BARNSLEY
Metropolitan Borough Council

**Place Directorate**
**Regeneration and Assets**
**Planning, Policy, and Building Control**

AUTHORITY UNDER LOCAL GOVERNMENT ACT 2000
DELEGATED POWERS

| | |
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| Application Reference | 2026/0479 |
| Site address | 29 Hermit Lane, Higham, Barnsley, S75 1PL |
| Description of Development | Demolition of existing dwellinghouse and erection of replacement dwelling (Custom/Self-Build) |
| Case Officer | Matthew Marsden |
| **RECOMMENDATION** | **Approve subject to conditions** |
| Date of Recommendation | 03/11/2026 |

**Senior Officer/Group Leader Declaration**

I certify that in my opinion, the determination of the application is in accordance with the National Scheme of Delegation.

**This is a Schedule 1 Application**. By virtue of Regulation 4 Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026, it must be dealt with under delegated powers.

**Delegation and Recommendation Authorised by:**

**Name: E Ward** **Date: 4th November 2026**

# National Scheme of Delegation – Schedule 1

| | Please tick Schedule 1 category and/or Council Interest Application. | √ |
|---|---|---|
| **1** | An application for certificates of appropriate alternative development S17(1) of the Land Compensation Act 1961 | |
| **2** | Certificate of lawfulness of proposed work S 26H(1) of the Listed Buildings Act | |
| **3** | A householder application. | |
| **4** | A minor commercial application (*application for development of an existing building or part of a building currently in use for any of the purposes falling within Part A of the Schedule to the Town and Country Planning (Use Classes) Order 1987.*<br>*PART A*<br>***Class A1**. Shops. Use for all or any of the following purposes—*<br>***(a)** for the retail sale of goods other than hot food,*<br>***(b)** as a post office,*<br>***(c)** for the sale of tickets or as a travel agency,*<br>***(d)** for the sale of sandwiches or other cold food for consumption off the premises,*<br>***(e)** for hairdressing,*<br>***(f)** for the direction of funerals,*<br>***(g)** for the display of goods for sale,*<br>***(h)** for the hiring out of domestic or personal goods or articles,*<br>*(**I**)for the reception of goods to be washed, cleaned or repaired, where the sale, display or service is to visiting members of the public.*<br>***Class A2**. Financial and professional services. Use for the provision of*<br>***(a)** financial services, or*<br>***(b)** professional services (other than health or medical services), or*<br>***(c)** any other services (including use as betting office) which it is appropriate to provide in a shopping area, where services are provided principally to visiting members of public.*<br>***Class A3**. Food and drink*<br>*Use for the sale of food or drink for consumption on the premises or of hot food for consumption off the premises.*<br>***Does not include applications that involve a change of use, a change to the number of units in a building, or development that is not wholly at ground floor level or that would increase the gross internal area of a building)*** | |
| **5** | A minor residential application (*application for planning permission for development that*<br>***(I)**includes only dwellings and development for purposes incidental to the enjoyment of dwellings,*<br>***(ii)** comprises at least one but not more than nine dwellings, and*<br>***(iii)** is to be carried out on a site having an area smaller than 0.5 hectares)* | X |
| **6** | An application for permission in principle | |
| **7** | An application under section 73(1) of TCPA 1990 where the original planning permission was a Schedule 1 planning permission. | |
| **8** | An application made under section 96A(4) of TCPA 1990 (non-material changes to planning permission or permission in principle) | |
| **9** | In respect of a planning obligation that the authority concerned considers is connected with a Schedule 1 approval<br>**(a)** a request to agree to modify or discharge that obligation under section 106A(1)(a) of TCPA 1990 (modification and discharge of planning obligations)<br>**(b)** an application to modify or discharge that obligation under section 106A(3) of TCPA1990 (modification and discharge of planning obligations | |
| **10** | An application made under section 191(1) of TCPA 1990 (certificate of lawfulness of existing use or development) | |
| **11** | An application made under section 192(1) of TCPA 1990 (certificate of lawfulness of proposed use or development | |
| **12** | Submission of a biodiversity gain plan under para 13(2)(a) of Schedule 7A to TCPA 1990 | |
| **13** | A reserved matters approval application in respect of an outline planning permission other than a large outline permission (*a 'large outline planning permission' means an outline planning permission which permits development involving either or both of-*<br>***(a)**the provision of 500 or more dwellings;*<br>***(b)**the provision of a building or buildings where the floorspace to be created by the development is 50,000 square metres or more)* | |
| **14** | An application made under article 27(1) of DMPO (discharge of condition). | |
| **15** | An application pursuant to provision in Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (**j**) for<br>**(a)** prior approval, or<br>**(b)** determination as to whether prior approval is required. | |
| **16** | Council Interest application i.e. submitted by the Council, Councillor or Council officer | |

