

Application Reference: 2025/0053

Site Address: 67 Ivy Bank Close, Ingbirchworth, Sheffield, S36 7GT

Introduction: This application seeks full planning permission for single storey rear extension to detached dwelling

Relevant Site Characteristics

Located in a moderate sized contemporary housing estate of 74 dwellings at the north western edge of the village of Ingbirchworth; the dwelling is a 2.5 story, mixed-red brick detached house featuring a grey tiled, side gable roof, a small rear projection (original but akin to an extension), and a detached garage block set slightly back at a 90-degree angle from the southern edge of the front elevation. There is a small front garden and an enclosed rear garden featuring a small wooden outbuilding in the north eastern corner. The rear garden borders adjacent neighbouring dwelling of No.65 at the northern side boundary, the amenity space of Ivy Bank House apartments, and No.44 on its western rear boundary. On the southern side boundary, the rear garden partially borders No.81, but more significantly No.83, both these dwellings are set approximately 4.2m below the ground level of the application dwelling. The height difference comprises of a retaining brick wall with a 1.8m fence on top.

Site History

| Application Reference | Description | Status (Approved/Refused) |
|-----------------------|--|---------------------------|
| 2009/1519 | Increase in overall building heights of dwelling on plots 1, 23, 25, 28, 30, 31, 32, 33, 34, 53, 54, 55, 58, 59, 60, 61 and 75 of previously approved application 2007/1090. (Residential development) | Approved |
| 2007/1090 | Residential Development of 74 dwellings (Reserved Matters). | Approved |
| B/04/1996/PR | Residential development and construction of a shop unit (Outline). | Approved |

Detailed description of Proposed Works

The proposal is for a ground floor extension, located on the rear elevation of the dwelling. The footprint of the existing rear projection would be incorporated into the larger proposed extension. The maximum projection from the rear elevation would be approximately 3.5m, although from the original rear projection, this would be reduced to 2.51m. The width of the

proposal would be approximately 9.51 m, covering the whole width of the rear elevation. The proposed flat roof would be approximately 2.9m high, which is lower than the existing rear projection's pitched roof of 3.32m. However, there is an additional roof lantern within the centre of the roof, which has a maximum height of approximately 3.53m and a width of 3.5m. The roof also has a slight overhang, part of which includes the drainage. The proposed materials are brick work to match the existing dwelling, and an EPDM roof. Along with the almost full-length array of aluminium framed, glazed bifold doors, other fixtures within the extension are also proposed to be aluminium.

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 SPDs 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 representations have been received.

Parish Council: No comments have been 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

Without the roof lantern, the proposal would have met the requirements for general permitted development, with an eaves, or in this instance roof height below 3m and a rear projection of less than 4m. However, even with the proposed rooflight, the proposal is of an acceptable scale and design, featuring matching brickwork and a roof design which is acceptable, especially given it would be more supportive in minimising impact on neighbour amenity than a higher pitched roof may have been. With its location on the rear elevation, its limited public view outside of neighbouring gardens, the scale, design and impact on character of the original dwelling would all be considered to be limited.

Impact on Neighbouring Amenity

As mentioned above, without the rooflight the proposal may have been constructed, potentially at a greater scale than which has been proposed, without the requirement for planning consent. The proposal's size would have no expected impact to the adjacent neighbour of No.65, as the proposal is set back from the rear elevation of that dwelling. There would also be no impact for No.44 due to the distance between the dwellings and the existing outbuilding in between. With a boundary fence just under 7m from the relatively low-level extension, there would not be any impact expected to the amenity space for residents of Ivy Bank House. It would therefore be considered that excluding No. 83 and No.81 Ivy Bank Close, there would be no or little impact on amenity for neighbouring dwellings.

With No.81 and No.83 set over 4m below the ground level of the application dwelling, and despite the restricted size of the proposal, there would undoubtedly be some impact on light levels to the rear gardens of these dwellings. Starting with No.81, this dwelling is already significantly overshadowed by the original application dwelling with the proposal only adding to this impact by potentially overshadowing the south east corner of their rear garden. For No.83, they are not currently overshadowed directly by the application dwelling, and whilst the main roof of the extension would only be approximately 1.1m higher than the boundary fence and run for approximately 2.5m of the south west corner of no.83's garden, there would almost certainly be some overshadowing. Due to the greater extent of the rear garden of No.83 not being overshadowed than being directly overshadowed by the proposal, and with distances from the

extension to the rear elevations of approximately 8.7m for No.81, and 11.8m for No83, the impact on light levels into the actual dwellings should not too impactful. In this instance, whilst the overall impact on these two specific dwellings may be considered as moderate, on balance it would be considered that an alternative development, constructed through general permitted development may have more detrimental impact than the current and relevantly modest sized development would have.

Highways

With no increase in number of bedrooms or alterations to access or parking at the dwelling, there would be little or no impact on parking provision.

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

Excluding revised plans requested during the validation period, 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.