

Application Reference: 2025/1001**Site Address:** Mill Farm, New Road, Gunthwaite, Barnsley, S36 7GE**Introduction:** This application seeks permission for the Variation of condition 2 of planning application 2024/0155 (Proposed single storey earth sheltered extension to form new kitchen annex) to allow for alterations to the internal layout.**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 and is accessed from a track. The property is a Grade II listed building and is attached to the former water mill which is also listed. Mill Farm is the farmhouse which forms part of a farmstead along with a number of converted buildings. All of the buildings have been converted into dwellings which has domesticated the setting over time. That said, the historic legibility of the site still remains strong with the original characteristics of the site largely unchanged.

Site History

Application Reference	Description	Status (Approved/Refused)
B/05/0027/PR/LB	Erection of single storey side extension, front porch and internal alterations to farm house (Listed Building).	Approve with conditions
B/05/0026/PR	Erection of single storey side extension, front porch and internal alterations to farm house.	Approve with conditions
2024/0158	Proposed single storey earth sheltered extension to form new kitchen annex (Listed Building Consent)	Approve with conditions
2024/0155	Proposed single storey earth sheltered extension to form new kitchen annex	Approve with conditions
2025/0868	Discharge condition 3 (Archaeology) of planning application 2024/0155 - (Proposed single storey earth sheltered extension to form new kitchen annex)	Discharged
2025/0987	Discharge of condition 3 (Archaeology) of application 2024/0158 (Proposed single storey earth sheltered extension to form new kitchen annex (Listed Building Consent))	Discharged
2025/0875	Variation of condition 2 of planning application	Under consideration

	2024/0155 (Proposed single storey earth sheltered extension to form new kitchen annex) to allow for alterations to the internal layout.	
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Detailed description of Proposed Works

Application 2024/0155 related to the planning Consent 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. The total floor area of the previous extensions when added to the proposed extension in this application represents 68.5% of the floor area of the original house.

The proposal is to vary condition 2 of the approved scheme 2024/0155.

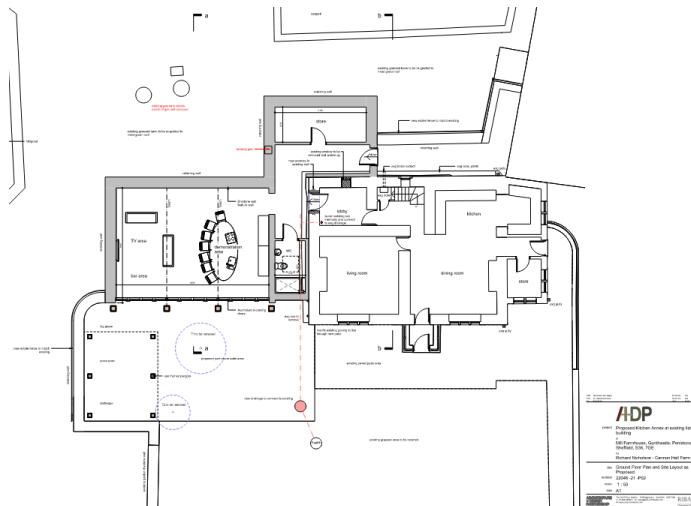
Condition 2: The development hereby approved shall be carried out strictly in accordance with the plans (Nos 22046 -25 - P01 Site plan showing former mill pond extents (1:100), 22046 - 23 - P04, Elevations and 3D Views as Proposed (1:100), 22046 - 21 - P05, Ground Floor Plan and Site Layout as Proposed (1:50), 22046 - 22 - P02, Site Layout and Location Plan (1:200, 1:1250)) and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

The variation within this application proposes the following amendments:

