

Application Reference Number:	2026/0068
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Application Type:	Householder
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Proposal Description:	Removal of greenhouse, wooden shed and lean-to, and replace with detached metal shed to rear of dwelling
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Location:	Adam Laithe Barn, Silkstone Lane, Silkstone, Barnsley, S75 4LB
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Applicant:	Mr Roger South
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Third-party representations:	None	Parish:	Cawthorne
		Ward:	Penistone East

Summary:

This planning application seeks householder planning permission for the removal of an existing greenhouse, wooden shed and lean-to, and to replace them with a proposed detached metal shed to the rear of dwelling.

The site falls within Green Belt as allocated by the adopted Local Plan. Development comprising alterations to an existing residential building are considered acceptable in principle if proposals would not significantly adversely affect residential amenity, visual amenity, highway safety, and where satisfactory standards of design are achieved. In addition, Green Belt policies must be complied with.

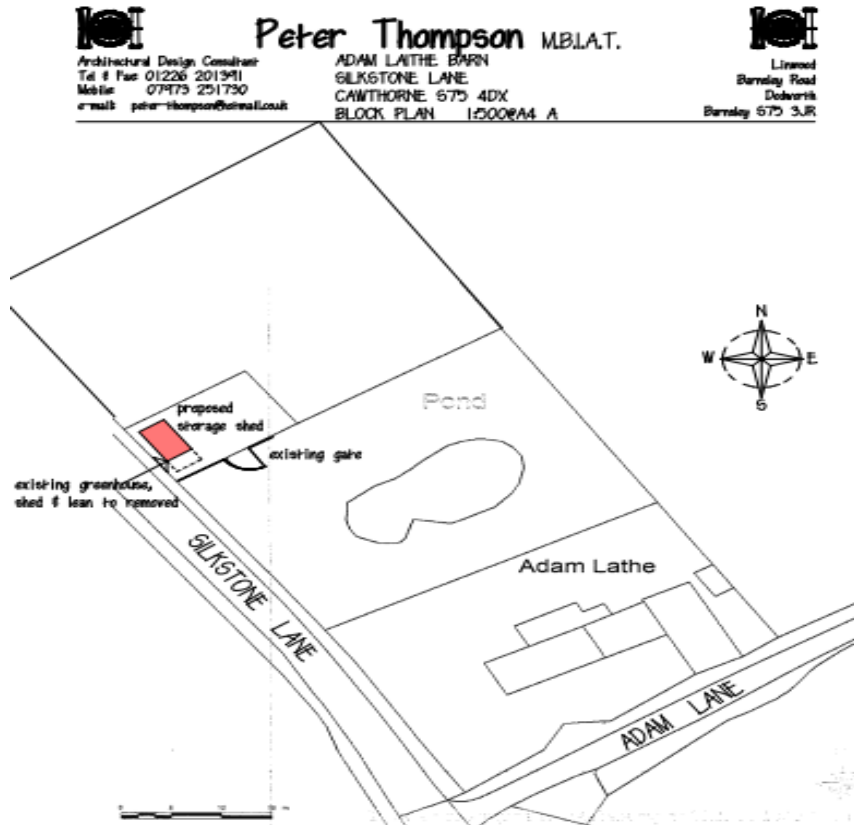
The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. There will be no significant impact on the Green Belt. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).

Recommendation:

Approve subject to conditions

Site Description

The application relates to an area of land to the rear of Adam Laith Barn located on Silkstone Lane, Silkstone. The land is partially screened from Silkstone Lane. The property is set within Green Belt with agricultural land to the rear and side. Permitted development rights have been removed at the property. Previous land to the rear of this dwelling is also used as a garden area. The use of the large garden area has been confirmed via lawful development certificates.



