

Application reference number	2025/0131
-------------------------------------	-----------

Application Type	Variation of condition
-------------------------	------------------------

Proposal Description:	Variation of condition 2 of 2021/0257 (Demolition of existing buildings and conversions of agricultural buildings to form 4no. dwellings with associated amenity space and extensions/outbuildings) to allow amendments to Plot 5 (including fenestration changes and inclusion of Air Source heat pump and ground mounted solar panels).
Location:	Berry Moor House Farm, Pinfold Hill Lane, Silkstone Common, Barnsley, S75 4RF

Applicant	Ms Sondelle Whitaker
------------------	----------------------

Number of Third Party Reps	0	Parish:	Thurgoland
		Ward:	Penistone East Ward

Site Description

Berry Moor Farm is located within the Green Belt countryside on the outskirts of the village of Silkstone Common. The site is accessed from Pinfold Hill Lane and shares this access with 4 other properties, Berry Moor House and 3 other properties known as Partridge Dale set to the south east.

Berry Moor Farm is a former farmstead which has not been used for agricultural purposes for some time. The site comprises of a farmhouse, hardstanding, a range of barns and a former brick built stable building in an L shaped courtyard formation adjacent to the farmhouse. The outbuildings to be converted are constructed of brick and the other buildings to be demolished comprise of blockwork and steel. There is a significant amount of hardstanding which surrounds the buildings. Works have commenced on the conversion of the buildings and this application relates to the larger dwelling to the north, plot 5.

A public foot path runs past Berry Moor House Farm and onto House Carr Lane which leads to the centre of the Silkstone Common village.

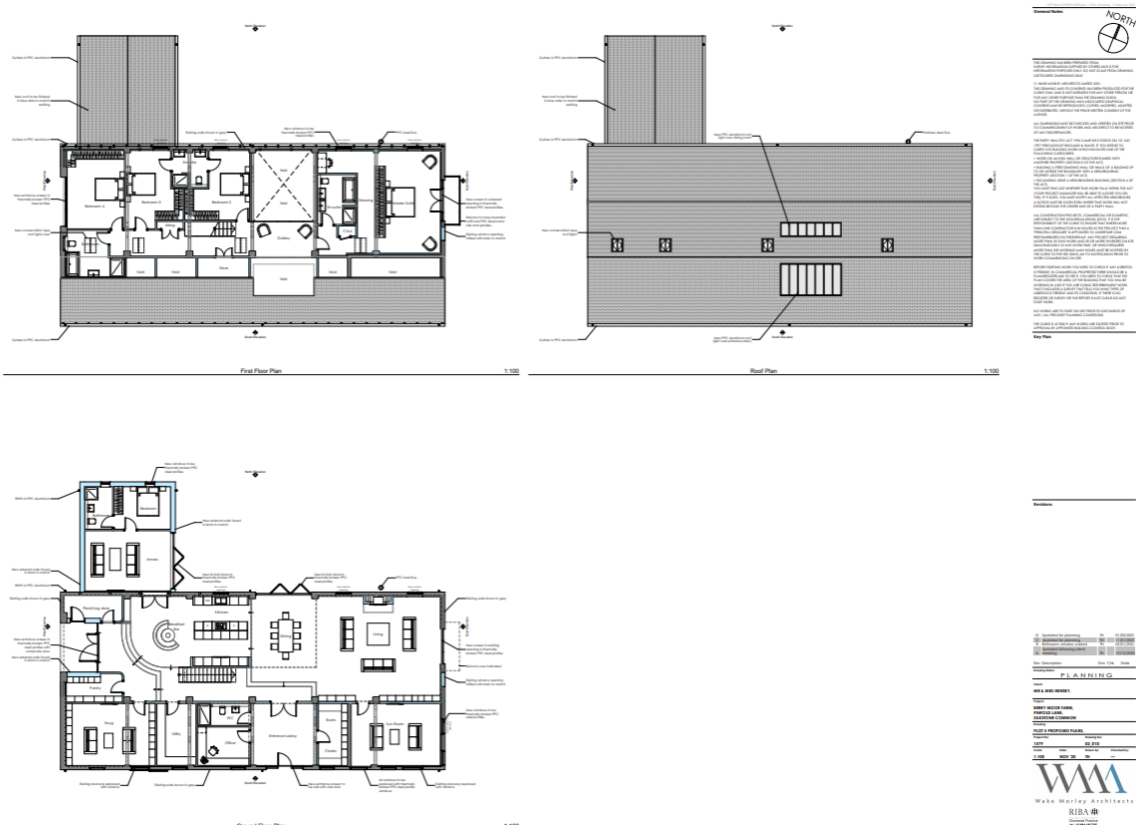
Proposed Development

The application is a variation of condition application and proposes the variation of condition 2 relating to application 2021/0257 (Demolition of existing buildings and conversions of agricultural buildings to form 4no. dwellings with associated amenity space and extensions/outbuildings) to allow amendments to Plot 5 (including fenestration changes and inclusion of Air Source heat pump and ground mounted solar panels).

