

Application Reference: 2025/0953

Site Address: The Swallows Nest, Underbank Lane, Stocksbridge, S36 2BL

Introduction:

This application seeks planning permission for the demolition of existing single storey side extension and the erection of a new single storey side and rear extensions to dwelling.

Please note this application is for the Planning Permission within this site, application 2025/0954 relates to the Listed Building Consent.

Listing

SK29NE HUNSHELF UNDERBANK LANE (west side, off) Hunshelf 11/67 Stable range approx. 30 metres north-west of Underbank Hall GV II Stable range. Early to mid C18, re-roofed C19. Coursed, squared rubble, stone slate roof. Quoins. 5 stable doorways with chamfered, quoined surrounds and deep lintels, the central one altered. To right is a segmental-headed cart-entry. Square vents. Hollow-chamfered gable copings on cut kneelers. Rear: 3 square pitching holes at high level. Left and right returns each have a 2-light double-chamfered window in gable apex and regularly placed square vents. Interior: sawn softwood king-post trusses of C19 type.

Listing NGR: SK2555099682

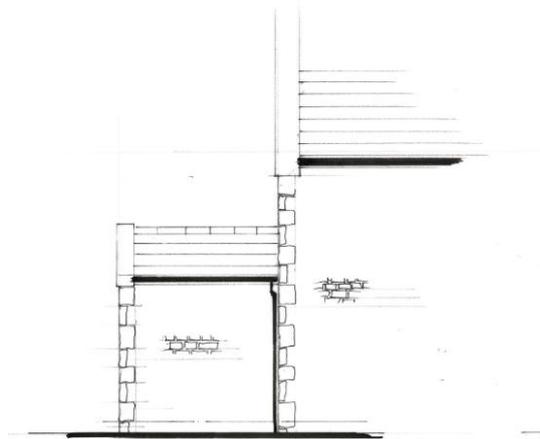
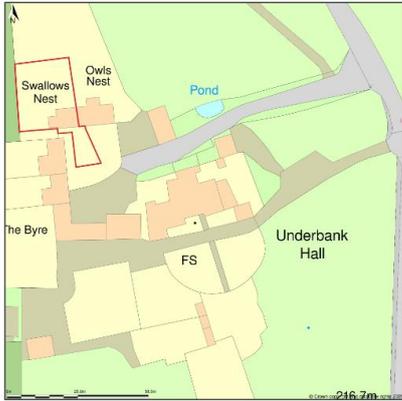
Relevant Site Characteristics

The site is located off Underbank Lane and forms part of the Grade II listed former stable range. The site is located about 30m north of Underbank Hall and other listed buildings within the immediate area. The building forms a quadrangle which opens to the east and is accessed from Underbank Lane. The buildings are historically and previously functionally linked.

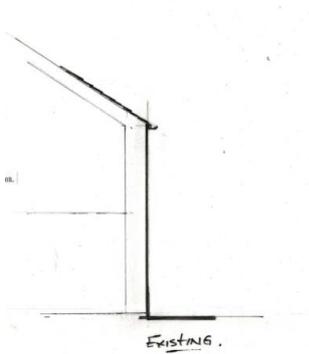
The property is built in the robust and functional vernacular style with stone walls and slate roofs. The Swallows nest was converted into two dwellings in the early 1980's and has an existing single storey side extension. The converted properties are two stories in height and are set within the far corner of the courtyard with open green belt land beyond the side and rear boundaries. The adjoining dwelling has been extended with a single storey lean to extension located on the rear elevation. There is vegetation and fencing between the adjoining properties which rises above the ground floor window height providing a privacy screening. It is also noted that there are also single storey lean to extensions on the barns to the south of the site.

Externally, the Hall and its outbuildings appear to date from the C17-C18 but within (most notably The Hall) there is an earlier core with fragments of C16 fabric. The complex was sold to British Steel Corporation in 1959. Despite now being converted and with a subdivide curtilage they form a significant group with mutually complementary settings.

