HILL RISE
ARCHITECTURE

26th October 2026
Ref 2026/162 PS

Erection of Extensions and Alterations to Croft Cottage, High Hoyland

Introduction

This Statement has been prepared in support of a householder planning application for the erection of extensions and alterations to Croft Cottage, Church Lane, High Hoyland, Barnsley, S75 4BJ, including the demolition of existing ancillary outbuildings, construction of a detached garage and associated external works.

The proposal seeks to comprehensively refurbish, extend and reconfigure the existing dwelling to create a high-quality, long-term family home for the applicants, whilst respecting the traditional character of the original cottage and its rural surroundings.

The property comprises a detached, two-storey stone-built cottage together with a substantial collection of ancillary buildings, including garaging, workshops, stores and stables. These buildings occupy a considerable footprint within the established residential curtilage and contribute significantly to the existing built form and enclosure of the site.

The proposals seek to rationalise this arrangement through the demolition of the existing ancillary structures and their replacement with a carefully considered series of extensions, predominantly occupying the established footprint of the buildings to be removed. The resulting development provides a more cohesive architectural composition, integrating the existing cottage with contemporary additions whilst maintaining a clear distinction between the original building and new construction.

Whilst the proposals involve substantial extensions and alterations, it is important to emphasise that this is not a replacement dwelling scheme. The applicants have made a deliberate decision to retain and adapt the existing cottage, preserving its traditional form and architectural identity rather than pursuing wholesale demolition and redevelopment.

The works also incorporate localised masonry repairs to the existing building, including the front elevation and gable wall, together with replacement windows, roof coverings and improvements to the building fabric. These interventions will contribute to the long-term preservation of the cottage whilst improving its appearance, functionality and thermal performance.

The proposed development represents a considered and sustainable approach to the improvement of an established residential property. By retaining and upgrading the original dwelling, whilst replacing the existing ancillary buildings with a consolidated and more functional arrangement, the scheme makes efficient use of the existing built development and avoids unnecessary encroachment into the surrounding countryside.

This approach aligns with the broader objectives of the National Planning Policy Framework (NPPF), which promotes high-quality design, the efficient use of land and the sustainable adaptation of existing buildings.

The proposals have been carefully developed in response to the site's rural setting, its designation as safeguarded land within the Barnsley Local Plan and the presence of designated heritage assets within the surrounding area. The development seeks to deliver a high-quality architectural outcome which respects the character of the existing cottage, preserves the significance of nearby heritage assets and responds positively to the surrounding landscape.