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| **Application Reference Number:** | 2026/0479 |

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| **Application Type:** | Full |

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| **Proposal Description:** | Demolition of existing dwellinghouse and erection of replacement dwelling (Custom/Self-Build) |

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| **Location:** | 29 Hermit Lane, Higham, Barnsley, S75 1PL |

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| **Applicant:** | Mr & Mrs Cook |

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| **Third-party representations:** | None | **Parish:** | None |
| | | **Ward:** | Dodworth, Stainborough and Tankersley |

**Summary:**

This planning application seeks full planning permission for the erection of a new dwelling following the demolition of the existing dwelling.

The site falls within Urban Fabric as allocated by the adopted Local Plan. Development comprising the erection of a new dwelling is considered acceptable in principle if proposals would not significantly adversely affect residential amenity, highway safety, and where satisfactory standards of design are achieved.

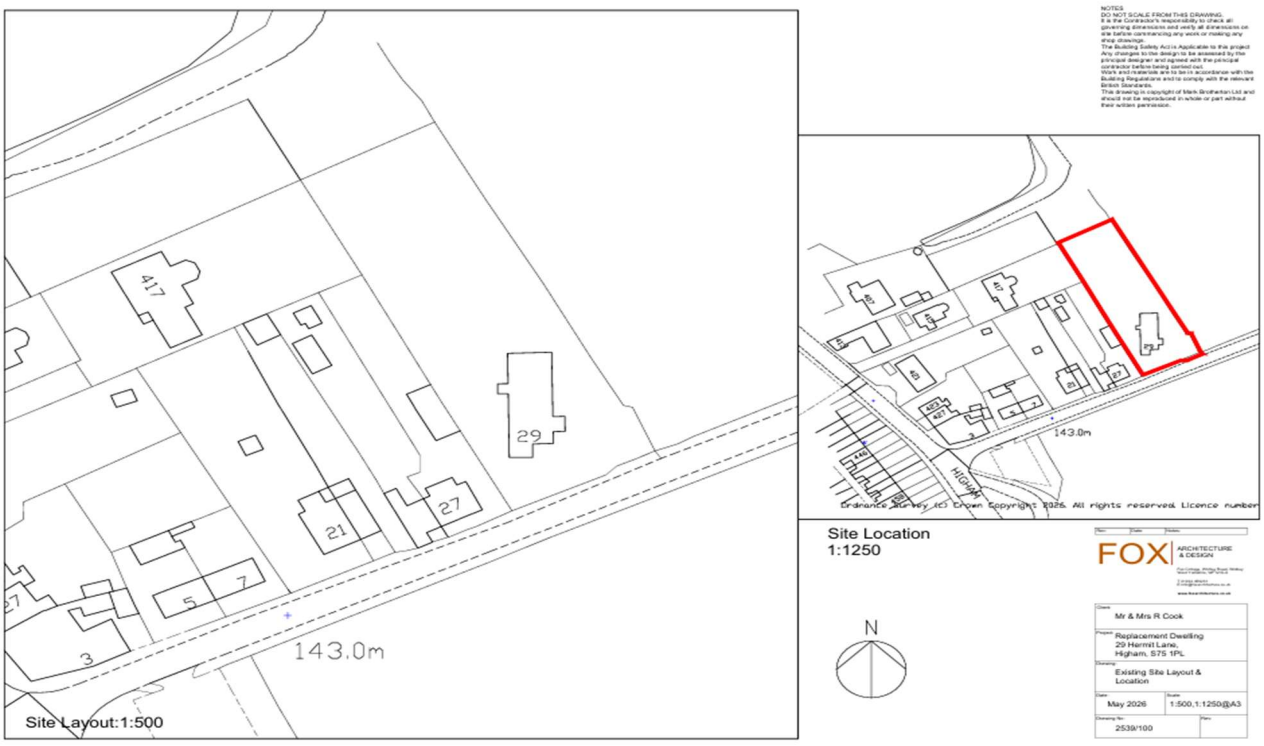
The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 4 of the National Planning Policy Framework (NPPF, 2026).

