

**Application Reference:** 2025/0615

**Site Address:** 114 Park Avenue, Penistone, Sheffield, S36 6DN

**Introduction:** The application seeks full planning permission for a single storey side and front extension to dwelling

**Relevant Site Characteristics:**

The dwelling is a red brick, semi-detached house located within an established residential estate of Penistone. To the front is a wooden fence and gates enclosing the private driveway.

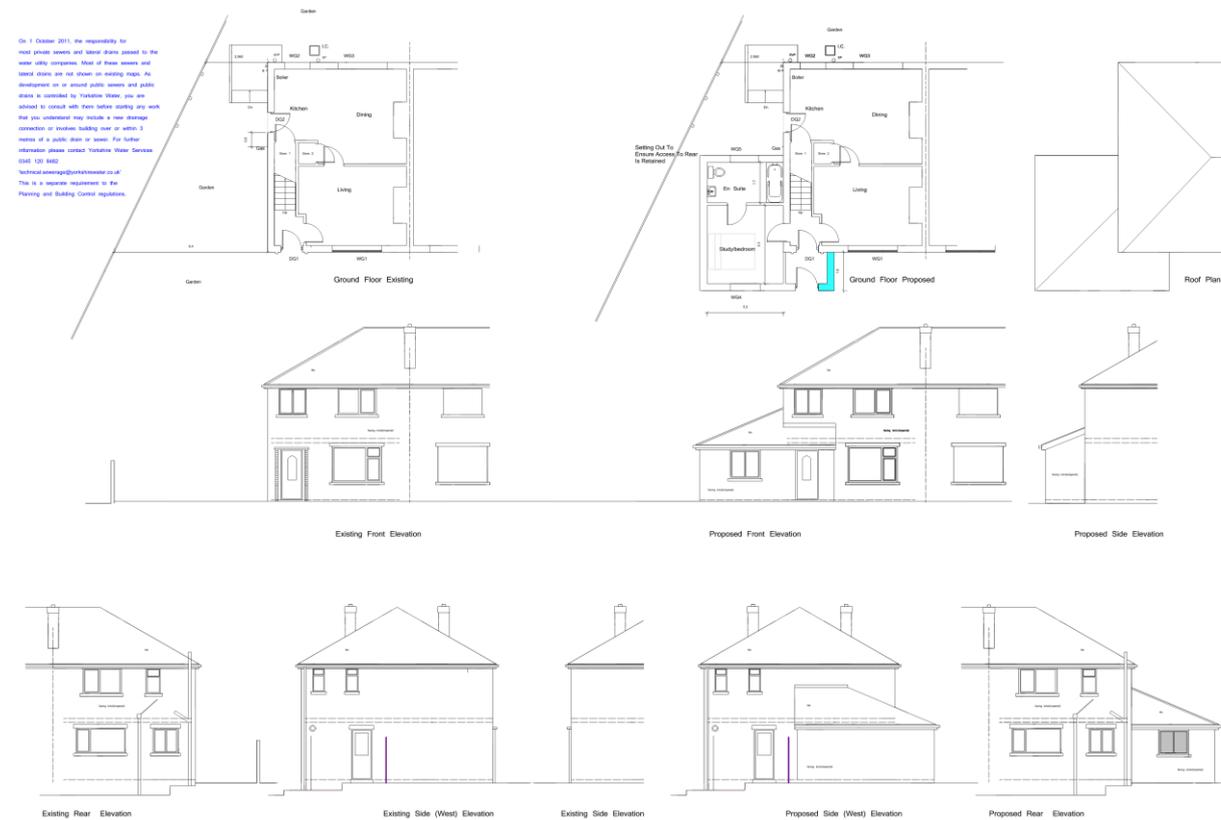
**Site History**

There is no recorded site history for this address.

**Detailed description of Proposed Works**

The proposal is for a ground floor, wraparound style front and side elevation located on the western elevation of the dwelling.

