
2024/0058

Address: 2 Mayfield Court, Oxspring, Sheffield, S36 8YY

Description: Rear extension to single storey detached dwelling.

One initial objection from the Parish Council on the grounds of visual amenity (now resolved)

Site & Location Description:

The dwelling is located within a small cluster of dwellings leading off the larger street of Mayfield, in the village of Oxspring. Although located within Mayfield Court, the side and rear elevations of the dwelling are prominent within the street scene of Mayfield, with the rear elevation being akin to a faux front elevation. The dwelling itself is a yellow stone, detached bungalow which fits well with the mixture of red brick and yellow stone houses and bungalows within the broader street scene. There is a small tree in the rear garden which will be removed, but with a replacement tree planted in the planting season following completion of the development.

There is currently a wooden fence which runs around the rear and side of the curtilage of the dwelling. The fence was installed without appropriate planning permission due to height of the fence being over 1m, and its proximity adjacent to the highway; both the footpath and road of Mayfield and Mayfield Court.



Planning History: None

Proposed:

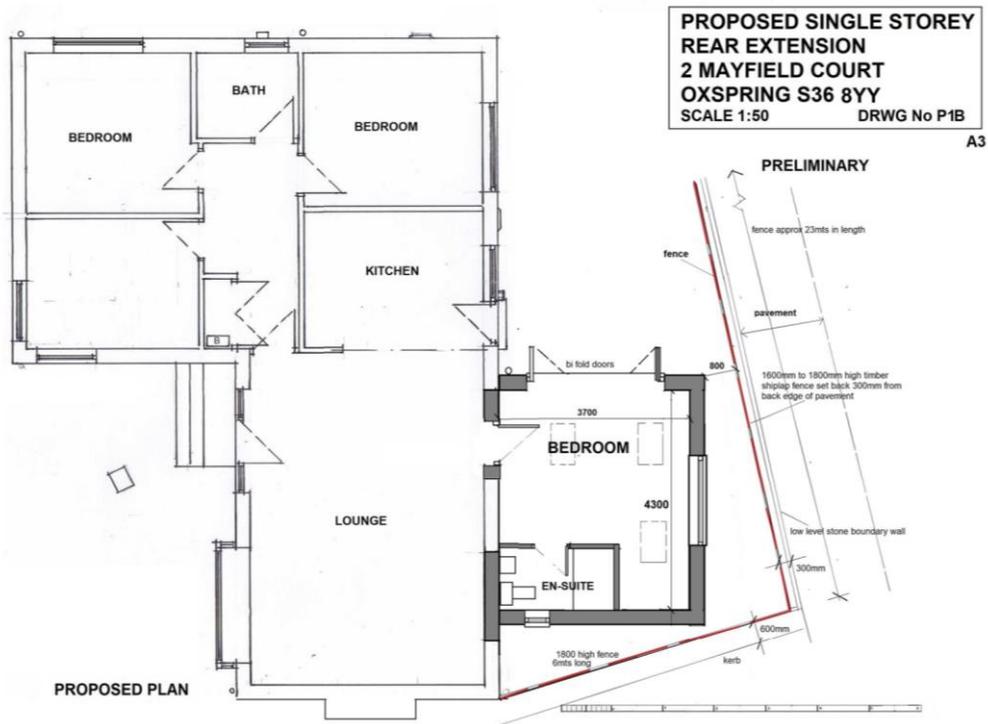
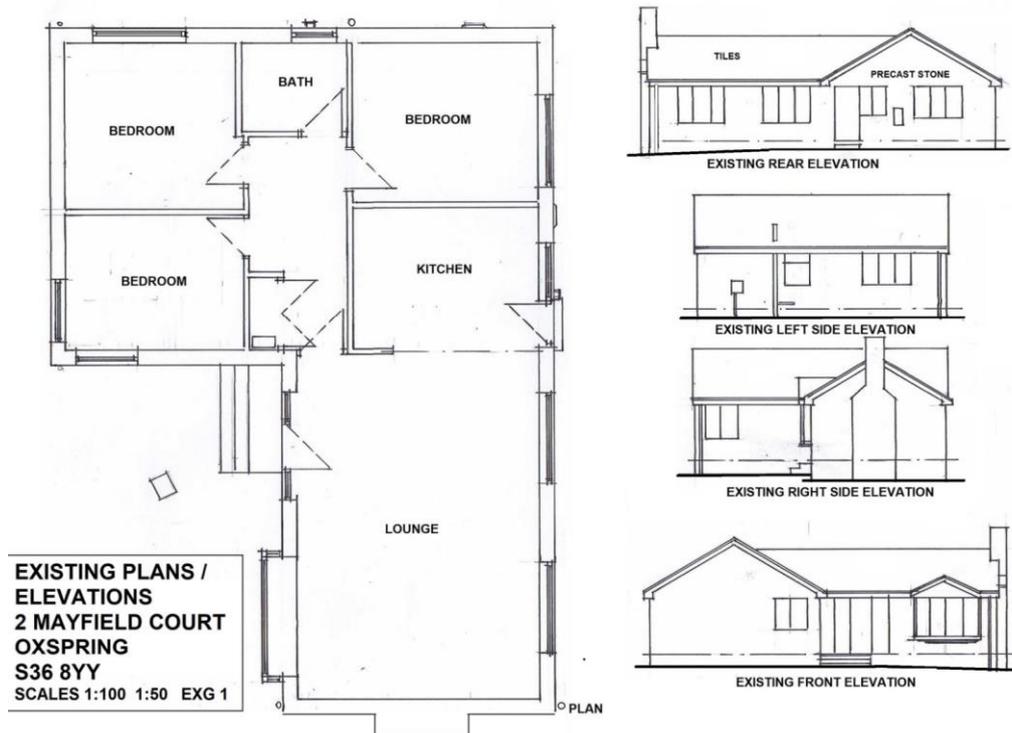
The proposal is for an extension on the rear elevation of the dwelling, which faces onto Mayfield. The proposed extension has undergone several amendments to improve its visual amenity and is now constructed of matching materials. The extension would feature a new window, rooflights and bifold doors. One of the amendments to the original planning application was the addition and subsequent removal of the existing boundary fence from consideration as part of this application..

