

Application Reference: 2025/0254

Site Address: 3 Rydal Close, Penistone, Barnsley, S36 8HN

Introduction:

This application seeks full planning permission for a first-floor rear extension, replace rear detached single garage with double garage, convert integrated front garage into habitable area, widen front drive and alterations to fenestration and doors to dwelling.

Relevant Site Characteristics

Located in a small cul-de-sac which forms part of a larger 1980's housing estate, situated towards the northeastern edge of Penistone; the detached buff brick two story house and its curtilage are both of an unusual design. Sited in a corner plot of the cul-de-sac, the dwelling features in essence three quarters of two storey house, with a corner 'wedge' of the rear elevation missing, with a single pitched roof covering the ground floor, whilst an apex style roof covers the main dwelling. In addition to a standard open plan front garden and enclosed rear garden, a side garden akin to a public amenity space, separated from the rear garden by a mid-garden fence leads to a relatively wide driveway adjacent to and appearing to be part of No.1 Rydal's curtilage. At the end of the driveway and adjacent to the applicant's rear garden is a single storey detached garage and access gate to their garden. Dwellings elsewhere within the estate appear to be of similar, but of a more traditional design with many featuring some form of alteration or extension. No1 is a prime example of this with a single storey side extension, and another two-storey side extension incorporating the once detached garage, which is adjacent to the applicant's existing detached garage.

Relevant Site History

Application Reference	Description	Status (Approved/Refused)
B/82/0584/PU	Erection of private garage and formation of vehicular access	Refused

Detailed description of Proposed Works

A first story rear extension is proposed to infill the corner void of the first floor. With the extension being built on top of the existing ground floor aspect of the house, the development does not extend the footprint of the dwelling. A single bathroom window is proposed within the new extension, and the main roofline would be extended in similar materials. The original integrated garage, not of a current size to be considered as a formal parking space, is proposed to be converted into new living accommodation. The existing garage door would be replaced by a new front entrance door with side glazed panels. The original front entrance door would be partially converted into a new window. An additional new entrance door is proposed on the side elevation of the dwelling, along with reconfiguration of some ground floor windows. A small bin store, akin to a fence, would be constructed under the existing canopy roof of the original front door. The final works near the dwelling are for an extension to the paved patio areas within the rear garden.

Separately from the main dwelling, the existing, detached single storey garage with approximate measurements of 3.9m wide, with side elevations of 6.1m, and a flat roof height of 2.48m, is

proposed to be replaced or upgraded to a larger detached garage with a dual pitched roof. The approximate measurements for the proposed garage would be 6.75m on each side elevation, with front and rear elevation widths of 6.3m. The proposed gable style, tiled roof would have an approximate maximum ridge height of 4.08m. Matching brickwork to both the application dwelling and the closer adjacent dwelling of No1 is proposed.



Existing elevations and detached garage



DSA
Proposed elevations and detached garage

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 SPD's 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 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

The proposed first floor extension, which infills the unusual design feature of a corner void on the first-floor side and rear elevations, would consequently affect the scale, design and character of the dwelling but this impact would be considered to have limited negative impact.

The proposal does not fully comply with SPD guidance for two storey extensions, but on this specific instance, the requirement for a step down of the roof over the first-floor extension would undoubtedly cause an unbalance with the existing roofline, and would only be visible on the rear elevation so would not impact the existing front elevation which is the most prominent elevation when viewed from the road.. There is an existing setback to the ground floor section of the rear elevation, where the proposed first-floor extension would be created above. The first-floor addition would replicate the setback, giving the impression of a later addition to the original dwelling. Because of age differences in brick, even with materials of a similar appearance being used, there would potentially be some unavoidable visible bonding of old and new brickwork. Overall, with the modest size of the proposal, the impact on the design and character of the original dwelling would only be considered as modest.

The integrated garage conversion, creating new living accommodation within the current garage may be permissible through permitted development rights but as it is included within the application it must be assessed. Building control regulations would mandate the internal requirements such as insulation but planning reviews the exterior aspect of the proposal. In this instance, the insertion of a new front entrance door with side glazed panels, in replacement of the existing garage door is proposed. With limited new brickwork required for the infilling of the former garage door, the visual impact would be reduced to having a limited effect on the front elevation of the dwelling. Because of the relocation of the front door, the existing front door is proposed to be converted into a window and bricked up below, again with minimal brickwork, the impacted would again be limited.