Existing and Proposed Plans and Elevations



**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 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

When considered in its entirety, the proposal, through its thoughtful design, use of matching materials and replicated roof design of the host dwelling, does not have a negative effect upon the scale, design, and character of the original dwelling.

Wraparound side and front extensions are frequently found on dwellings across the borough. There are examples of similar style extensions on this eastern section of Park Avenue, where the application dwelling is located, along similar extensions on nearby neighbouring streets. Therefore, the proposal whilst extending beyond the front elevation of the dwelling would only

have a limited impact upon the scale design and character of the dwelling, and little or no impact on the broader street scene.

In considering the proposal against local policy guidance, the proposal is fully compliant with guidance outlined in the SPD House Extensions and other Domestic Alterations with matching materials, good design, and an eaves and maximum roof height of approximately 2.28m and 3.94m respectively.

Regarding the width of the proposal, with a diagonal boundary treatment decreasing in width along the western edge of curtilage, the rear aspect of the side extension does come close to the boundary treatment, but sufficient space remains to allow access to the rear garden. For the width of the side extension, guidance within the SPD House Extensions and other Domestic Alterations allow for a side extension to be a maximum width of two-thirds the width of the original dwelling, which for this dwelling would be 3.96m. Excluding the wraparound section of the proposed extension, located beyond the front elevation, the side projection of approximately 3.48m would be within the two-thirds size limitation.

With the proposal meeting policy guidance, there is no significant concern with the proposal, but it is still recognised that there may be a limited impact on the scale, design and character of the original dwelling.

With only an overall limited impact on aspects of visual amenity, the proposal would be compliant with local policies GD1 and D1, this carries moderate weight in favour of the proposal.

#### Impact on Neighbouring Amenity

With the extension featuring just a 1.6m front projection and being located approximately 3.9m from the boundary with the attached neighbouring dwelling. there would be little or no negative impact for this neighbour. With the extension maintaining a minimum of 5.6m to the front boundary, the proposal would also not be overbearing within the street scene.

Whilst some neighbouring dwellings on Schole Avenue, who are situated to the side and rear of the application dwelling, may have negligible amount of negative impact from the proposed ground floor side extension, the dwelling of most concern would be No35 Schole Avenue, the adjacent neighbouring dwelling is sited at an approximate 90-degree angle to the application dwelling. However, upon review, whilst there is only an approximate 1.4m distance at the shortest point between the proposed extension and the boundary treatment with No35, from the same point at the rear corner of the proposed extension, there is a circa 6.5m distance to the rear corner of the neighbour's existing side extension. Taking this into account, not only would the proposed extension not overlook or overshadow the neighbouring dwelling, its extension, or rear garden, but also it would add further mitigation for the location, width and wraparound nature of the proposed extension.

If the extension had featured a narrower width but longer rear projection, it almost certainly would have had would have a more significant impact upon the neighbouring dwelling of No35.

Likewise, a similar narrower (up to 2.82m), longer, and non-wrapround extension could have been completed through permitted development, which again would have likely had a more negative impact for the most neighbouring dwellings on Schole Avenue.

With consideration of the above, the impact on neighbouring dwellings would be regarded as limited, and the proposal would be in accordance with local policies GD1 and D1, which carry moderate weight in favour of approval.

#### Highways

With the proposal proposing no alterations to access, and with sufficient in-curtilage parking provision remaining post development, there would be no impact on parking provision or highway safety, caused by the proposed development.

#### 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**

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.**

#### Conditions and Informative

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
**Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.**
2. The development hereby approved shall be carried out strictly in accordance with the plans (Location Plan HT-P03, Existing and Proposed Plans and Elevations HT-P02; Site Plan HT-P03) and specifications as approved unless required by any other conditions in this permission.  
**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.**

3. The external materials shall match those used in the existing building.  
**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.**
  
1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner. If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.