

**Application Reference:** 2026/0067

**Site Address:** 4 Stonecrest Rise, Thurgoland, Sheffield, S35 7BP

**Introduction:**

This application seeks full planning permission for the removal of the existing rear conservatory and external staircase, and erection of single storey rear extension and external steel staircase to dwelling.

**Relevant Site Characteristics**

The site is a large, detached dwelling with a garage, located at 4 Stonecrest Rise, Thurgoland, Sheffield, S35 7BP. The site benefits from a large rear garden, detached garage with room above, and a driveway. The surrounding area is predominantly residential in character with the dwellings consisting of detached, semi-detached and terraced properties. There are a small number of commercial properties in the area, however Thurgoland is surrounded by agricultural land and is only accessible via road routes.

**Site History**

2007/0843 - Erection of first floor over existing single storey detached garage and external staircase – Approved subject to conditions.

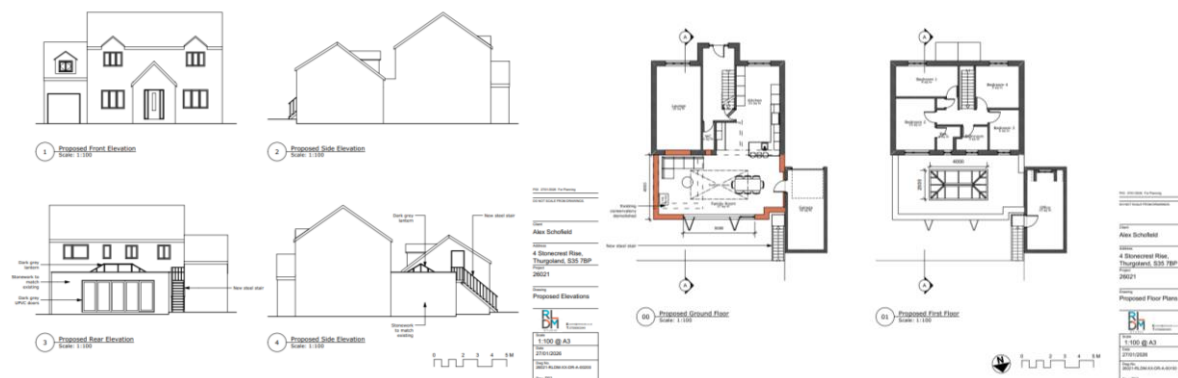
**Detailed description of Proposed Works**

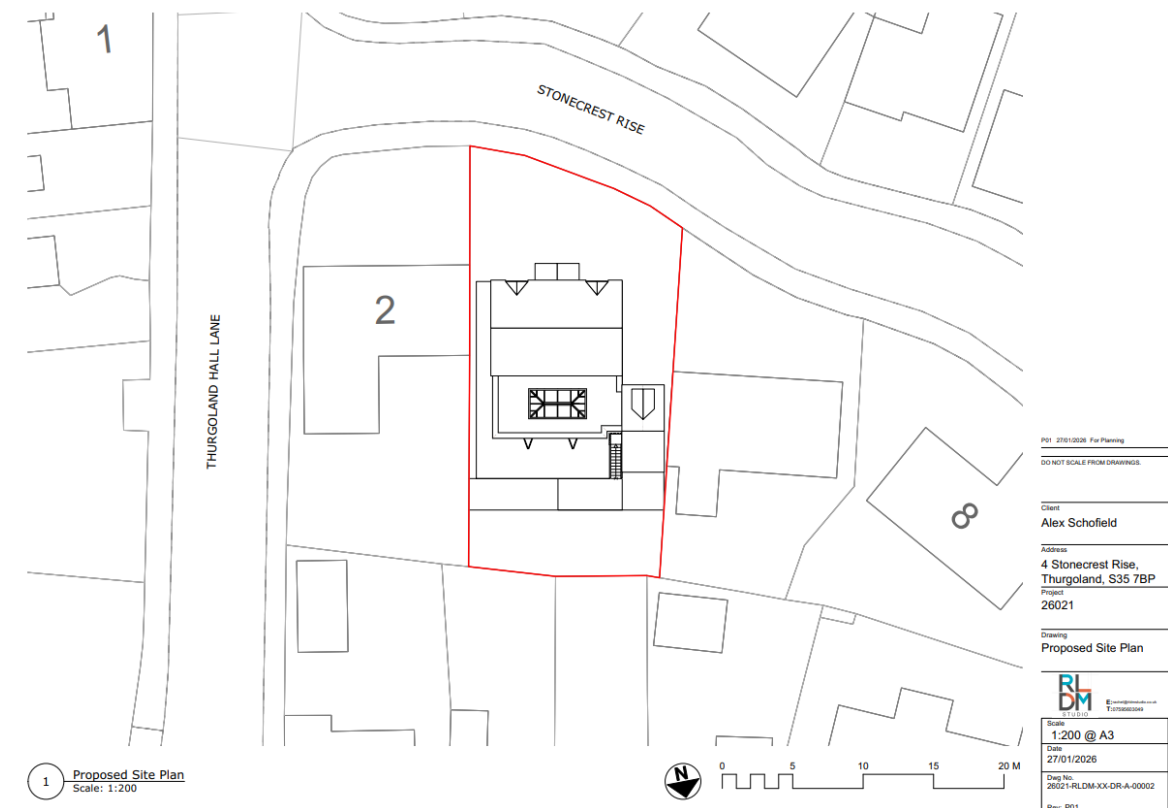
The applicant has proposed the following works the removal of an existing rear conservatory and external staircase to the existing detached garage, and the erection of single storey rear extension and external steel staircase (to access the existing garage). The extension is to be constructed of stone to match the existing dwelling.

The current stairs which lead from the side of the garage to the 1<sup>st</sup> floor of the garage would be replaced with a new set of stairs.

The extension to the rear has been designed with a flat roof and roof lantern and would replace an existing conservatory. The extension approximately measures:

Family room - 37sqm – 4.5m (D) x 2.9m (H) x 9.2m (L)





## 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.

Thurgoland Parish Council – No comments.

#### **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 the urban fabric of Barnsley. 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 design of the proposed development would have little to no impact on the character of the area. Similar schemes are seen on other properties along Stonecrest Rise and the scheme complies with the LPA's policies. The applicant has stated that the materials used would be stone which would match the existing dwelling and as such is acceptable. The scheme would not impact the frontage of the property and thus would not be seen by the public. Moderate planning weight should be given to this.

### Impact on Neighbouring Amenity

The applicant is proposing a single storey extension, where the SPD House Extensions states that 'Extensions to the rear of detached houses will be considered on their design merits and where no adjacent properties are affected.'

The extension would not significantly impact the neighbouring properties by way of overshadowing or overbearing impact, given its limited projection of 4.5m, and due to the low impact flat roof design. The scheme would also comply with the 45- degree rule. The proposal also does not include any side windows which would overlook the neighbouring dwellings.

The applicant would also be replacing the existing steps which lead the 1<sup>st</sup> floor of the garage, to accommodate the extension to the rear of the main dwelling, which is acceptable. Moderate planning weight should be given to the limited impact of the proposal upon residential amenity.

### Highways

The Council's Transport Officer has not been consulted upon as there would be no impact on parking arrangements at the site. The scheme would not provide any further bedrooms and as such it would not impact on the number of vehicles present at the property. As such there would be no highways impact. Little to no planning weight has been granted to this.

### Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal does comply with the relevant plan policies, and there are similar schemes nearby and thus would not be out of character.

## **RECOMMENDATION: Approve subject to conditions**

### **Justification**

## **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**