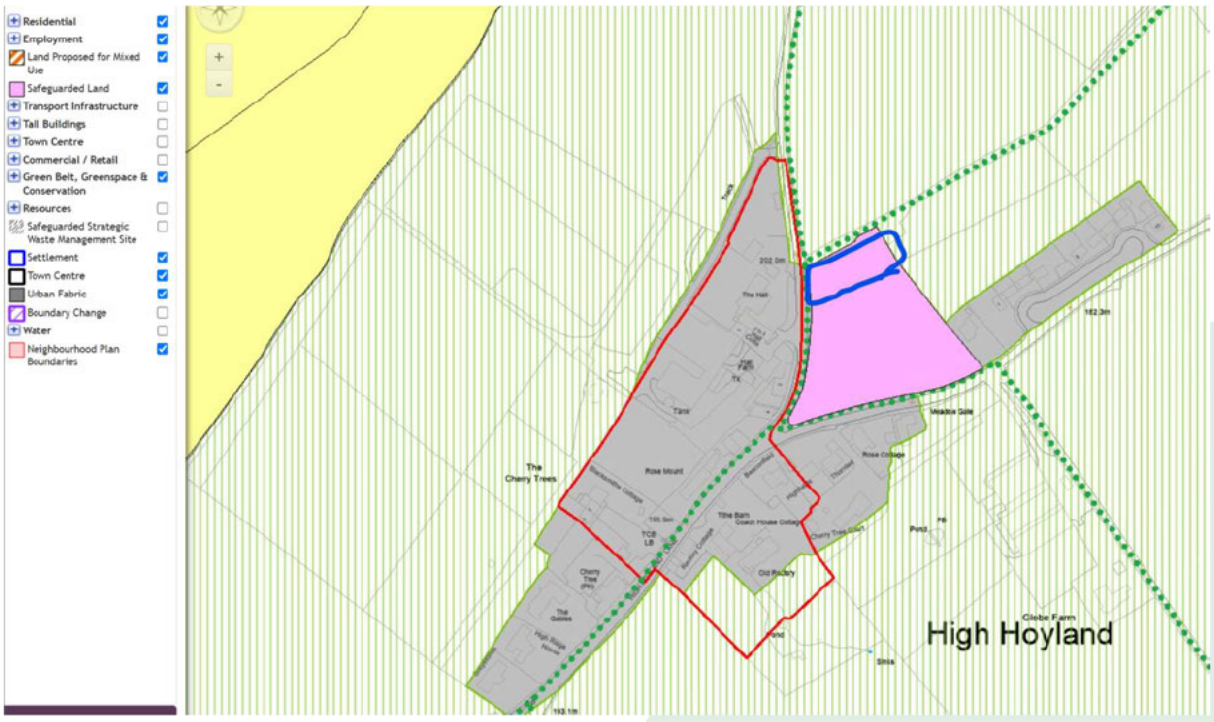
Existing Site Context

The application site is located at Croft Cottage, Church Lane, High Hoyland, Barnsley, S75 4BJ, on the north-eastern edge of the village of High Hoyland, approximately 6km north-west of Barnsley town centre.

The property occupies an established residential plot on the eastern side of Church Lane, with open countryside extending beyond the site boundaries. The surrounding area is predominantly rural in character, comprising agricultural land, scattered residential properties, traditional farmsteads and associated ancillary buildings.

The site is designated as Safeguarded Land within the adopted Barnsley Local Plan Policies Map. It lies immediately adjacent to the designated Green Belt, which extends across the surrounding countryside to the north and east.

The property also lies immediately outside the boundary of the High Hoyland Conservation Area, which encompasses the historic core of the settlement, including Hoyland Hall and a number of surrounding traditional buildings. There is currently no conservation area appraisal available.



The property comprises a detached, two-storey stone-built cottage, together with a substantial collection of ancillary outbuildings, including garaging, workshops, stores and stables. These buildings occupy a considerable footprint within the established residential curtilage, extending predominantly along the northern side of the dwelling.

The cottage is of traditional stone construction to the front beneath a pitched concrete tiled roof, with rendered masonry to the gables and rear. The ancillary buildings are of varying construction

and appearance, including concrete block and timber walls beneath corrugated metal roof coverings. The property has been subject to alterations and additions over time and is now in need of comprehensive modernisation.

Vehicular access is taken directly from Church Lane to the west, with an established driveway providing access to the dwelling, associated outbuildings and external parking areas.

The site occupies an elevated position within the surrounding landscape, with the land generally falling away from Church Lane towards the south and east. The change in levels is particularly evident across the rear garden, where existing retaining structures and terraced areas accommodate the sloping topography.

