
2024/0614

Applicant: Mrs Amy Tipson

Address: 41 Mayfield, Oxspring, Sheffield, S36 8YN

Description: Removal of gate, shed and fence, and erection of single storey detached outbuilding at side of 2 storey semi-detached dwelling

One Neighbour Objection

Site & Location Description:

The dwelling is located in a relatively prominent position near the junction of Sheffield Road and Roughbircworth Lane in the village of Oxspring. Although physically located on Roughbircworth Road, the dwelling is considered as being part of Mayfield, a street accessed via a junction off Roughbircworth Lane, close to the application dwelling. The dwelling itself is an extended red brick, semi-detached house with an extended, tiled, hipped roof. Although situated in a large corner plot, the greatest proportion of garden area is located to the front and side of the dwelling. Due to the rising incline of Roughbircworth Lane, the dwellings curtilage is unlevel and sits at a lower level than other dwellings on Mayfield, which back on the curtilage.



Planning History:

- **2016/0318** Removal of existing side detached garage and erection of two storey side extension and single storey front and rear extensions to dwelling – Approved with conditions 19th May 2016

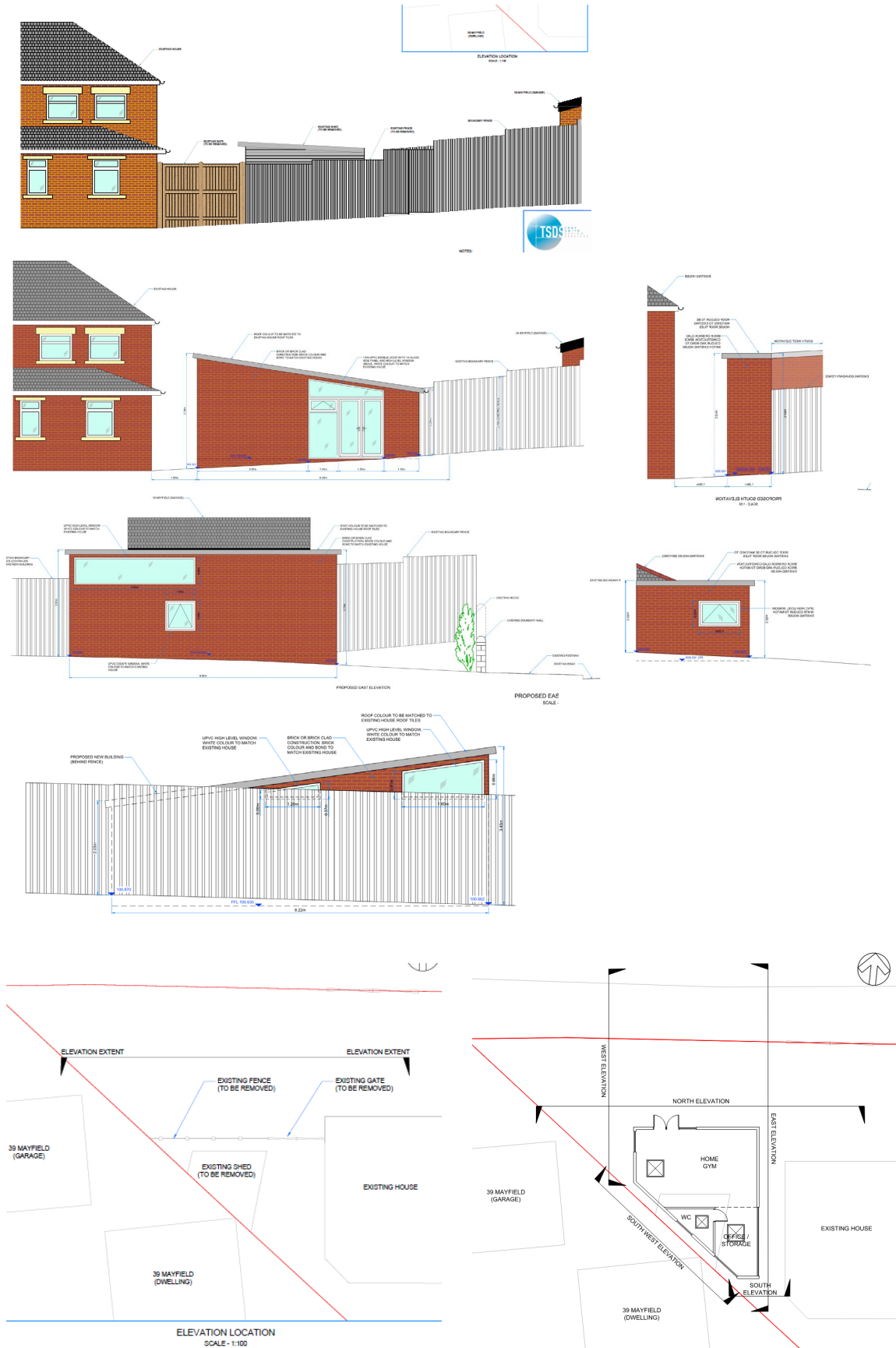
Proposed: The proposal is for the removal of an existing shed and fencing and its replacement with an outbuilding, proposed to be used as a home office and home gym. The proposed outbuilding is a unique and irregular shaped design to fit into the space. The scheme has been amended during the course of the application.

