

Application Reference: 2024/0155

Site Address: Mill Farm, New Road, Gunthwaite, Sheffield, S36 7GE

Introduction:

This application seeks planning permission for a single storey earth sheltered extension to form new kitchen annex.

Relevant Site Characteristics

The site is located approximately 1.61 miles north of Penistone and is approximately 8 miles from Barnsley Town Centre which is located to the East. The Property is located off of New Road, the site can be accessed by Road and foot, however there are not any public transport routes nearby to connect the property. Therefore, it is only accessible via private transport or foot.

Site History

Application Reference	Description	Status (Approved/Refused)
2024/0158	Erection of for a single storey earth sheltered extension to form new kitchen annex (Listed Building consent)	On going

Detailed description of Proposed Works

This application seeks planning permission for a single storey earth sheltered extension to form new kitchen annex located at Mill Farm, New Road, Gunthwaite, Sheffield, S36 7GE.

The proposed extension will have a floor area of 112 m2. The original farmhouse building had a floor area of 192 m2. A previous small extension to the eastern gable has a floor area of 16 m2 and the porch to the south elevation has an area of 3.5m2.

Policy Context

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:

- *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.*
- *Policy T4: New Development and Transport Safety*

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
- *Heritage Impact Assessment (Adopted May 2019)*

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

Other Material Considerations

- *South Yorkshire Residential Design Guide (SYRDG).*

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. A site notice for Listed Building Consent was advertised. No representations have been received.

Local Councillors – No Comments Received

Historic England – No consultation required

Conservation Officer – No Objection, subjective to Archaeology comments.

South Yorkshire Archaeology Service – The application has archaeological implications. The following condition should be attached if approval is granted.

Part A (pre-commencement)

No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:

- The programme and method of site investigation and recording.
- The requirement to seek preservation *in situ* of identified features of importance.
- The programme for post-investigation assessment.
- The provision to be made for analysis and reporting.
- The provision to be made for publication and dissemination of the results.
- The provision to be made for deposition of the archive created.
- Nomination of a competent person/persons or organisation to undertake the works.
- The timetable for completion of all site investigation and post-investigation works.

Part B (pre-occupation/use)

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

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 site falls within the Green belt north of Penistone and West of Barnsley Town Centre. The development site is allocated as Green Belt land within the adopted Local Plan. The overarching policies in relation to protecting Green Belt land are established at a national level within the National Planning Policy Framework (NPPF). Paragraph 154(c) states that 'development in the Green Belt is inappropriate unless one of the following exceptions applies: the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.' Local Plan Policy GB1 establishes that the Green Belt will be protected from inappropriate development in accordance with national planning policy, and Local Plan Policy GB2 states that the replacement, extension and alteration of existing buildings in the Green Belt is acceptable provided that the development would not have a harmful impact on the appearance and character and would preserve the openness of the Green Belt. Extensions and alterations to an existing building will be allowed where the total size of the proposed and previous extensions would not exceed the size of the original building.

Extensions and alterations to a dwelling are acceptable in principle if the development would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety. Development should also conserve and enhance the significance and setting of the borough's heritage assets.

Green Belt Assessment

Extensions and alterations to an existing building will be allowed where the total size of the proposed and previous extensions would not exceed the size of the original building by not amounting to more than a doubling of the size of the original building.

Floorspace will be calculated by external measurement of the building and floorspace within roof spaces will not be taken into account. Outbuildings will only be taken into account when calculating the cumulative additions to the original dwelling.

Original dwelling = 192 m²

Existing additions = 19.2m²

Proposed additions = 112m²

Total existing and proposed = 131.2m²

The total cumulative additions would not exceed the size of the original building by not amounting to more than a doubling, in accordance with Policy GB2 and paragraph 154(c) of the NPPF.

Considering the above, this is considered to weigh significantly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy GB1: Protection of Green Belt and Local Plan Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt and is considered acceptable.

Scale, Design and Impact on the Character

The scale of the proposed development is acceptable; changes have been made to the proposal to reduce the scale and design to be more complimentary of the original building.

The Council's Conservation Officer and Archaeology Officer have both been consulted upon this application and the adjoining Listed Building Consent application (2024/0158). Changes have been made to the proposal with a reduction of glazing and a design which better reflects the original dwelling. Whilst the design of the development is modern it reflects well to the historic nature of the rest of the site. The applicant has successfully created a design which integrates with the environment and part of it would be hidden under earth. This design does have an impact on the character of the rest of the property and the farm buildings in the area, however it can be argued that the design of the extension compliments the existing property and as historic elements in the design.

Impact on Neighbouring Amenity

The property is situated away from major settlements however there is another property sharing the site called the "Silvermine". The proposed side extension would have little to no impact on the property sharing the site. As the proposal has been designed to be earth sheltered there would be no impact of overshadowing and there are not going to be any windows to the rear elevation. The proposal has been set back to ensure that the extension looks subservient and as the property is stand alone and the extension is earth sheltered there would be no issues with the 45-degree code.

Highways

The Highways Officer has not been consulted upon on this application, as there is little to no impact on highways or vehicular turning. The proposal would not impact on parking facilities would not would it impact on any other highways matters. As such the scheme is acceptable from a highway's perspective.

Impact upon the Listed Building

The Council's Conservation and Archaeological have both been consulted upon this application. The applicant has submitted an archaeological report in support of the application. The Archaeological Officer has confirmed that the scheme is acceptable subject to pre-commencement conditions and pre-occupation/use conditions. This is to ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated. The details of these conditions can be seen in the

The proposal is considered to be compliant with Local Plan Policy HE3: Developments affecting Historic Buildings and is considered acceptable in terms of its impact on the listed building. As such these weighs substantially in favour of the proposal.

Visual Amenity and Impact upon Listed building

The proposal will not harm the external appearance of the listed building, or the visual amenity of surrounding area and it could be argued that that proposal would improve the visual amenity of the property.

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 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.