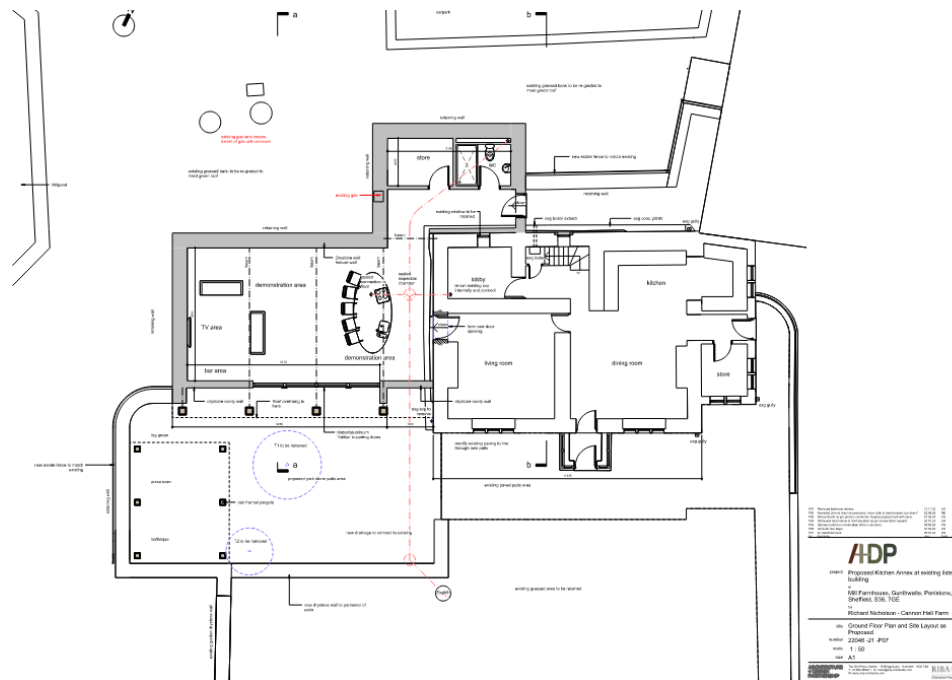
- Reconfiguration of internal partitions within the extension, resulting in fewer internal walls.
- Relocation of the shower room to a different part of the extension (reducing the size of the proposed store)
- Adjustment to the position of the door opening linking the extension to the existing house. The extension will be linked through the living room instead of the lobby.

The following drawing is the originally approved ground floor plan 22046-21-P05:



The following drawing has been amended to reflect the changes:

22046-21-P07 Ground Floor Plan and Site Layout



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
- Policy BIO1: Biodiversity and Geodiversity
- Policy HE1: The Historic Environment
- Policy HE2: Heritage Statements and General Application Procedures
- Policy HE3: Developments affecting Historic Buildings
- Policy POLL1: Pollution Control and Protection
- Policy HE6: Archaeology

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 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

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 and in the local paper.

A site notice was also posted close to the site.

No representations have been received.

Parish Council - No comments received.

Conservation Officer – No objections to the proposed changes

Ward Members – No comments received

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.

The variation of plans will involve internal alterations only. The external size and massing will remain unchanged therefore the above calculations relate to the amended scheme.

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 approved within the previous application was acceptable. 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. The amended proposal does not alter the proposed external appearance, footprint, scale and massing of the approved application. The amended proposal does however alter the internal arrangement.

The internal changes impacting the Listed Building is the repositioning of the doorway linking the extension to the existing dwelling. In the approved scheme the doorway connected through a smaller room, within the amended scheme the opening will provide direct access to the main living room with a similar impact on the historical fabric to the previously approved scheme. The amendment will ensure the retention of the smaller room for use as a study. The shower room will be relocated adjacent to the store which will create additional circulation space for the kitchen.

The proposed variations involve a minor change to the internal design of the proposal. The Council's conservation team have assessed the changes and are satisfied that the impact is expected to be neutral and comparable to the approved scheme. As such, the changes are justified, and the Council does not wish to raise any objections.

It is therefore considered that the proposed refurbishments are sympathetic additions to the historical building and that their inclusion would not harm the individual heritage contribution

of the building and is therefore acceptable and in compliance with Local Plan Policies HE1, HE3 and D1.

Significant weight has been given to the visual and historical impact

Impact on Neighbouring Amenity

The changes are internal and are not expected to be detrimental within the immediate setting.

Limited weight has been given to residential amenity

Highways

The changes are internal and are not expected to be detrimental within the immediate setting.

Limited weight has been given to highways implications.

Planning Balance and Conclusion

Application 2024/0155 saw the approval of the extension and internal alterations to Mill Farm. This application is to vary condition 2 of that approval which sees small amendments to the internal layout and configuration. 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.

The original approval has conditions relating to the archaeology of the site. The appropriate conditions will be attached to this amendment.

RECOMMENDATION: Approve subject to conditions