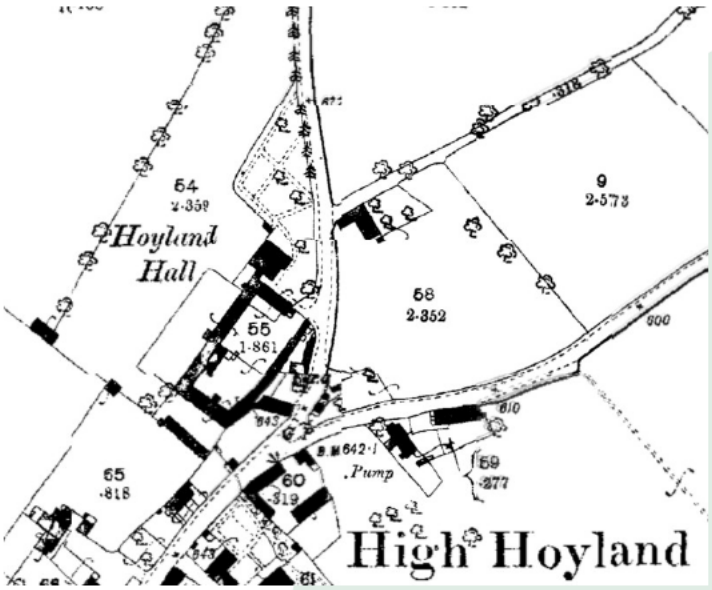
The established residential curtilage incorporates areas of lawn, mature planting, hardstanding and external terraces. Existing trees and boundary vegetation provide a degree of enclosure, whilst the elevated position of the property affords extensive views across the surrounding countryside.

The surrounding area is characterised by a mixture of traditional stone-built properties, former agricultural buildings and more contemporary residential development. Buildings within High Hoyland are generally arranged in relatively loose groupings along Church Lane and the surrounding highway network, reflecting the settlement's historic rural character.

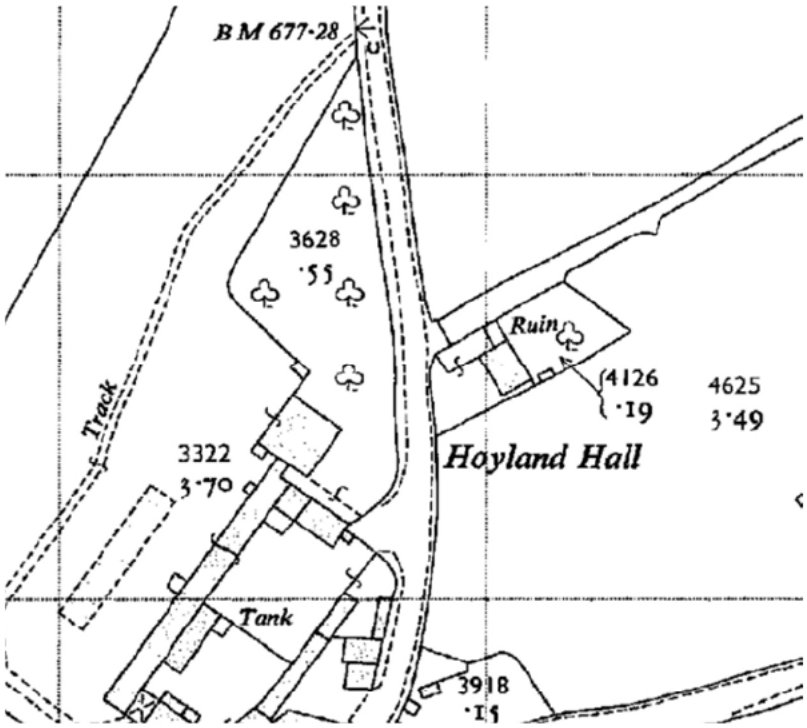
Immediately to the west, on the opposite side of Church Lane, lies Hoyland Hall, a Grade II listed building dating from the early eighteenth century. The Hall occupies an established plot within the High Hoyland Conservation Area and forms an important part of the historic settlement.

Although Croft Cottage falls outside the Conservation Area boundary, its proximity to the designated area and neighbouring listed building is a relevant consideration in assessing the proposals. The significance of these heritage assets and the potential impact of the development upon their settings are considered separately within the Heritage Assessment section of this Statement.

