to not directly overlooking the garden of No 13, the boundary line between the application dwelling and No 13 is angled in the favour of the application dwelling, widening the garden of the application dwelling and narrowing the garden of No 13 as it progresses from the centre of the pair of dwellings. Therefore, the dormer indirectly overlooks more of the applicant's garden than it would No 13.

The front infill extension would not notably impact the amenity of No 13, but it would relocate the principal entrance door of the application dwelling to within 4m of the boundary treatment between the dwellings, so there is the potential for a limited impact of additional noise arising from use of the relocated entrance door.

With only a limited impact across all aspects of the proposal on the attached neighbouring dwelling, and little or no impact on other neighbouring dwellings, the proposal would be considered in accordance with Local Policy GD1 which carries moderate weight in favour of the proposal.

Highways

Whilst unusually the existing garage would be considered of a size acceptable for parking a vehicle, in relation to current policy requirements, there is sufficient parking provision with, and certainly without the garage within the curtilage of the dwelling for at least two vehicles. With no other proposed changes to access or parking provision, 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

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

Clarification of material choice and colour of the composite cladding for the rear dormer was requested but no amendments to plans were required.

**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.