The Swallows Nest, Underbank Lane, Stocksbridge, Barnsley, S36 2BL



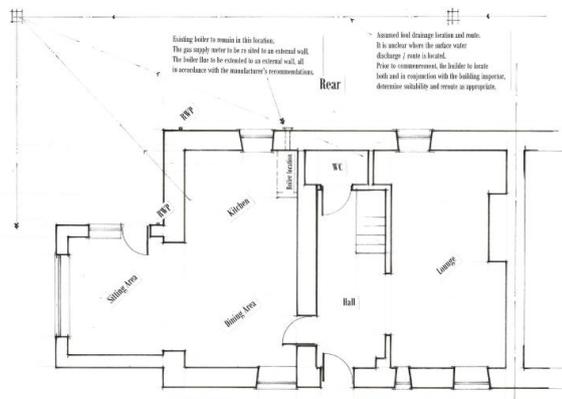
Existing Front Elevation



EXISTING

RA
EXISTING ELEVATION
ADD

CH / 07 A

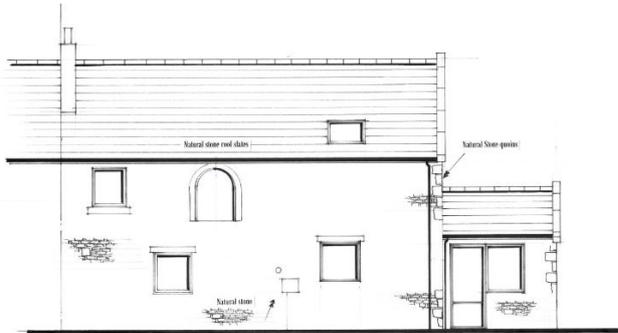


Front

Existing Ground Floor Plan
1:50 @ 13

Swallows Nest
Underbank lane
Stocksbridge
S36 2BL

CH / 01



Existing Rear Elevation
1:50 @ 13



Existing Side Elevation on A
1:50 @ 13

Site History

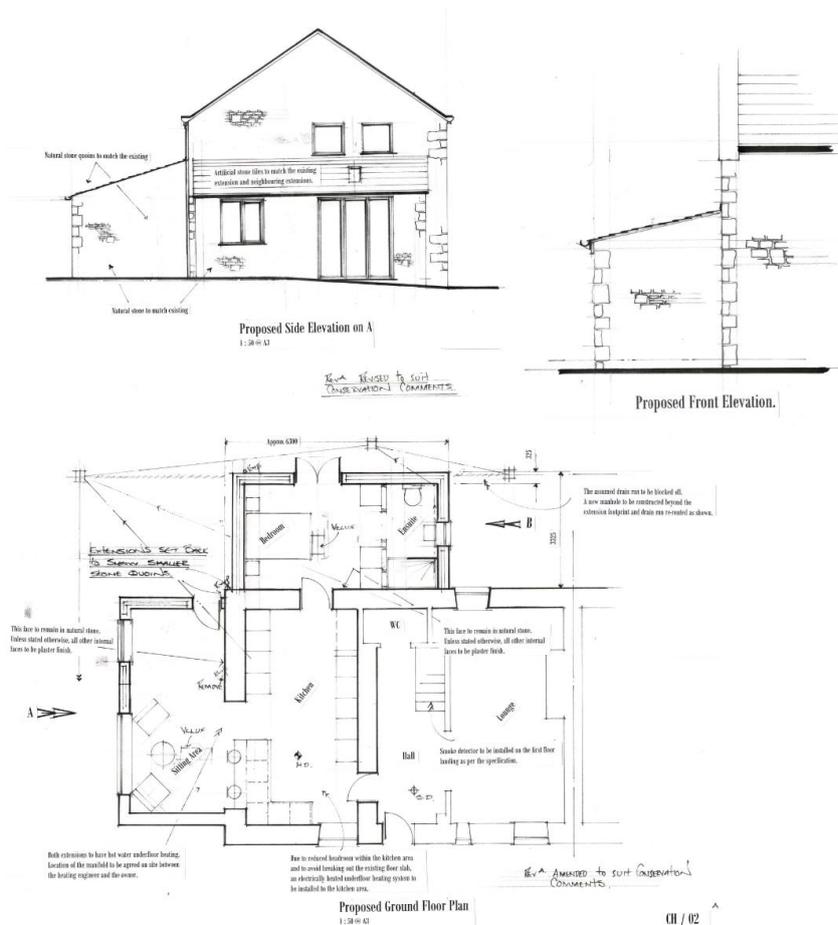
Application Reference	Description	Status (Approved/Refused)
B/00/0308/PR/LB	Erection of single-storey extension and addition of window (Listed Building)	Historic
B/99/0523/PR	Erection of single-storey side extension	Historic