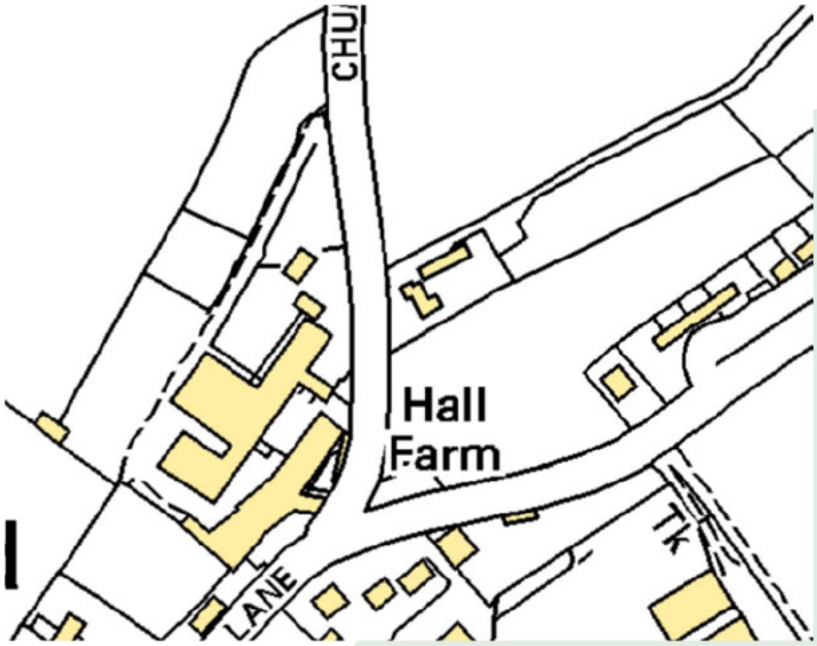
A review of historic Ordnance Survey mapping confirms that a building has occupied the approximate position of Croft Cottage since at least the mid-nineteenth century. Mapping from 1854 onwards illustrates the presence of a modest building to the eastern side of Church Lane, with the surrounding land predominantly agricultural in character. See extract below from 1893 County Series map showing a building occupying the site, as well as a large established Hoyland Hall and associated barns.



Interestingly, the 1955 Ordnance Survey mapping appears to identify the original building as a ruin, suggesting that it had fallen into a state of disrepair by the middle of the twentieth century. See below.



It is understood that the cottage subsequently underwent substantial reconstruction and refurbishment around the 1970s. This is consistent with observations made during the measured survey, including modern floor construction and evidence of tanking and waterproofing works dating from approximately this period. Whilst the building retains its traditional external appearance, its present form is therefore understood to incorporate significant twentieth-century interventions. See 2004 OS map extract below.



[redacted]

The existing ancillary buildings are also understood to be later additions, likely dating predominantly from the 1980s. These structures have evolved to accommodate the property's changing requirements, including garaging, storage, workshop and equestrian uses.

The historic mapping demonstrates the longstanding presence of built development on the site, together with its gradual evolution and adaptation over time. Whilst the cottage has historic origins, the available evidence suggests that both the dwelling and its associated outbuildings have undergone substantial alteration and development during the latter part of the twentieth century.

The existing cottage and ancillary buildings form an established residential use within the site. The substantial footprint of the outbuildings is particularly relevant to the proposals, which seek to remove and replace these structures with a more consolidated arrangement of built development, rather than extend development significantly into previously undeveloped areas of the site.

The property therefore presents an opportunity for the sensitive refurbishment and enhancement of an existing dwelling, alongside the rationalisation of its ancillary accommodation, whilst maintaining the established residential use and respecting the surrounding rural landscape.

Assessment of Proposal

The site already accommodates a substantial amount of built development, comprising the original two-storey cottage alongside an extensive collection of ancillary buildings, including garaging, workshops, stores and stables.

These buildings occupy a considerable footprint within the established residential curtilage and have developed incrementally over time, resulting in a fragmented arrangement of structures of varying age, construction and architectural quality.

