

Application Reference: 2026/0035

Site Address: 1 Cherry Trees, High Hoyland Lane, High Hoyland, Barnsley, S75 4BG

Introduction:

This application seeks full planning permission for the erection of first floor side and single storey front extensions, and alterations to front porch of dwelling.

Relevant Site Characteristics

The site is a semi-detached dwelling situated at 1 Cherry Trees, High Hoyland Lane, High Hoyland, Barnsley, S75 4BG. The development site is situated within the High Hoyland Conservation Area. The surrounding area is predominantly agricultural and residential, the surrounding residential properties range from detached, semi-detached and terraced dwellings. The site benefits from a large driveway and garden, the site is only accessible via road routes. The site is also adjacent to the Cherry Tree pub.

Site History

No recent or relevant planning history

Detailed description of Proposed Works

The applicant has proposed the erection of first floor side and single storey front extensions, and alterations to front porch of dwelling. The development would provide the property with another bedroom with an en-suit and would provide a dining room area for the residents connected to the kitchen. The applicant has also proposed a porch to the front of the property.

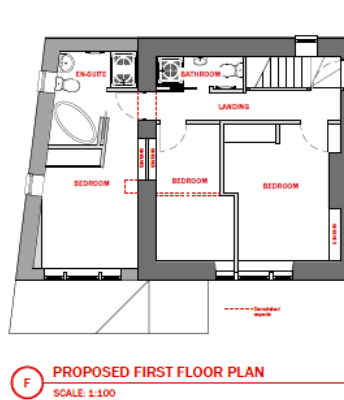
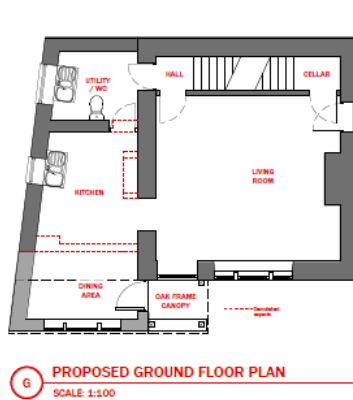
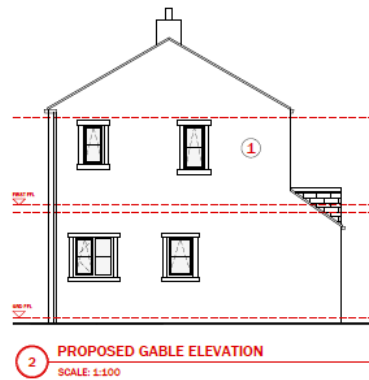
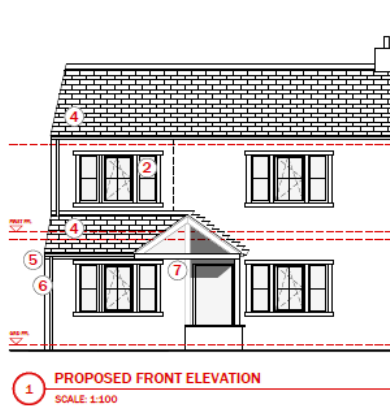
The front extension would measure approximately:

- 3.8m (W) x 1.4 (L) x 3.8m (H)

The first-floor side extension would measure approximately:

- 3.3m (W) x 6.9m (L) x 4m x 7.9m (H) (Base to roofline)

The existing porch would be removed for the front extension and a small oak frame canopy would be installed to the front of the property.



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

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

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

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. 2 letters were received

Conservation – No objections, subject to the following conditions:

- The facing stone to the proposed development shall match the existing building in terms of its colour, general grain size, type of face dressing, and method of coursing.
- The pointing proposed to be carried out in connection with the development shall be in rich lime mortar, flush to the face of the stone and finished by brushing off to produce a very slightly recessed and rounded joint.
- The roof covering shall be natural stone slate laid in diminishing courses to match the existing.
- All rainwater goods shall be black, and gutters shall be ogee in section.

- Windows shall be white and mounted in the reveal a minimum of 100mm.

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 urban fabric of Barnsley and also lies within the High Hoyland Conservation Area. Extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties.