The fenestration changes include:-

- Additional first floor window on the north elevation to match existing
- Enlarged bi-fold configuration (height) on the north elevation
- Reconfigured kitchen window on the north elevation
- A blocked up window and insertion of new window (previously consented) on the east elevation





Relevant Site History

2020/0092 - Erection of two storey side extension and single storey extension to form garage, additional living space, entrance canopy and balcony – Approved with conditions

2021/0257 - Demolition of existing buildings and conversions of agricultural buildings to form 4no. dwellings with associated amenity space and extensions/outbuildings – Approved with conditions

2023/0505 - Discharge of conditions 6 (bicycle parking), 8 (landscaping), 10 (Coal mining), and 12 (drainage) of application 2021/0257 (Demolition of existing buildings and conversions of agricultural buildings to form 4no. dwellings with associated amenity space and extensions/outbuildings) – Approved

Planning Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

The Local Plan was adopted in January 2019 and is accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

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.

Local Plan Policies

The site is in the Green Belt as shown on the adopted Local Plan, where Local Plan Policy GB1 protects land from development in accordance with national Green Belt policy.

Policy GB2 allows for the replacement, extension and alterations of existing buildings in the green belt.

Policy GB3 allows for changes of use to buildings in the Green Belt.

Other relevant policies include:

GD1 General Development

H4 Residential Development on Small Non-allocated Sites

T3 New Development and Sustainable Travel

T4 New Development and Transport Safety

D1 High Quality Design and Place Making

BIO1 Biodiversity and Geodiversity

Poll1 Pollution Control and Protection

Supplementary Planning Documents

- Barn Conversions
- Trees and Hedgerows
- Design of Housing Development
- Parking

Other

South Yorkshire Residential Design Guide

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:

2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
8. Promoting healthy and safe communities
9. Promoting sustainable transport
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment

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.

Relevant Consultations:

Biodiversity Officer – No objections subject to conditions

Conservation – No objections

Parish Council – No comments

Pollution Control – No objections subject to condition

PROW – No objections subject to informative

Representations

Neighbour notification letters were sent to surrounding properties and no comments have been received as a result.

Assessment

Principle of development

The principle of the development has already been established with the granting of permission for application 2021/0257 - Demolition of existing buildings and conversions of agricultural buildings to form 4no. dwellings with associated amenity space and extensions/outbuildings.

This application requests the variation of condition number 2, in order to allow amendments to Plot 5 (including fenestration changes and inclusion of Air Source heat pump and ground mounted solar panels).

The fenestration changes include:-

- Additional first floor window on the north elevation to match existing
- Enlarged bi-fold configuration (height) on the north elevation
- Reconfigured kitchen window on the north elevation
- A blocked up window and insertion of new window (previously consented) on the east elevation

These changes have been assessed below.

Visual Amenity

Local Plan Policy D1 High Quality Design and Place Making, sets out the principles that will apply to the consideration of planning applications for new housing development, including conversions, infill and backland development.

The amendments to plot 5 (which are set out above) are considered to be minor in nature and do not significantly impact the design or visual amenity of the scheme development or the Green Belt.

The addition of the Solar Panels is not considered to be harmful to visual amenity as they are small in scale and will be set on the ground. The solar panels will also be set within the curtilage of the property, so will not be seen from outside of the property boundaries or surrounding Green Belt.

The Conservation Officer has been consulted and has no objections to the proposed changes. The proposal is considered to be acceptable in terms of visual amenity in accordance with policy D1 of the Local Plan.

Residential Amenity

The Supplementary Planning Document 'Design of Housing Development' provides guidance in terms of separation distances and other amenity requirements, in order to ensure that any new development does not cause significant impact by way of overlooking, overbearing and overshadowing of existing dwellings and their private gardens. Further detailed guidance on residential development is provided in the South Yorkshire Residential Design Guide. The Guide includes information requirements, design guidelines and technical requirements.

The proposed alterations would not significantly impact residential amenity or the garden area of plot 5. The minimum external separation distances to adjacent dwellings are maintained. The amendment to the fenestration would result in any significant overlooking or loss of privacy.

The proposal is considered to be acceptable in terms of its impact upon residential amenity.

Recommendation

Grant subject to conditions