The proposals seek to rationalise this arrangement through the demolition of existing ancillary buildings and their replacement with a carefully considered single-storey extension, predominantly occupying the established footprint of the structures to be removed.

A comparison of existing and proposed building volumes demonstrates the extent to which the scheme would replace established built form. The existing dwelling and ancillary buildings have a combined enclosed volume of approximately 1,140m³, compared with 1,334m³ proposed. This represents a net increase of approximately 194m³, or around 17%, across the site. *See appendix for more information.*

These calculations exclude open canopies and roof overhangs, with a consistent methodology applied to the existing and proposed buildings.

The proposals therefore represent a comprehensive reorganisation of existing development, with much of the proposed accommodation replacing buildings already present within the residential curtilage. The development would consolidate the existing arrangement into a more cohesive architectural composition, whilst making efficient use of previously developed areas of the site.

The applicants have elected to retain and comprehensively refurbish the original cottage, preserving its traditional character whilst improving its functionality, thermal performance and long-term sustainability.

The design has been informed by the established building footprints, the pronounced topography and existing terraced arrangement of the site, and the relationship between the property and its surrounding rural landscape.

[redacted]

The property also benefits from potential permitted development rights for domestic alterations, ancillary buildings and associated hardstanding, subject to the relevant limitations and conditions. These provide an additional consideration when assessing the extent of development that could otherwise take place within the established residential curtilage.

Rather than retaining the existing collection of ancillary buildings alongside further domestic development, the applicants have pursued a coordinated scheme which integrates the refurbishment of the original cottage with the replacement of existing structures.

The proposals would therefore deliver a more functional and architecturally cohesive family home, with a relatively limited increase in overall enclosed building volume when considered against the established development on the site.

The Proposal

The proposals comprise the comprehensive refurbishment and extension of the existing two-storey cottage, together with the demolition and replacement of a substantial collection of ancillary buildings currently occupying the site.

The proposed extensions are entirely single-storey and predominantly occupy the established footprint of the existing garages, workshops and stables. Their arrangement has been informed by the position and scale of these structures, allowing the existing fragmented development to be consolidated into a single architectural scheme.

The single-storey massing provides a substantial improvement in accommodation whilst maintaining a relatively low roof profile. This approach responds to the proportions of the original cottage and limits the visual prominence of the new development within its rural surroundings.

As demonstrated by the accompanying building volume assessment, the proposals would result in an overall increase in enclosed building volume of approximately 17% across the site. The three-dimensional overlays included at Appendix A further illustrate the relationship between the existing and proposed building envelopes and the extent to which the development replaces established built form.

The proposals also incorporate a wraparound balcony accessed from the principal bedroom, providing an elevated external amenity space overlooking the surrounding grounds. The balcony has been integrated into the architectural style of the extensions, with consistent detailing and materials providing a consistent relationship between the existing and proposed elements.

The original two-storey cottage would be retained and refurbished, including localised masonry repairs and improvements to the existing building layout. The extensions would provide additional accommodation directly connected to the original dwelling, creating a more functional arrangement of living spaces suited to modern family occupation.

A detached garage is also proposed, positioned at a lower level adjacent to the site boundary to minimise its visual prominence. The garage, associated terraces and landscaping have been arranged to respond to the established site levels and existing residential use.

Overall, the proposals would consolidate the existing built development within the established residential curtilage, retaining extensive external amenity areas and maintaining a predominantly low-rise arrangement of buildings.

Layout, Access & Landscaping

The proposed layout has been informed by the position of the existing outbuildings and the site's sloping topography. The single-storey extension predominantly occupies the footprint of the buildings to be demolished, with the original cottage retained.

Vehicular access will continue to be taken from the existing entrance off Church Lane. A new detached garage is proposed to replace the existing garaging provision, with parking and manoeuvring accommodated within the site.

