

**Application Reference:** 2024/0892

**Site Address:** The Barn, Fullshaw Lane, Langsett, Sheffield, S36 9FD

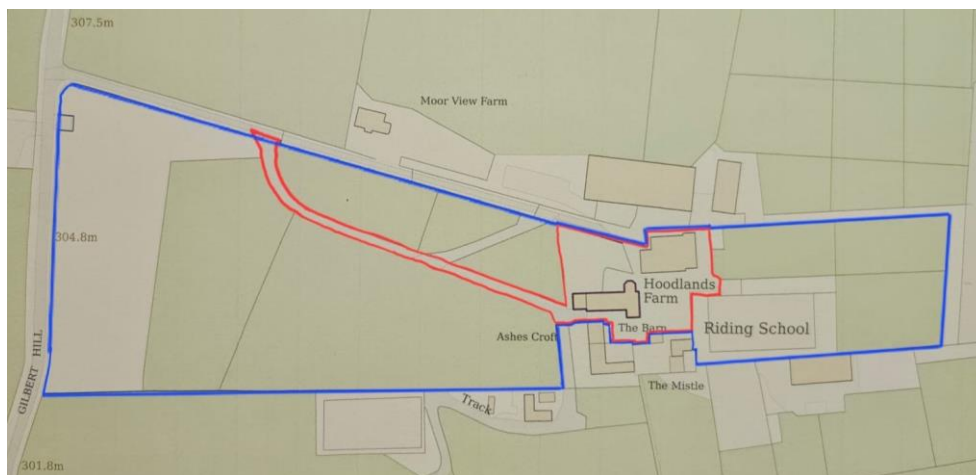
**Introduction:** This application seeks full planning permission for the Erection of first floor extension to part of the single storey side section and replace side conservatory style roof with roof slates (to match main dwelling) on the remaining part of the single storey side section, of single storey detached dwelling.

**Relevant Site Characteristics:**

The extended former grey-stone barn is now a dwellinghouse located within a diversified farmstead, which in addition to the applicant's dwelling and two relatively close neighbouring dwellings, also shares an access route from the main road with a neighbouring farm. The wider area is predominantly agricultural land, rising approximately 500m northerly from the A616 and Langsett Reservoir below.

**Site History**

The site is located within the farmstead of Hoodlands Farm. Whilst there has been lots of development within Hoodlands Farm itself, and the adjacent neighbouring properties, the only development relevant to the application dwelling appears to be B/93/270/PR, which was approved to allow the conversion of a barn into the current dwellinghouse, and B/93/1122/PR which granted permission for a barn, which appears to be used for agricultural or commercial purposes. Permitted development rights were not removed from the dwelling as a condition of either application.



**Detailed description of Proposed Works**

The proposal would erect a first-floor side extension above the existing ground floor extension, whilst also replacing the first-floor conservatory style roof with a matching tiled roof to that of the original dwelling. A large wooden framed, multi glazed, statement window is also proposed within the ground floor, western side elevation.

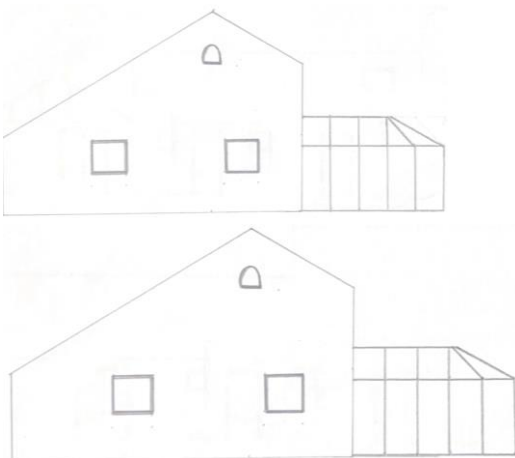
Existing & Proposed Northern Elevation



Existing and Proposed Southern Elevations



Existing and Proposed East Elevations



Existing and Proposed Western 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
- Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt

### 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 comments were received:

Forestry Officer: Following initial concern over inadequate tree protection measures, a full tree protection report was submitted and subject to being followed, there was no objection from the Forestry Officer.

Parish Council: Confirmed that they had no comments about the application.

#### **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 & Impact on Green Belt

The proposal is for a modest sized first floor extension and replacement roof above an existing ground floor extension, to a dwelling which is located on land designated as Green Belt. Local Plan Policy GB2 relates to the replacement, extension and alteration of existing buildings in the Green Belt and states:

*‘Provided 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:*

*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.’*

The original gross floor area of the dwelling is approximately 270 sqm. This proposal seeks to extend the property at first floor level which will result in an additional 42 sqm of floor space, this equates to 15.6% increase.