Conservation

The Council's Conservation Officer has been consulted upon as the site is located within the High Hoyland Conservation Area. The officer had the following comments:

This application requests approval to replace the front porch and build a two-storey side extension. The project will extend the current ridge line southward, covering the area where a ground floor lean-to is attached to the gable. The property lies within the High Hoyland Conservation Area, on elevated ground behind and north of The Cherry Tree PH. It appears on the first edition six-inch Ordnance Survey from 1849-50 (see below), and likely dates from the mid to late 19th century. Built from coursed stone with stone roofing slates (used on 1 and 2 Cherry Trees—Blacksmiths Cottage uses concrete pantiles), the terrace features mullioned windows with later casements on both floors. There are two chimneys: one on the gable end and another shared with number 2, both topped with terracotta pots. The ground floor currently includes a later lean-to extension housing the kitchen and a downstairs bathroom. Given its historic significance and appearance, these cottages make a positive contribution to the character and group value of the wider conservation area.

The existing front facing porch is a modern glazed structure of little merit. To the front of 2 Cherry Trees there is also a glazed porch and to the rear there is a pitched roof extension with a ridge / Application No 2026/0035 Proposal 2026 0035 Erection of First Floor Side and valley in line with the main ridge. The application details the replacement of the front porch (1 Cherry Trees) with a stone-built structure that includes a stone monopitch roof and a small timber(oak) framed porch to the side. The replacement front extension increases the useable space of the kitchen into to an open plan diner. Externally, I feel this is an improvement, removing a feature that detracts, with an appropriate design and in sympathetic materials. The existing ground floor lean-to on the gable is characteristic as a form. However, extending over this to include extra first floor space by extending the ridge of the main house body is not untypical (historically) or out of keeping with the conservation area. The existing narrow chimney stack on the gable is

later and in brick and render. Broadly speaking, stacks in conservation areas add historic character to the skyline and the roofscape. However, in this case the stack is clearly later and of a different design and materials to the shared stone (later rendered) stacks on the rest of the roof. As such, the loss of the gable stack will have a minor impact and, in my view, will not be harmful. Overall, there would be little harm in the proposal, that will improve the appearance of the dwelling (individually) and maintain the positive contribution to the group value of the conservation area.

As such, the proposal accords with S.71 (1), HE1, HE3 and NPPF 212 and 219 and raise no objections. Subject to the following conditions:

- The facing stone to the proposed development shall match the existing building in terms of its colour, general grain size, type of face dressing, and method of coursing.
- The pointing proposed to be carried out in connection with the development shall be in rich lime mortar, flush to the face of the stone and finished by brushing off to produce a very slightly recessed and rounded joint.
- The roof covering shall be natural stone slate laid in diminishing courses to match the existing.
- All rainwater goods shall be black, and gutters shall be ogee in section.
- Windows shall be white and mounted in the reveal a minimum of 100mm.

The condition to be attached are deemed to be acceptable and will be attached if approval is granted. Considerable planning weight should be given to this

Residential amenity & Scale and Design

The scheme would be adding additional living space to the property and would be providing an additional bedroom with an en-suite bathroom. The bedroom meets the space standards as set out in the South Yorkshire Design Guide and the additional changes would provide adequate living space for occupiers of the property. As such it would be acceptable in terms of residential amenity.

The scale of and design of the extensions to the side and front of the property are deemed to be acceptable and would comply with the Council's policies. The scheme would not be overbearing and would be in keeping with the character of the area and wider conservation area as noted by the conservation officer. The conditions suggested before will also be attached to ensure that the design is acceptable. As such the scheme is acceptable in terms of scale and design.

Impact on Neighbouring Amenity

The development is likely to have little to no impact on neighbouring amenity, as the property is an end terrace and the nearest residential property is approximately 45m away from the side of the property. The extensions would not impact on neighbouring properties and would be acceptable. The scheme would comply with the 45- degree code and complies with the LPA's policies. Moderate planning weight should be given to this.

Highways

There would be no impact on parking arrangements at the site. As such there would be no highways impact. Little to no planning weight has been granted to this.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal does comply with the relevant plan policies, and there are similar schemes nearby and thus would not be out of character.

RECOMMENDATION: Approve subject to conditions

Justification

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

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.