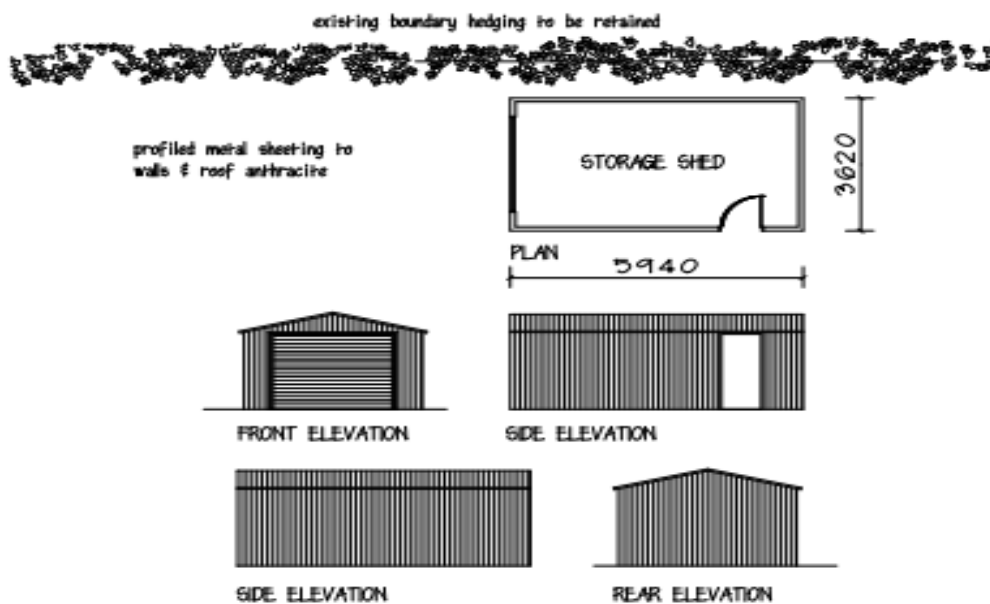
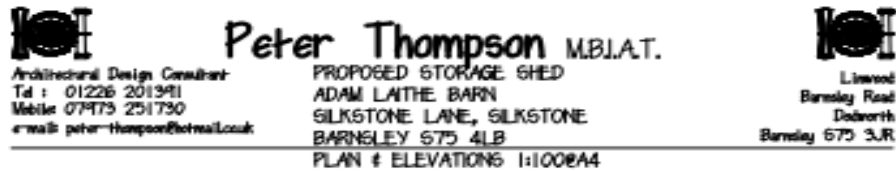
Planning History

There are various planning applications associated with the site.

Application Reference	Description	Status
B/88/1758/PR	Outline for conversion of barn into dwellinghouse	Approved with Conditions
B/91/1764/PR	Conversion of redundant barn to dwelling and erection of private garage/stable	Approved with Conditions
B/03/0028/PR	Erection of rear single storey extension to dwelling	Approved with Conditions
B/03/0385/PR	Erection of first floor side extension	Refused
B/03/1876/PR	Formation of a wildlife pond	Approved with Conditions
B/04/0655/PR	Formation of vehicular access, erection of canopy to front door and siting of garden shed	Approved with Conditions
2014/0305	Erection of a single storey extension to dwelling	Approved with Conditions
2021/1623	Lawful development certificate for an existing use of land as domestic garden and wildlife pond	Lawful Development Certificate - Granted
2024/9900	Lawful development certificate for an existing use of land as domestic garden	Lawful Development Certificate - Granted

Proposed Development

The applicant is seeking approval for the erection of a detached metal shed to replace existing outbuildings. The outbuilding has a length of 5.95 metres and a width of 3.6 metres. The outbuilding will feature a pitched roof with a ridge height of 2.65 metres and an eaves height of 2.1 metres. The materials used will be profile metal sheeting with an anthracite roof.



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 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.

Local Plan Allocation – Green Belt

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy 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. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy 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.

Policy T4: New Development and Transport 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.

Policy GB1: Protection of Green Belt – In accordance with the NPPF, the erection of new buildings within the green belt will be classed as ‘inappropriate’ development with sites in the green belt being protected from such. Exceptions to this are:

- Buildings for agriculture and forestry;
- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries;
- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- The replacement of a building provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling in villages, and limited affordable housing for local community needs; and
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land).

All such buildings will still be considered in terms of their impact on the openness of the green belt and whether they cause other harm. In accordance with the NPPF and as set out in GB1, the Council will not allow proposals for ‘inappropriate’ development in the Green Belt unless it can be shown that there are very special circumstances that justify setting aside local and national policy.

Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt – Provided that it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:

- Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces;
- Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building;
- Dividing an existing house to form smaller units of accommodation.

All such development will be expected to:

- Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and
- Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway 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
- Section 13: Protecting Green Belt land

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 Documents

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.

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

As no neighbours share a boundary with the site, the application has been advertised on the Council website and by a press notice and site notice; no comments have been received.

Consultations

Cawthorne Parish Council - No objections

Public Rights of Way - No objections subject to informative

Assessment

The main issues for consideration are as follows:

- The acceptability of the principle of the development
- The impact on the character of the area and Green Belt
- The impact on the character of the host dwelling
- The impact on neighbouring residential properties
- The impact on the highway network and highways standards

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 of Development

The site falls within Green Belt as such, extensions, roof alterations, outbuildings and other domestic alterations will be considered against the general principles from the SPD and the following criteria;

- The total size of the proposed and previous extension should not exceed the size of the original dwelling
- The original dwelling must form the dominant visual feature of the dwelling as extended

The proposed outbuilding will remain subsidiary to the host dwelling and is of a scale and design which is appropriate to the host property. The original dwelling will still be dominant due to the size of the outbuilding and its positioning away from the dwelling. Extensions, alterations and outbuildings to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

It is noted the section of the rear garden area where the proposed outbuilding is to be located is not traditional residential curtilage however previous lawful development certificate applications (2021/1623 & 2024/9900) have established the historic use of this area as residential curtilage and that use has now been deemed to be lawful. This weighs significantly in favour of the proposal.

