Castle Hill House, Penistone S36 8AN – Shepherd Hut – April 2023 v.2

Development Proposal

Siting of Shepherd Hut to rear of dwelling in Paddock

Development Usage

The proposal is for the Shepherd Hut to have dual use as short-term self-catering accommodation for hire and for use as an office in conjunction with the applicant's employment to enable working at home.

Policy context and site history

Further to approved application 2017/1429 - Condition 4 - permitted development rights have been removed for the site. *Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.*

Historically following additional application, developments following this condition made in 2017 have been granted - approved application 2020/1043.

UDP Consideration

NPPF / Barnsley Local Plan / Oxspring Neighbourhood development plan

The applicant has considered this development alongside the relevant policies applicable.

NPPF (Para 149) & Policy GB1 & GB2

- NPPF guidance (para149) and Policy BLP GB1 & GB2 followed with appropriateness, high standard, footprint and scale

Policy OEN1 Protecting and Enhancing Natural Biodiversity Assets and Green Infrastructure

- Development delivers enhanced planting of wildflower paddock

Policy OEN3 Planning for Climate Change

- Design includes - Structural Insulated Panels and installation ground mounted solar panels. Additionally it includes additional space to support homeworking.

Policy OEN4 Landscape and Building Design Guidelines for New Development

- Considered within the design with British Cedar clad feather edge boarding for the walls and juniper green roofing sheets

Policy OEMP1 Supporting a Sustainable Rural Visitor Economy

- Schemes are encouraged that provide short stay or overnight accomodation

Policy OM1 Improving Accessibility to the Trans Pennine Trail (TPT) and Other Routes

- Site provides direct access via footpath to the TPT and includes ramped access from the facility.

Visual Amenity

The siting of the Shepherd hut will be barely visible from Castle Lane as can be seen within the photos provided and included with this application (PHOTO 1). The aspect of the plot is shielded by its height and the existing dry stone boundary wall alongside well established planting within the plot. Overall the main dwelling will remain the dominant feature.

Proposal – Siting of Shepherd Hut within 0.5 acre paddock



Design Notes

External British Cedar Feather Edge Board

SIPs (Structural Insulated Panels) Roof and Wall construction on wheeled steel shepherd hut base

Curved Forest Green Plastisol Roof Sheets

Gravel Base

Dimensions –7.65m x 2.45m

Design Example