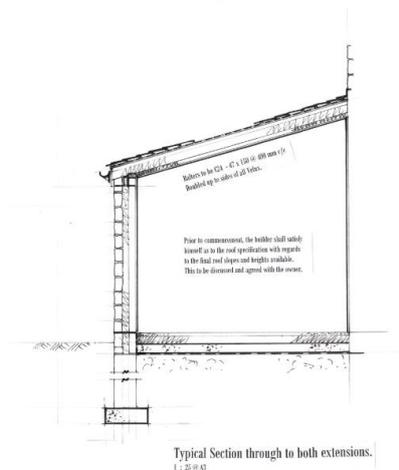
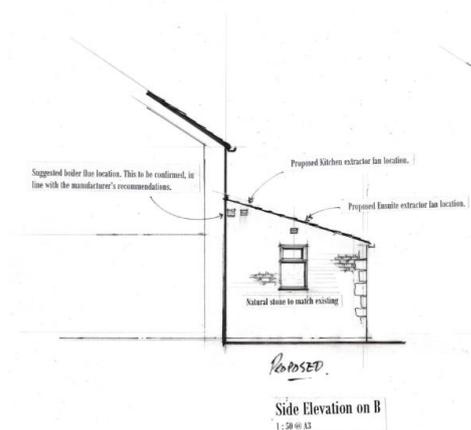
B/99/0524/PR/LB	Erection of single-storey side extension to Listed Building.	Historic
B/81/0483/PR	Conversion of Barn to 2 dwellings	Historic

Detailed description of Proposed Works

This application follows detailed pre-application advice received from the Councils Conservation Officer. The proposal is to demolish the existing side extension and replace with a single storey side extension and single storey rear extension. The side extension will project to the side by 3m and measure 6.5m in length with a lean to roof. The rear extension will project to the rear by 3.35m and measure 6.3m in width also with a lean to roof.

The side extension will provide a sitting area with patio doors on the side elevation. The rear extension will provide an additional bedroom with an en-suite. Patio doors will lead out into the private garden on the rear elevation, and a bathroom window will be located facing the adjoining property. The proposal will be constructed in matching stone and stone roof tiles. The arched window on the northern elevation will be retained as part of the proposal however, the sill will have to be raised to accommodate the roof of the rear extension.





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 HE1: The Historic Environment
- Policy HE3: Developments affecting Historic Buildings
- Policy GB1: Protection of the Green Belt

- Policy GB2: Replacement, extension, and alteration of existing buildings in the Green Belt
- Policy HE4: Developments affecting Historic Areas or Landscapes

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

Section 16: Conserving and enhancing the historic 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.

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
- Barn Conversions

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, in the local press and a site notice was posted close to the site.

No neighbour representations have been received.

Parish Council – No objections

Historic England – No comments

Conservation Officer – No objections subject to conditions

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 Council will seek to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have. Policy GB1 of the Local Plan states that the Green Belt will be protected from inappropriate development in accordance with National Planning Policy.

The application is for the extension of an existing building within the Green Belt therefore GB2 is appropriate. Planning permission for extensions to existing buildings are acceptable provided they will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt. Extensions are acceptable if the 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.

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 addition they will need to respect the character of the existing footprint, scale and massing, elevation design, and materials. The proposal should also have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.

Any development in the Green Belt must preserve the openness of the Green Belt and not conflict with the purposes of including land in Green Belt.

The existing floor space to take as original build is approximately 144m²; any additional extensions must not exceed this amount by more than 100%. Rooms in the roof space are not counted towards the floor area.

