HILL RISE
ARCHITECTURE

12th November 2026
Ref 2026/163 CL

Planning Cover Letter –

1 Netherfield,
Penistone,
S36 7AA

Erection of single storey rear extension.

This statement has been prepared in support of a householder planning application for the erection of a single-storey rear extension at the above property.

The proposed extension will provide additional living space for the applicant's growing family. It will be constructed in natural stone to match the existing dwelling, with a flat roof concealed behind a parapet.

Prior to submitting the application, the applicant contacted the Council and was advised that permitted development rights had been removed from the property, meaning planning permission would be required. During this conversation, it was suggested that an extension using matching materials and generally complying with permitted development limitations would be unlikely to raise significant concerns.

Under normal circumstances, the proposed extension would broadly comply with the requirements of Schedule 2, Part 1, Class A of the GPDO.

The property forms part of a wider residential development approved under planning reference 2013/0923, for the conversion of Wierfield House and its stables into 11 dwellings and the erection of 23 new dwellings following demolition of the former school building.

At the time of approval, the site formed part of the former Penistone Grammar School campus and was designated as Green Belt. As a result, Condition 4 of the original permission removed permitted development rights, stating:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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. Reason: To safeguard the openness and visual amenities of the Green Belt in accordance with Core Strategy Policy CSP 34, Protection of Green Belt.

The site has since been removed from the Green Belt through the adoption of the Barnsley Local Plan, as shown on the accompanying map extract (overleaf).



As such, the original reason for removing permitted development rights is no longer applicable. It could therefore be argued that there are grounds for removing or varying this condition across the wider development, although the applicant has instead chosen to submit a householder planning application.

The proposed extension is modest in scale, uses materials to match the existing dwelling and would not result in any unacceptable overlooking, overshadowing or loss of amenity to neighbouring properties.

Given that the proposal broadly accords with the limitations of permitted development, and that the original Green Belt justification for restricting such works is no longer relevant, it is respectfully requested that planning permission is granted.

Should you require anything further form me during the course of the application please let me know in the first instance.

Document prepared by

[redacted]

James Fearnley RIBA
Director
Bsc(Hons) March PgDipArch ARB

For & on behalf of Hill Rise Architecture Ltd.

[redacted]