**Recommendation:**

Approve subject to conditions

## Site Description

The existing dwelling is a large two-storey detached dwelling constructed predominantly in stone. It is located on Hermit Lane in Higham which features other dwellings to the west with the existing host dwelling being the last dwelling in the run. To the east and south is the MU1 masterplan site. The existing dwelling has a large rear garden and parking provided in the form of an attached double garage with a driveway in front.

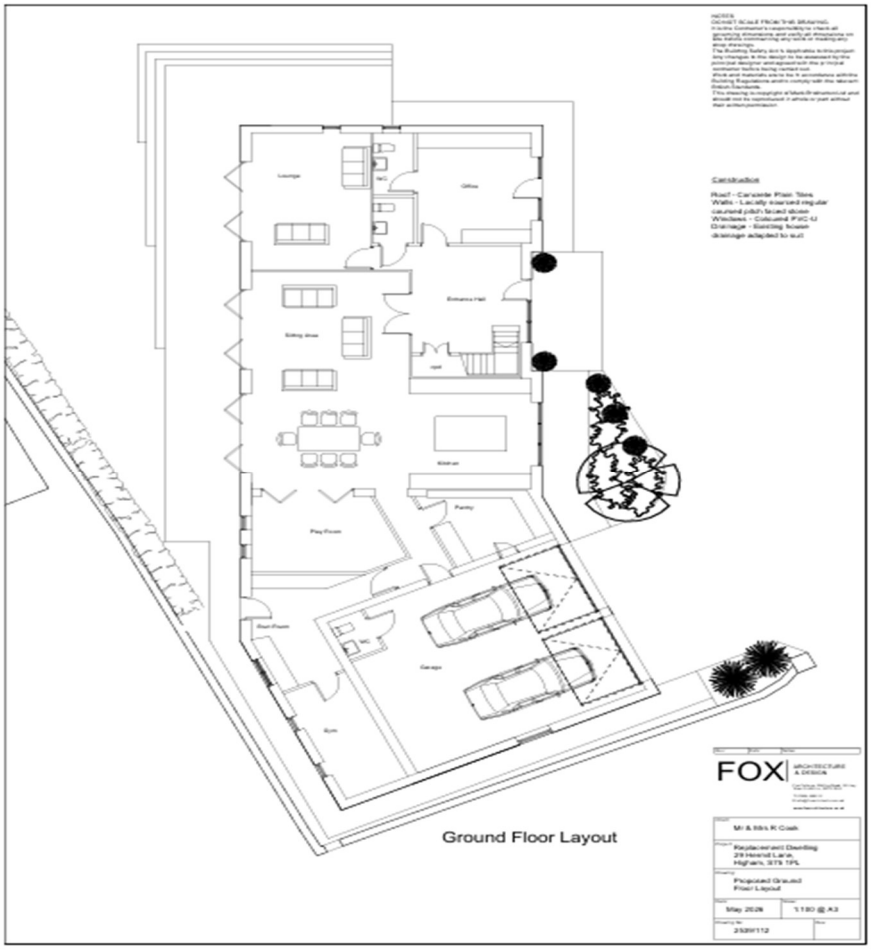



## Proposed Development



The applicant is seeking approval for the demolition of the existing dwelling and the erection of a detached two storey dwelling with a one a half storey garage extension. The dwelling has a length of 15.7 metres a width of 9.95 metres. The dwelling features a kitchen/dining area, living room, playroom and office on the ground floor. On the first floor is four bedrooms and bathrooms. The dwelling features a hipped roof with a ridge height of 9.05 metres and an eaves height of 5.25 metres.

The garage extension has a length of 8.3 metres a width of 11.6 metres. It features a double garage and utility rooms on the ground floor. On the first floor in the roof space is a bedroom/games room. The garage extension features a pitched roof with a ridge height of 7.55 metres and an eaves height of 3.95 metres with dormer windows on the front elevation. The materials used will be stone and concrete roof tiles. Parking spaces are provided in the form the aforementioned garage.




**Relevant Polices**

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.

**Local Plan Allocation – Urban Fabric**

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 H4: Residential Development on Small Non-Allocated Sites** – Proposals for residential development on sites below 0.4 hectares (including conversions of existing buildings and creating dwellings above shops) will be allowed where the proposal complies with other relevant policies.

**Policy H6: Housing Mix and Efficient use of land** – Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population. Proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs.

**Policy Poll1: Pollution Control and Protection** – Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

**Policy T3: New Development and Sustainable Travel** – New Development will be expected to:

- Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists.

- Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people set out in the relevant Supplementary Planning Document.

**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 BIO1: Biodiversity and Geodiversity** – Development will be expected to conserve and enhance the biodiversity and geological features of the borough.

National Planning Policy Framework

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) 2026 sets out the overarching planning framework for England.