The proposals incorporate external terraces and a wraparound balcony accessed from the principal bedroom, taking advantage of the site's elevated position and views across the surrounding countryside.

The existing garden areas will be retained and enhanced through associated landscaping works. The design responds to the established changes in ground level, with retaining structures and terracing incorporated where necessary.

Internally, the proposed layout provides improved connections between the original cottage, the new accommodation and the surrounding gardens, creating a more practical arrangement for modern family living.

Appearance

The proposed design seeks to retain and enhance the traditional character of Croft Cottage from the roadside, whilst introducing a contemporary extension that is clearly distinguishable from the original building.

The existing cottage will be comprehensively refurbished, with repairs to the stone masonry and existing rendered elevations where required. These works will improve the overall appearance of the property whilst retaining its traditional character.

The new single-storey extension adopts a contemporary architectural approach, with simple building forms, restrained detailing and extensive glazing. The design deliberately avoids replicating the traditional appearance of the cottage, instead creating a complementary addition that allows the original building to remain visually identifiable.

The proposed materials have been selected to provide a cohesive relationship between the existing and new elements, with the contrasting architectural treatments helping to distinguish the contemporary accommodation from the retained cottage. The proposed extension incorporates high-quality contemporary interpretations of materials already present within the existing buildings, respecting the established material palette of the site whilst providing a more refined and cohesive architectural appearance.

The proposed extension also replaces a collection of utilitarian outbuildings of varying construction and appearance, providing an opportunity to establish a more consistent architectural character across the site.

[redacted]

Planning policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The statutory Development Plan for the site includes the adopted Barnsley Local Plan (2019) and its associated Policies Map, which identifies the application site as Safeguarded Land, adjoining the Green Belt.

The site is situated adjacent the High Hoyland Conservation Area and opposite the Grade II listed Hoyland Hall. Policies concerning design, landscape character and the historic environment are therefore relevant to the determination of the application.

Additional material considerations include the National Planning Policy Framework (2026), Planning Practice Guidance and Barnsley Council's House Extensions and Other Domestic Alterations Supplementary Planning Document (2024).

National Planning Policy Framework

The National Planning Policy Framework (NPPF), revised in September 2026, establishes the Government's overarching planning policies and promotes sustainable development, the effective use of land, high-quality design and the conservation of the historic environment.

Policy S5 addresses the principle of development outside settlements. Of particular relevance are provisions concerning the extension, alteration and replacement of existing buildings, together with the redevelopment of previously developed land. In considering the relevant provisions of Policy S5, regard should be given to the nature of the proposals as a whole, including the substantial demolition and replacement of existing permanent buildings, the established residential use of the site and the limited net increase in overall built volume.

The proposals involve the retention and comprehensive refurbishment of Croft Cottage, alongside the demolition and replacement of substantial existing ancillary buildings within its established residential curtilage.

The proposed development predominantly occupies areas already containing permanent buildings, consolidating the existing arrangement into a coordinated single-storey extension and associated garaging.

As demonstrated within this Statement and the accompanying three-dimensional comparisons, the existing and proposed buildings have a combined enclosed volume of approximately 1,140m³ and 1,334m³ respectively, representing an overall increase in the region of 17%.

The proposals make effective use of an established residential site, with much of the proposed built form replacing existing development rather than extending into previously undeveloped areas.

The NPPF recognises the importance of achieving well-designed development that responds positively to local character and landscape setting. The retention of the traditional cottage, together with the introduction of a contemporary extension, provides an opportunity to improve the architectural quality and functionality of the property.

The site is designated as Safeguarded Land rather than Green Belt. The purpose of this designation is to identify land for potential longer-term development requirements, with its protection and future availability remaining relevant considerations.

[redacted]

The proposals would retain the established residential use, without introducing an additional dwelling or materially altering the wider pattern or scale of development. The replacement of existing buildings and limited net increase in overall built volume are relevant when considering the effect of the proposals on the longer-term purpose of the designation.