Impact on the Green Belt

The starting point to assess extensions and alterations for sites within the Green Belt is identifying how the original dwelling stood in 1948, or whenever the house was built, whichever is later. In this case the dwelling was converted from a barn (B/91/1764/PR) and the calculations for the original size of the dwelling and subsequent extensions have come from the LPA appeal statement for application B/03/0385/PR which was refused and dismissed at appeal.

- Original dwelling = 233sqm
- B/91/1764/PR garage extension = 59sqm
- B/03/0028/PR extension = 19sqm (this was not implemented)
- 2014/0305 extension = 37sqm
- Unaccounted for outbuilding shown on block plan = 15sqm
- Proposed Outbuilding - Existing sheds in same located to be removed = 20 sqm
- Total dwelling = 364sqm

As such, the proposed extension does not exceed 100% of the size of the original dwelling and is in compliance with Local Plan Policy GB2. It is however close to the limit for doubling the size of the original dwelling and therefore permitted development rights will be removed. It is noted they have been removed before but for clarity the condition will be added to the decision notice for this application.

The applicant has confirmed that all outbuildings on site will be removed and this is noted on the proposed plans and will therefore be conditioned. Otherwise, the outbuildings would have counted in the above calculations. Any new outbuildings would require a planning application to be submitted. This weighs significantly in favour of the proposal.

Impact on Neighbouring Residential Amenity

No neighbouring properties are in close proximity to the host dwelling and proposed outbuilding. No objections were received. The SPD states that *“detached garages and outbuildings should be single storey structures and the eaves height should not normally exceed 2.5 metres from ground level, whilst the ridge height should not exceed 4 metres”*. The proposed garage has a pitched roof with a maximum height of 2.65 metres and an eaves height 2.1 metres which is acceptable. This weighs significantly in favour of the proposal.

The proposed outbuilding will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing and the outbuilding is set in the same location as the existing outbuildings. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity. This weighs significantly in favour of the proposal.

Scale, Design and Impact on the Character of the Dwelling

The SPD states that *“materials should normally be of the same type, colour and texture to the existing house or as close a match as possible”*. In this case, the proposed materials will be profile metal sheeting with an anthracite roof. This is considered acceptable in this circumstance as while the materials do not match the host dwelling, they fit with the rural setting of the outbuilding. The outbuilding utilises a pitched roof which is acceptable. This weighs significantly in favour of the proposal.

The SPD states that *“detached garages and outbuildings should relate sympathetically to the main dwelling in style, proportions and external finishes, in most cases, it will not be appropriate for a garage to be sited between the house and the road”*. In this case the outbuilding is sited to the rear of the dwelling and is not seen to significantly detract from the character of the host dwelling. This weighs significantly in favour of the proposal.

The proposed outbuilding partially conforms to the SPD in terms of its external materials, roof type and siting; however, it will have little impact upon the character of the street scene due to its size, similarity to the existing outbuildings (to be removed) and being set to the rear of the property. This weighs significantly in favour of the proposal. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Highway Safety

There will be no impact upon highway safety. The area for the proposed outbuilding is not currently used for parking therefore there is no change to the existing parking arrangements. This weighs significantly in favour of the proposal.

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

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.

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

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.

The development hereby approved shall be carried out strictly in accordance with the approved plans:

Block Plan received 27/01/2026
Location Plan received 27/01/2026
Plans & Elevations received 27/01/2026

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

The external materials shall match those shown in the approved plans and application.

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.

Prior to commencement of the erection of the proposed outbuilding the existing outbuildings in the same location shall be removed as shown on the approved Block Plan.

Reason: To safeguard the openness and visual amenities of the Green Belt in accordance with Local Plan Policy GB1 Protection of Green Belt.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.

Reason: To safeguard the openness and visual amenities of the Green Belt in accordance with Local Plan Policy GB1 Protection of Green Belt.

Informatives

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.

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A public right of way (Cawthorne FP 10) runs alongside the proposed development site. Safe public access on the right of way should remain available at all times, with no obstruction of or encroachment onto the width of the path and no building debris, storage of materials or parked vehicles limiting access at any time. Appropriate measures should be taken to protect the public, including fencing if necessary. If safe public access is not possible at any time then a temporary closure must be arranged, providing at least 4 weeks' notice and details of how public access will be managed. For further information contact publicrightsofway@barnsley.gov.uk.