The original property is 144m²

Proposed side extension 19.5m²

Proposed rear extension 20.5m²

Total additions old and new: 40.0m²

Allowance used: 28%

The proposals would not result in disproportionate additions to the original property, therefore in principle the proposal is acceptable in terms of the impact to the surrounding Green Belt. An assessment with regards to the proposed impact on the character of the green belt will be addressed.

The proposal is affecting a Listed Building and the setting of surrounding listed buildings, the impact will be addressed below.

Scale, Design and Impact on the Listed Building and Openness of the Green Belt

The proposal involves the demolition of the existing side extension and the erection of a larger single storey side extension and the erection of a single storey rear extension. Both extensions have been designed with a lean to roof and in matching materials.

SPD: Barn Conversions stated that extensions should normally be located on the short or gabled elevation of the barn, typically incorporating a single pitch or 'lean to roof' avoiding deviations from a single rectangular plan. Where proposals include any extension on the longer elevation, clear and convincing justification for this departure must be provided. This should include robust design rationale and evidence of locally occurring historic precedents (such as side aisled barns) that show the proposal reflects and enhances the locality and the building.

Extensions on the long elevation of barns are therefore generally contrary to policy, and deviating from a simple rectangular plan is not generally in accordance with SPD: Barn Conversions.

The Council's Conservation Officer affirms that although the proposal represents a compromise which deviates from the principles set within SPD: Barn Conversions, precedent has been established elsewhere on the site, therefore in this instance the proposals are acceptable. The proposal is consistent with the character of the listed barn and offers improved protection for the setting of the surrounding listed buildings. The proposals are of a high standard of design, and due to their size and position are not expected to have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt.

The proposed materials are to match the existing in stone, quoins, and roofing materials. It is noted that the side elevation is obscured by the neighbouring barn therefore is not viewable within the courtyard, or the wider street scene. The height of the first floor round-headed window is reduced due to the new lean-to roof, however, as the design has retained this feature, this alteration is on balance acceptable. Additionally, while the rear lean-to and side extension partially obscure the side and rear elevations, the plans specify that the existing stone leaf on the external elevations will be retained rather than plastered, making these changes relatively reversible.

The proposal represents a compromise, however, precedent has been established elsewhere on the site. It is for the reasons above that the proposals are deemed acceptable and in accordance with Local Plan Policy GD1, D1, HE1 and HE3, and Barn Conversions SPD.

Considerable weight has been given to the design and impact on the local listed building and the character of the area.

Impact on Neighbouring Amenity

The original barn was converted into two properties in the early 1980's rendering the property semi-detached. SPD: House Extensions indicates that extensions to the rear of semi-detached dwellings should not exceed 4m to protect residential amenity. The proposal will project 3.3m to the rear in compliance with this policy.

Furthermore, it is noted that the adjoining property has an existing single storey rear extension and the boundary separating the two properties is higher than the existing ground floor windows. The proposed rear extension will be built approximately 3.5m away from the adjoining boundary, therefore, when assessed altogether the proposal is not expected to cause any undue overshadowing to the neighbouring property.

The proposal has been designed with a window facing the shared boundary with the adjoining property. This window will be obscurely glazed and will serve a bathroom which is non habitable.

The side extension will be built within the confines of the site, an acceptable distance away from the gable end of the neighbouring property to the south. The proposal is similar to the existing therefore the impact is not expected to be increased by the proposal. There will be no windows facing the property to the south.

Due to the size and orientation of the proposed extensions in relation to the neighbouring properties the impact has been closely assessed. Taking into consideration and the characteristics of the site, the proposals are not expected to cause any disproportionate harmful impact in terms of residential amenity.

The application is therefore acceptable in terms of residential amenity in compliance with Local Plan Policy GD1 and D1.

Significant weight has been given to the impact on residential amenity.

Highways

The proposal is located within the confines of the garden area. Parking for the host property is provided within the shared courtyard. The proposal will not impact the existing levels of off-street parking and therefore there will be no impact upon highway safety. As a result, the proposal is in compliance with Local Plan Policy T4 and SPD: Parking.

Moderate weight has been given to 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

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.