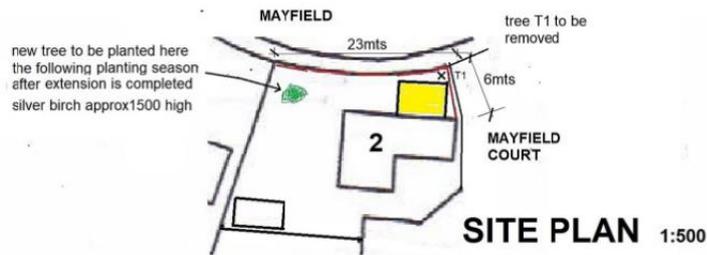
Measurements:

Rear Extension:

- **Projection: 4.4m**
- **Length: 5.05m**
- **Maximum Eaves Height: 2.45m**
- **Maximum roof height: 4.4m**

Existing and Proposed Floor Plans and Elevations





Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

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

Consultees:

Parish Council: The parish council raised initial concerns about the location of the bi-fold doors on the original plan, and their impact upon the visual amenity of the street scene. The location of the doors has now been relocated to a less prominent position, with the elevation facing Mayfield looking more in keeping with the street scene.

Forestry Officer: The forestry officer requested that if the tree was to remain, it should be protected appropriately, or if the tree was to be removed, that a replacement tree was planted. The latter option was chosen by the applicant, with the Forestry Officer approving the plan.

Highways DC: Following a review of the original application, the boundary fence was added to the planning application as a retrospective aspect. Secondary consultation was undertaken which included Highways. Subsequently Highways objected to the existing fence with concern over visibility and highway safety, particularly at the junction of Mayfield and Mayfield Court. Without definitive resolution to this issue, the fence was removed from consideration under this application. Whilst there is an outstanding issue with the original fence, the Highways objection is no longer relevant to this application, which is now solely for a rear extension, but will be subject to appropriate follow-up investigations.

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 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

Although the original plans did not significantly impact upon residential amenities, the revised plans would have no notable impact upon any neighbouring or nearby dwelling due to the scale and positioning of the extension and distance to neighbouring properties.

Visual Amenity

The dwelling and its curtilage are located within an unusual position, where the rear garden is a prominent feature of a different street scene (Mayfield) to that of the principal front elevation located on Mayfield Court. Whilst the original plans, through use of contrasting materials and glazed patio style doors in a prominent position, would have caused harm to the visual amenity of the street scene of Mayfield, and character of the dwelling; the final amended plans provide an acceptable balance of the desire for the homeowner to have an extension within their rear garden, whilst overall respecting the broader street scene of Mayfield, and ultimately Mayfield Court. Whilst bifold doors are not an ideal feature within an average street scene, their location is now in a less prominent location than originally proposed, with a matching size and style window on the formerly proposed blank elevation, to that of an existing window on the same elevation. With matching materials proposed, this also helps retain the character of the dwelling and its position within the broader street scene.

Highway Safety

Regarding the proposed extension, there are no proposed changes to access or parking arrangements but the existing fence which remains unauthorized would be followed up separately. Consequently, based purely on this proposal, there would be no impact caused by the extension to Highway Safety.

Summery

Following numerous changes to the proposed extension itself and the subsequent addition and then removal of the existing fence from the planning application, the specific proposal of a rear extension

would now be suitable for a recommendation of approval. Regarding the existing fence, the planning agent has suggested the fence would be reduced in height to meet the current legislation which subject to some exclusions requires a fence or wall adjacent to the highway to be no higher than 1m. However, If the fence was to remain as it currently is, a separate retrospective planning application would be required. Additionally, the council's planning enforcement team would be notified about the fence and Highways DC comments.

Recommendation: Approve with conditions