It has replaced the previous version published in December 2024 and introduced a revised structure comprising national decision-making policies. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development, with paragraph 17 setting out the three overarching objectives of sustainable development: economic, social and environmental. Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The following NPPF sections are relevant in this case:

- Section 3 - Decision-making policies
- Section 4 - Achieving sustainable development
- Section 14 - Achieving well-designed places
- Section 15 - Promoting Sustainable Transport

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:

- Biodiversity
- Design of Housing Development
- Parking
- Sustainable Travel

The SPDs are treated as material considerations in decision making and are afforded full weight.

Other Guidance

- South Yorkshire Residential Design Guidance

**Consultations**

Biodiversity - No objections subject to conditions

Forestry - No objections

Highway Drainage - No objections

Highways Development Control - No objections subject to conditions

Mining Remediation Authority - No objections subject to informatives

Pollution Control - No objections subject to conditions

South Yorkshire Mining Advisory Service - No objections subject to conditions

Yorkshire Water - Objected due to a lack of drainage information

**Representations**

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

Neighbour notification letters were sent to surrounding properties, and a site notice placed at the site. No comments were received.

**Assessment**

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that: *'Where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise'*.

The NPPF at paragraph 3 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan and is a material consideration in planning decisions.

The main issues for consideration are as follows:

- The principle of residential development
- The impact on visual amenity
- The impact on residential amenity
- The impact on the highway safety
- The impact on biodiversity
- The impact on drainage

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 is located within an area of Urban Fabric where Local Plan Policies GD1 'General Development' and H4 'Residential Development on Small Non-allocated Sites' apply. These require that development should be compatible with its surroundings. In this case the street is largely residential and as such the use of this site for residential uses would be in keeping with the locality and the existing use which is already established as a residential dwelling. This weighs significantly in favour of the proposal.

In addition to the above, all new dwellings must ensure that living conditions and overall standards of residential amenity are provided for or maintained to an acceptable level both for new residents and those existing. Also, development will only be granted where it would maintain visual amenity and not create traffic problems or reduce highway safety.

