



PLANNING CONSULTATION RESPONSE

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| Application No | 2025/1032 |
| Proposal | Single storey side extension and dropped kerb. |
| Address | 102 Manchester Road, Thurlstone, Sheffield, S36 9QW |
| Date of Consultation Reply | 14.04.2026 |
| Consultee | Charlie Atkinson Design & Conservation Apprentice |

Consultation Assessment and Justification

The main consideration is: -

- Whether or not the proposal would preserve or enhance the character or appearance of the conservation area

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72 (1): Buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing.

Policy

NPPF 207/208: Identify and assess heritage significance including the setting and the effect of a proposal

NPPF 212: Great weight given to an asset's conservation, irrespective of the degree of harm

NPPF 213: Any harm to or loss of significance will require clear and convincing justification

NPPF 219: LPA's should look for opportunities for development within conservation areas and within the setting of heritage assets that enhance or reveal significance

Barnsley Local Plan HE1: The Historic Environment

Conservation Comments:

This application seeks planning permission for a single-storey side extension and a dropped kerb, together with associated works, at 102 Manchester Road, Thurlstone.

The site lies within the Thurlstone Conservation Area, designated in 1974 for its historic and architectural interest. The building appears to date from the late 19th century and is constructed of coursed natural stone. It comprises two storeys and a basement beneath a pitched slate roof. The principal elevation displays an ordered fenestration pattern, with uPVC windows currently installed.

Furthermore, it should be noted that the former single-storey wooden building (now demolished) formed part of a larger timber structure which was subject to a refused planning application in 2023 (Ref. 2023/0683). As set out in previous conservation comments, the building incorporated some attractive features, including decorative bargeboards and projecting roof brackets. However, it was also identified as a borderline negative element within the conservation area, largely due to its materials - namely the profiled metal sheet roof - its general state of repair, and its slightly out-of-keeping appearance within the wider street scene. While the retention and repair of the



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building would have been preferable, in this instance it is not considered that its removal was unjustified, having regard to the lack of off-road parking at the site and the occasionally dangerous conditions created by on street parking along Manchester Road. The earlier application was ultimately refused on parking grounds, being contrary to the Parking SPD. Notwithstanding this, the timber structure has since been removed, and the current application has been submitted based on the site as it now exists. Accordingly, the proposal does not refer to the former timber structure of interest.

Moreover, these proposals (2025/1032) at present include the erection of a single-storey side extension and the formation of a dropped kerb, alongside associated alterations. These include the removal of an existing rear balcony and external staircase, the alteration of a door opening to a window, and the introduction of patio doors at basement level.

In principle, there are no significant conservation objections to the proposed works. However, to ensure that the development conserves the character and appearance of the building and the wider conservation area, the following conditions are recommended in relation to the proposed single-storey side extension:

- The facing stone shall match the existing building in terms of colour, size, type of stone, face dressing.
- The roof covering shall match the existing roof in terms of colour and appearance.

Consequently, whilst the proposal has not referred to the previous timber building, this application is considered acceptable having regard to the architectural interest of the building and the special interest of the Thurlstone Conservation Area. On this basis, subject to the above conditions, the application is recommended for approval from a conservation perspective.

NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):

Planning Obligations required: