

**Application Reference:** 2025/0089

**Site Address:** Bullhouse Mill House, Bullhouse Mill Lee Lane, Millhouse Green, Sheffield, S36 9NN

**Introduction:**

This application seeks full planning permission for the installation of glazed roof, and zinc cladding to the west elevation of entrance hall, the removal of stone chimney and alterations to windows and door arrangements of dwelling.

**Relevant Site Characteristics**

Located on the outskirts of Millhouse Green, leading off the B6106 Lee Lane, the large dwelling is located adjacent to Bulhouse Mill Business Park, a complex incorporating an old corn mill and stable block with more modern industrial buildings. The dwelling itself is a large, stone-built house, believed to have been constructed in 1862 but featuring several later extensions and alterations, which have already eroded the original character of the dwelling. Two of these additions are an annexe style cedar clad structure, attached to the existing dwelling, and a large wooden car port. The last application at this address also included the introduction of Zinc as a cladding/roofing material, with this application also seeking additional zinc cladding.

**Site History**

Application Reference	Description	Status (Approved/Refused)
2024/0529	Recladding and roofing of entrance building, part infilling of undercroft and changes to window and door arrangements, converting store to boot room and WC, alterations to garage and car port and internal alterations to 2 storey detached dwelling	Approved
2023/0064	Conversion of swimming pool to kitchen/diner, additional openings, and alterations to roof	Approved
B/03/2205/PU	Erection of extension to house to provide garden room with games room over, storage loggia and garage	Approved
B/03/1237/PU	Erection of outbuilding containing garage, car port, games room, storage facilities and potting shed	Refused
B/00/0875/PU	Erection of conservatory extension	Approved
B/95/1061/PU	Erection of extensions and internal alterations	Approved
B/83/0607/PU	Formation of hardstanding for parking of vehicles	Refused

### **Detailed description of Proposed Works**

There are no proposed changes to the footprint of the dwelling. Excluding internal works and a potential increase in the thickness of the installation and cladding being applied to the annexe style aspect of the dwelling, approved in application 2024/0529; the proposals are limited to additional or resized windows and doors, a new glazed roof in replacement of an existing low level pitched roof, and installation of zinc cladding to a small area of the dwelling. The specific works are bullet pointed below:

- A new first floor window within the east elevation roof of the annexe style extension. On the opposite west elevation, an existing approved Juliet balcony and change from French doors to sliding doors would now use toughened glass.
- Two new first floor windows are to be installed within the west elevation of the dwelling, and a first-floor window below would be reduced in height. The existing chimney above one of the proposed new windows would be removed. Within the north elevation of the same section of the dwelling, an existing window would be reduced in size to a narrow, top opening window.
- The adjacent section of the west elevation currently features a tiled lean-to roof above a setback section of a ground floor accommodation described as an entrance hall. This roof is proposed to be replaced with a glazing roof. Below this glazed roof, an approximate 12.5 sqm gross area of wall is proposed to be clad in zinc. With the existing door and window to remain, the actual amount of zinc cladding would be less than the total gross area.
- On the north elevation, an existing window is proposed to be extended (in length) to accommodate a set of new glazed doors.

### **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
- Policy GB2: Replacement, extension, and alteration of existing buildings in the Green Belt

#### Penistone Neighbourhood Plan

A referendum took place on 11 July 2019. We resolved to make the Penistone Neighbourhood Development Plan on 27 August 2019. The plan now forms part of our statutory development plan.

#### 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 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.

- Penistone Town Council: No comments have been received.
- Public Rights of Way: Acknowledged that the proposals would be unlikely to have an impact on the public right of way but requested if an informative could be added to any decision notice.

### **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 Green Belt. 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. Due to the dwelling's location within the Green Belt, enhanced consideration must be given to any increase in size of the dwelling along with the appropriateness of the development and its impact within the Green Belt.

### Scale, Design and Impact on the Character

There is no increase within the footprint of the dwelling as no extensions are proposed. Due to proposed cladding in this application, and what appears to be updated specification for insulation and cladding from a previously approved application, there may be a minimal amount of increase to the thickness/depth of the external walls where cladding has been approved or proposed. This would be considered as having little or no impact on the scale of the dwelling.

In application 2024/0529, in order to safeguard the openness and visual amenities of the Green Belt, permitted developments rights (PD) afforded to most dwellings through the Town and Country Planning (General Permitted Development) Order 2015 (as amended) were withdrawn from this dwelling and its curtilage. If the development site had still retained such rights, much of the proposed works, including the insertion of new windows and doors, the enlargement or reduction in size of existing windows, and removal of the Chimney may have been eligible to be completed through PD and not have required formal planning consent. However, in assessment of the proposals, and in consideration of the existing dwelling which has a varied design fusing contemporary and traditional design aspects, much in the same way as the adjacent business park, the proposals would be deemed to have a limited impact on the design and character of the existing dwelling and an equal limited impact upon the openness and visual amenities of the Green Belt,

With similar rationale to the proposed window and door alterations, although the proposed glazed roof and zinc cladding would not have been eligible for construction through PD, the proposals would not be considered to have a detrimental impact on the scale, design or character of dwelling. With an existing large, glazed conservatory, zinc cladding, and zinc roofing featuring elsewhere within the dwelling. It would be considered that the proposals would have a limited effect on the design and character of the dwelling.

#### Impact on Neighbouring Amenity

The dwelling is situated next to a business park but in combination they are relatively isolated within the context of neighbouring residential dwellings. The proposed works would not have any noticeable impact upon the business park and with no neighbouring residential dwellings nearby, there would be little or no impact on neighbouring amenity.

#### Impact Within the Green Belt

Both the NPPF and local policy GB2 impose restrictions on the size of extensions, and to an extent the appropriateness and impact of such extensions and alterations to dwellings located in the Green Belt. For this application, although the original size of the dwelling as it stood in 1948 is unknown, equally there is no proposed increase to the footprint or volume of the dwelling, so assessment regarding the comparative size of the original and proposed dwelling size is not required. If the dwelling was located elsewhere, the appropriateness of both existing and the proposed works may have faced more scrutiny. Having regard for the location adjacent to the business park, the existing extensions and alterations to the dwelling, the proposals would be considered appropriate and would have little or no impact to the openness of the Green Belt.

#### Highways

There are no proposed changes to access or parking provision within the curtilage of the dwelling, so there would be 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**

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.**