Design and Visual Amenity

This application seeks planning permission for the comprehensive redevelopment of the site through the demolition of the existing two-storey detached dwelling and its replacement with a modern two-storey detached dwelling. The existing dwelling is of a simple design and constructed predominantly in stone. The dwelling has a two-storey side extension and a single storey side garage extension.

The street scene consists predominantly of two-storey semi-detached dwellings with the existing host dwelling being the only detached dwelling in the street scene. As such development on this site should relate somewhat to these adjacent properties however the existing host dwelling being larger than these takes precedent in design terms. The proposed development seeks to replace the existing dwelling with a new two-storey property which in terms of scale and massing is larger than the existing dwelling. In terms of siting the proposed dwelling will adopt a similar approach, being located in the southwest corner of the site.

The proposal would result in an increase in the overall scale and bulk of the dwelling when compared to the existing property. However, this increase is considered appropriate within its context. The proposed height of the new dwelling broadly comparable with the height of the existing property. Consequently, it is not considered that the proposal would result in significant harm to the visual amenity of the area or adversely affect the character and appearance of the surrounding street scene. This weighs significantly in favour of the proposal.

Furthermore, while the proposed design represents a modern architectural approach, it is noted that the existing dwelling does not reflect the prevailing design characteristics of neighbouring properties. The site therefore already functions as a standalone feature within the street scene. In this context, the introduction of a replacement dwelling with its own individual architectural identity would not appear incongruous or result in any additional harm.

Moreover, the proposed materials would complement those found within the surrounding area and would ensure that the dwelling integrates well within its setting as they are akin to the existing dwelling. Similarly, the proposed garage is akin to the existing one albeit with the orientation reversed and will be built in materials that match the host dwelling. As such the garage is considered to have a limited impact and would be proportionate to the dwelling. The dormer windows on the proposed garage are also considered acceptable due to the dwelling's standalone nature and are a shared design feature of the adjacent dwelling to the northwest (417 Higham Common Road).

Overall, the proposed dwelling is considered to respond appropriately to the site's topography and surrounding context, with its increased scale and contemporary design not resulting in harm to the character or appearance of the area. The proposed materials would further assist in integrating the development within its setting. As such, the proposal represents a modern high-quality and appropriate form of development. This weighs significantly in favour of the proposal.

Sufficient landscaping and boundary treatments are not indicated on the submitted site plan and will therefore be dealt with via conditions. This has little weight against the proposal. The development is acceptable in terms visual amenity and impact upon the street scene in accordance with the SPD Design of Housing Development and policies D1 of the Local Plan.

Residential Amenity

The proposal involves the erection of a new detached dwelling in replacement of an existing dwelling. Other residential properties are adjacent and most notably to the west (21, 23, 25 & 27 Hermit Lane) and northwest (417 Higham Common Road). Therefore, the impact upon the residential amenity of these properties is an important consideration. The site was previously a residential dwelling therefore the use of the site for residential purposes is in keeping with the adjacent uses and well established. This weighs significantly in favour of the proposal.

In terms of external spacing standards and overlooking, the SPD Design of Housing Development states that a minimum of 21 metres should be achieved between facing habitable room windows, and 12 metres should be maintained between habitable room windows and a blank side elevation.

No first-floor habitable room windows will directly face the adjacent dwellings to the west and the elevation of these dwellings facing the host dwelling is a blank side elevation. The first-floor habitable room windows are located on the front and rear elevations, to which the front faces no dwellings and the rear looks over garden areas as is the existing arrangement. Although the separation distance to the dwellings to the west is decreased slightly from the existing arrangement this is not deemed detrimentally harmful. This weighs significantly in favour of the proposal.

The proposal should not cause any significant overbearing or overshadowing to any neighbouring dwelling. Although the dwelling is not set to the south of other dwellings the separation distances are adequate and the siting is similar to the existing. The increase in height is not considered to be significantly detrimental to residential amenity. The dwelling also maintains the established development pattern. This weighs moderately in favour of the proposal.

