

**2024/0708**

**Applicant:** Mrs Lynda Burkinshaw

**Address:** 16 Salters Way, Penistone, Sheffield, S36 6UE

**Description:** Single storey front extension to 2 storey detached dwelling

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**Site & Location Description:**

Located at the edge of Penistone, close to Cubley, the dwelling is located on Salters Way, a street located within a relatively modern housing estate. The dwelling itself is a buff brick coloured detached house featuring a gable roof, small front porch and an integrated garage, protruding beyond the front elevation into the driveway.



**Planning History:** None since construction of the dwelling.

**Proposed:**

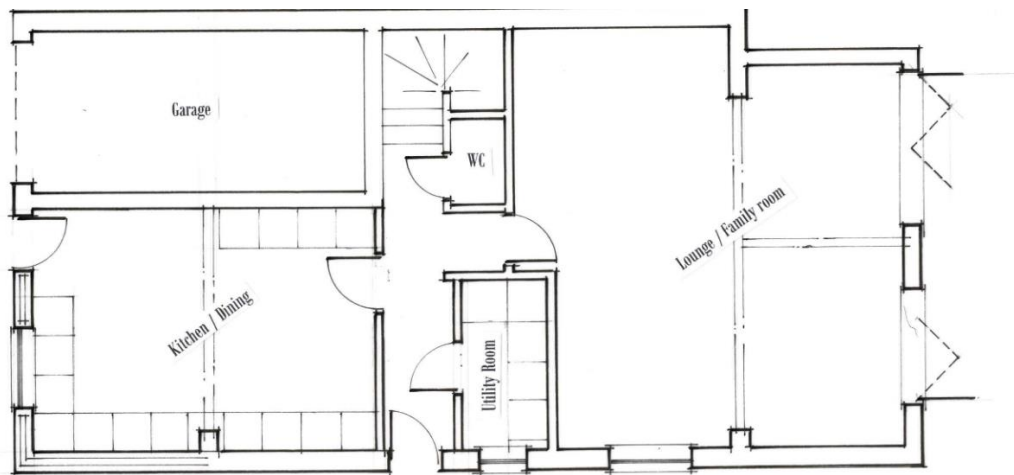
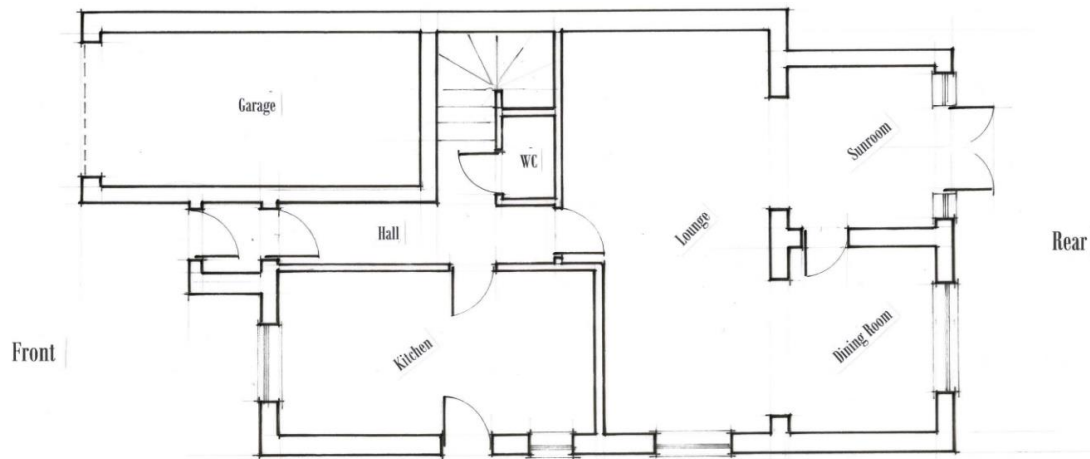
The proposal is for a modest sized front extension, extending the current size of the existing porch by infilling the space around the porch to create a front elevation in line with the garage, complete with a single pitched roof across the garage and extension, featuring two roof lights. New external bifold doors are also proposed on the ground floor rear elevation. Internal works are indicated but do not require planning consent.

Approximate Measurements:

All existing roof and eaves heights have been checked on the existing plans and remain unaltered on the proposed plans.

- **Maximum Front Projection: 2.80m**
- **Maximum Width: 4m**
- **Maximum Eaves Height: 2.3m**
- **Maximum Roof height: 3.8m**

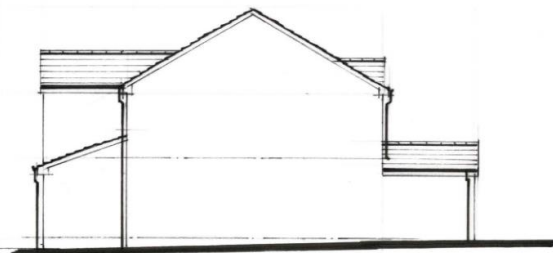
## Existing and Proposed Floor Plans and Elevations



Side Elevation On B



Rear Elevation



Side Elevation On A



Front Elevation



**Local Plan Designation:** Urban Fabric

**Conservation Area:** No

**Neighbour Representations:**

Letters were sent to nearby addresses; No comments were received.

**Consultees:**

**Penistone Town 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:

**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.

**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.

**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

#### Principle of development

The site is located within land designated as Urban Fabric. Extensions to 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

The dwelling is set slightly back from the adjacent neighbouring dwelling of No.18. As the proposed extension would not protrude further than the position of the original garage, the whole proposed extension would not have any negative impact upon the amenity of No.18. The other neighbouring dwelling of No.14 Salters way sits at a 90-degree angle to the application dwelling, with their rear garden adjacent to the application dwelling. With no new side windows proposed, and a strong boundary treatment between the application dwelling and No 14, any impact on residential amenity would be negligible. There would also be no negative impact upon any other dwellings within the area.

#### Visual Amenity

The street scene of Salters way is quite varied, with the application dwelling and No.18 sitting in virtual separation from the broader street scene due to the layout of the street. Whilst some house designs are repeated; with many dwellings being altered, most dwellings appear unique. The proposal would slightly alter the original style of the dwelling, but the result would create a design which would be in-keeping with the broader and varied street scene and would not be detrimental to the application dwelling nor the street scene.

#### 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