There is a large barn within the redline boundary, but as this appears to be used for agriculture and, or commercial rather than domestic purposes, it has not been included in Green Belt calculations. However, in addition to the proposed 42sqm, the dwelling appears to have been extended with a small front elevation extension, a rear conservatory, and a ground floor side extension, which the proposed extension is to be built on top of.

These existing extensions add approximately 59 sqm to the original dwelling. which when combined with the current proposal would add approximately 101 sqm or a 37.5% increase between the original and proposed floorspace, approximately 270 sqm to 371 sqm. With the maximum allowance for additional floorspaces being up to 100% the original size of the dwelling, up to 440 sqm for this dwelling, the application comfortably sits below that limit, minimizing the impact on the Green Belt.

Whilst the design and impact of the proposal would be fully assessed in the section below, it is clear to see that due to the relatively modest impact of a first floor extension, above an existing ground floor extension, along with an improved roof design, and set within an existing farmstead; there would be minimal harm on the appearance, character or openness of the Green Belt.

Therefore, the requirements of local policy GB2 have been met, and in principle, subject to meeting the standard requirements for all developments, outline below, the proposal would be acceptable.

Proposals should also be of a high standard design, respect the character of the existing building and its surroundings and have no adverse effect on the amenity of local residents, visual amenity of the area or highways safety. These considerations are discussed in more detail below.

#### Scale, Design and Impact on the Character

As it has been indicated, the size of the proposal would have only a limited impact on the original scale of the dwelling due to there being no increase in footprint size, unlike with the existing rear conservatory, small front extension, and ground floor side extension. In more detail, the proposed extension would be built upon the existing ground floor side extension but as with the existing first floor, not extend across the whole extent of the ground floor footprint.

The design of the proposal would predominantly be constructed in materials similar to those used within the existing dwelling, included a matching roof for the first-floor extension and the remaining ground floor aspect of the dwelling. This ties the roofline together in a more consistent design, aiding the continuation of the dwellings’ original character.

The large wooden framed, multi glazed window is a contemporary contrast in terms of its design. With the frame being installed on a side elevation, much of the original character of the principal front elevation of is maintained, whilst due a land difference, the proposed frame would appear less prominent from a distance.

In the context of the much broader view of the proposal, it would be difficult to determine the difference between the existing and proposed dwelling, especially from the south where when looking up from the valley below, other dwellings and structures would diffuse the view. A similar argument could be the case for views from other directions, although from the west, part of the statement window may be more prominent, but even by the access road, it would become more indigestible from the stone dwelling or surrounding structures.

Overall the proposal would be considered as positive and predominantly respectful to the character of the original dwelling and its setting, although due to the seemingly contemporary nature of the large statement window, on balance the proposal would be considered to have a modest impact on the scale, design and character of the original dwelling. This modest impact would still ensure the proposal is compliant with local policy GD1 and D1. This carries moderate weight in favour of the proposal.

#### Impact on Neighbouring Amenity

For the adjacent neighbour of Moor View Farm, there would be no impact on their amenity, given the distance between the dwellings. For the two other dwellings within the farmstead, there may be a limited impact. The addition of a first floor bedroom window on the front elevation does appear to directly overlook Ashes Croft and is over 21m from The Mistle, in line with SPD House Extension and other Domestic Extensions Guidance, However, the extended first floor and new ground floor roof, may have a limited impact on overshadowing of Ashes Croft, but any impact on The Mistle would be negligible.

With no other dwellings to the side or rear of the application dwelling, the impact of the proposal, including the large wooden framed window would not create any harm to Neighbouring amenity.

With only a limited impact on neighbouring amenity, and otherwise being compliant with the SPD, the proposal would be in in accordance with local policy GD1, which carries moderate weight in favour of the proposal.

#### Highways

With no proposed changes to access or parking provision, there would be no impact on highways 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

In dealing with the application, the Local Planning Authority has worked with the applicant to resolve issues relating to protection of existing trees dur

## 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
  - Existing and Proposed Floor Plans Received 07.05.2025
  - Existing Elevations Received 11.06.2025
  - Existing and Proposed East Elevations Received 02.10.2025
  - Proposed Elevations 11.06.2025
  - Location Plan PP-13338550v1 Received 23.10.2025
  - Tree Protection Plan AWA7270

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 within the existing building.  
**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1**
4. No development or other operations shall take place except in complete accordance with the approved details and the tree protection fencing shall be installed in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced off in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made.

**Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality.**

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. `