A small bin storage area is proposed in front of the former front entrance door. Whilst structures are not generally allowable beyond the front elevation of a dwelling, the proposed store would sit under the existing porch, which would otherwise be redundant due to relocation of the front door. The proposed height of the store is 1.15m, which is just more than the 1m size of fences allowable through permitted development within a front garden. With the porch roof existing, the bin store is akin to a fence, and with a long driveway, the small height differential would cause limited harm to the character of the house or the street scene,

Additional works which are proposed, and which again may have been allowable through permitted development rights include the insertion of an enlarged bathroom window on the first floor and bi-fold doors on the rear elevation of the dwelling. On the side elevation, one small window is to be lost whilst a new entrance door and small ground floor window are proposed. Except for the enlarged first floor bathroom window, which would not overlook neighbouring windows and be a sufficient distance from the rear boundary, the other proposals would have a diffused visibility from beyond the rear and side garden due to the mid garden fence, garage and trees obstructing the view. Together these aspects of the proposal would have limited impact on the design and character of the dwelling, and an equally limited impact upon the street scene.

Whilst arguably the existing old detached garage, which is situated adjacent to No1's two-story extension, is out of character with both No1 and the application dwelling, and after approximately 40 years may be considered as unsuitable in both design and purpose for current larger vehicles; the proposed changes, particularly the roof height would undoubtedly have an

impact on the character of No1 and the broader street scene, but conversely minimal impact for the application dwelling. The existing height of the garage is approximately 2.48m, in comparison the proposed garage would have an approximate eaves height of 2.55m, and an overall ridge height, with a gable style roof of 4.08m. At a maximum height increase of around 1.6m, despite the sloped roof limiting the maximum height to the ridge, the scale of the proposal would still be considered to have a moderate impact on scale.

The design of the garage itself is OK but as with the proposed scale, it's the design of the garage and its impact, somewhat uniquely in this instance, on the character of neighbouring dwelling of No1 would be of foremost concern, with less impact expected in relation to the character of the application dwelling and broader street scene. Initially from a site visit and viewing the proposed garage in isolation of a street scene, it appeared that it would have a potentially significant impact on the visual amenity of No.1. Having reviewed the profile plan provided of the proposed garage adjacent to No.1, whilst there is some obvious contrast between the extended dwelling of No.1, which was completed after the construction of the applicant's garage, and the proposed garage, the difference does not appear to be as significant as it first appeared. There is disparity between the roof design of the garage and No.1, but requiring a side gable would expose a higher proportion of the maximum roof height compared to the proposed roof design and may require an increase in eaves height. When considering what may also be constructed through permitted development, if sited further away from the boundary with No1, it would be prudent to allow this proposal which in final consideration would appear to have a modest impact on the character of No1, and a limited impact on the character of the application dwelling and broader street scene.

Impact on Neighbouring Amenity

Due to the location of the proposed first floor extension, including the distance from the rear elevation of the dwelling to the rear boundary, and it not directly overlooking any neighbouring windows, the proposed extension would be considered to have little or no impact on residential amenity.

The additional proposed works which include new bi-fold doors, a new side elevation entrance door and windows, along with the proposed new patio, at a level lower than the 30cm above ground level, would together have little or no impact on residential amenity.

The proposed garage, whilst close to the neighbouring dwelling's own integrated garage and first floor extension would pose no more harm to their amenity than the long-established existing garage. Development of the garage extends the width and length of the garage into the existing curtilage of the application dwelling, but it would not be expected to have any impact on neighbouring amenity. Whilst the proposed roof is higher, the roof would broadly only overshadow the side elevation of No1's extension and the applicant's garden. Therefore, there would be little or no impact on neighbouring amenity.

Highway

Whilst potentially large enough to park a vehicle inside, the internal dimensions of the existing integrated garage would not be of sufficient size to be considered as a formal parking space. The

existing detached garage, along with both individual areas of driveway each offer adequate space for a single parking space of current policy requirements of 2.5m by 5m. Consequently, with or without the current or proposed detached garage, two parking spaces are available within the curtilage of the dwelling and the proposals would not otherwise affect highway safety, resulting in little or no impact on parking provision or highway safety.

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

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Clarification of the height of the patio, the identification of the bin store was requested.
- An additional plan was optionally provided to illustrate the proposed garage in relation to the neighbouring dwelling, which helped assess its potential impact.
- Amended plans with a slightly altered garage door and a larger projection into the applicant's rear garden were submitted.

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.