Approximate Measurements:

Outbuilding

- **Maximum Width: 7.3m**
- **Maximum Length (single side): 8.8m**
- **Maximum Eaves Height: 2.2m**
- **Maximum Roof height: 3.78m**

Existing and Proposed Floor Plans and Elevations



Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; One objection was received in regard to the potential use of the outbuilding as a separate unit of accommodation.

Consultees:

- Parish Council – No comments or objections received

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.

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.

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

Assessment

Principle of development

The site is located within land designated as Urban Fabric. Extensions, including outbuildings at 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.

Residential Amenity

In regard to residential amenity, as long as the proposed space was used for its proposed purpose, that being a home office and gym, or something of a similar nature, such as a playroom or personal storage area etc., then there would be no impact upon the amenity of neighbouring dwellings as the

use would be incidental to main dwelling house. Furthermore, such use would be permitted by a similar sized extension through permitted development rights if two key criteria had not been exceeded. Firstly, the height of the proposal is too high when located within 2m of a boundary, and secondly an outbuilding may not be constructed where it is wholly or partially beyond the front elevation of a dwelling. If the use of the proposal had been, or was changed in the future, to any use which would involve running a business from home or use a separate living accommodation, such as a granny annexe, then further planning consent would be required to assess the impact upon residential amenity. With the intended use, and a condition ensuring the outbuilding is not used as separate accommodation to the main dwelling, the concerns raised by the neighbour objection would be dismissed.

In terms of the impact on neighbouring amenities through loss of light or privacy there is little concern. The nearest property affected would be 39 Mayfield which is at a higher level and has boundary fencing in between which should prevent any significant loss of light or privacy to this neighbouring dwelling. All other neighbouring properties are sufficient distance away not to be detrimentally affected.

Visual Amenity

Unlike for residential amenity, the proposal as initially submitted had the potential to harm the character of the dwelling and impact negatively upon the street scene. However, following a request, the proposal has been significantly altered to be firstly constructed of or featuring facing brick work, rather than the timber finish originally proposed, and secondly, the width of the outbuilding has been reduced, which also provides more separation from the main dwelling. The proposal still remains partially forward of the front elevation, however, on this occasion mitigation for the proposal would be the majority of the structure being level or behind the frontage, and it occupying a position in relation to the road similar to that of the garage for 39 Mayfield which was allowed at appeal. In addition there is a flat roof rendered garage closer to the road at Toll Barn Farm which is two properties down from the application site. Where the original proposal would have stood out quite significantly within the street scene due to the location and material choice, the revised proposal is more in keeping with the application dwelling and subsequently the street scene, which directly opposite features rear gardens of dwellings on Sheffield Road, and the reduction in size also supports an improvement in overall appearance and a better separation distance from the main dwelling. Although the design is unusual, with the monopitch feature and window designs, it does tie in with the roof angle of the existing front extension on the dwelling and with the use of matching materials provides a more harmonious approach than a flat roof building or a the scale of a dual pitch building which could appear more dominant. Given the mix of house types and extensions/outbuildings in the immediate locality the amended structure is not considered to be of detriment to the visual amenity of the property or streetscene to warrant refusal.

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