The proposed dwelling has been designed with adequate room sizes and external amenity space of over 60sqm in compliance with the standards set within the SPD and the SYRDG. Overall, the proposal is considered to be acceptable in terms of residential amenity. This weighs significantly in favour of the proposal. The proposal is considered to be in accordance with the SPD Design of Housing Development and Local Plan Policy GD1.

Highway Safety

There will be no significantly detrimental impact upon highway safety. The application relates to an existing detached dwelling located on the northern side of Hermit Lane at the eastern edge of Higham. The site is accessed directly from Hermit Lane and currently benefits from a substantial forecourt and off-street parking area. The surrounding area is predominantly residential immediately to the west, with open countryside to the east. The proposal seeks the demolition of the existing dwelling and its replacement with a larger five bedroomed property on a similar footprint to the existing dwelling. The existing vehicular access onto Hermit Lane would be retained.

Given that the proposal is for a replacement single dwelling, the proposal would not result in an intensification of use of the site. The proposed layout shows an integral double garage together with two additional parking spaces to the eastern side of the dwelling with sufficient room to manoeuvre within the site and exit in a forward travelling gear. The Parking SPD requires two parking spaces for a dwelling with three or more bedrooms and the proposed provision would therefore be sufficient.

As such there are no objections to the proposal from a highways point of view. It is unclear whether there would be any amendment to the surfacing of the driveway for the property and accordingly a condition will be included to ensure that those areas to be used by vehicles are to be surfaced in a bound solid material. As such, the proposal is acceptable from a highway's perspective. This weighs significantly in favour of the proposal.

Impact on Biodiversity

The LPA's Biodiversity Officer raised no objections to the proposal. The proposals involve a custom/self-build development which is therefore exempt from Biodiversity Net Gain. The application is supported by a Preliminary Roost Appraisal undertaken by a qualified surveyor to the methodology set out with the Bat Conservation Trust survey guidance (2023). The survey included an internal and external inspection of the existing dwelling on site. No signs of bats were identified, and the building was assessed as having negligible potential to support roosting bats. No further assessment is therefore recommended, and it is considered that there are no constraints to the proposed demolition works in relation to bats.

The building was assessed as having potential to support nesting birds and it is therefore an informative will be included to ensure the legislation afforded to nesting birds is adhered to during the proposed building demolition. A tree within the site was assessed as having potential for roosting bats; however, the tree is not to be impacted by the proposed works and therefore no further survey work is required. The report includes recommendations for the installation of a bat and bird box on the proposed dwelling, precautionary works in relation to potentially roosting bats and a sympathetic lighting scheme, which are welcomed and will be secured by a planning condition. This weighs moderately in favour of the proposal.

Impact on Drainage

Yorkshire Water raised an objection to the proposal due to the lack of drainage information however the proposal is for a replacement dwelling with existing drainage systems in place. Existing drainage systems will be reused, and surface and foul water will be disposed of separately as recommended by Yorkshire Water. Given the scale of the proposal, the LPA consider this to be adequate, and a condition has been included to ensure that the drainage connection points are agreed.

Furthermore, the Councils Drainage Engineer raised no objection to the proposal and considers it suitable for the details to be checked by Building Control during the construction phase. Subject to a condition requiring the drainage connection details to be agreed, the proposal is considered acceptable in drainage terms and would not give rise to any significant flood risk or drainage concerns. This weighs moderately in favour of the proposal.

Planning Balance and Conclusion

In accordance with National decision-making policy S3 of the NPPF the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be located within a sustainable location and would not impact on the character of the area, highway safety, or upon residential amenity, and this weighs considerably in favour of the application.

All other material planning considerations have been fully explored by the appropriate consultees who bar one have raised no objections to the proposal and holistically this weighs moderately in favour of the application. The proposal is therefore, on balance, recommended for approval. 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.

**Recommendation**

Approve subject to conditions

**Justification**

**STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015**

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Biodiversity
- Drainage

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.