The NPPF's provisions relating to the conservation and enhancement of the historic environment are also relevant given the proximity of the High Hoyland Conservation Area and Grade II listed Hoyland Hall. These matters are addressed separately within the Heritage Assessment.

Barnsley Local Plan

The most relevant policies within the adopted Barnsley Local Plan include:

Policy SD1 – Presumption in Favour of Sustainable Development
Policy GB6 – Safeguarded Land
Policy GD1 – General Development
Policy D1 – High Quality Design and Place Making
Policy LC1 – Landscape Character
Policy HE1 – The Historic Environment
Policy HE2 – Heritage Statements and General Application Procedures
Policy CC2 – Sustainable Design and Construction
Policy SD1 establishes the presumption in favour of sustainable development, consistent with national planning policy.

Policy GB6 is particularly relevant as the site falls within designated Safeguarded Land. The policy generally restricts development pending the consideration of the land's longer-term role through the Local Plan process, whilst making provision for certain development associated with existing uses.

The proposals relate entirely to the continued residential occupation of Croft Cottage and would involve the refurbishment of the existing dwelling and the replacement of substantial ancillary buildings.

The development would remain within the established residential curtilage, with the majority of the proposed built form occupying areas already developed. The overall increase in enclosed building volume would be relatively modest, reflecting the extent to which the proposals replace existing structures.

The scheme would not introduce an additional residential planning unit or extend the residential curtilage. Given the established pattern of development and the proposed consolidation of existing buildings, it is considered that the proposals would not materially prejudice the openness or longer-term development potential of the safeguarded land.

Policy GD1 establishes general development principles, including the protection of residential amenity and compatibility with surrounding development. The proposals retain the established residential use and have been designed to respond to the context of the site.

Policy D1 seeks to achieve high-quality design that responds positively to local character. The proposals retain the traditional cottage whilst replacing the existing collection of ancillary buildings with a coordinated extension, incorporating materials that reflect the established character of the property.

[redacted]

Policy LC1 requires development to respect the character and distinctiveness of the surrounding landscape. The single-storey form, established building positions and use of existing site levels have informed the design, helping to integrate the proposed development into its rural setting. Policies HE1 and HE2 are relevant given the proximity of the High Hoyland Conservation Area and Grade II listed Hoyland Hall. The implications for the significance and setting of these heritage assets are considered in the next section of this Statement.

Policy CC2 is also relevant to the proposed refurbishment and improvements to the existing building fabric, together with the incorporation of contemporary construction methods and renewables intended to improve the property's thermal performance and long-term sustainability.

Supplementary Planning Guidance

Barnsley Council's House Extensions and Other Domestic Alterations Supplementary Planning Document, adopted in March 2024, provides additional guidance on the design and assessment of domestic extensions and associated alterations.

The SPD promotes development that responds appropriately to the scale, character and appearance of existing dwellings whilst protecting neighbouring amenity and the wider streetscape.

The proposals have been designed having regard to these principles, with the original cottage retained as a distinct architectural element and the contemporary extension predominantly replacing existing ancillary buildings.

The single-storey form, established building positions and careful treatment of materials provide a considered relationship between the original dwelling and the proposed accommodation. The arrangement also responds to the site's topography and its separation from neighbouring residential properties.

As supplementary guidance, the SPD is a material consideration rather than part of the statutory Development Plan. Its provisions should therefore be considered alongside the relevant Local Plan policies and the context of the site.

Heritage Considerations

The application site is situated adjacent the High Hoyland Conservation Area and opposite Hoyland Hall, a Grade II listed building dating from the early eighteenth century.

Croft Cottage is not a designated heritage asset and falls outside the Conservation Area boundary.

Historical mapping indicates that a building has occupied the approximate position of Croft Cottage since at least the mid-nineteenth century as seen earlier in this statement. The property has undergone considerable alteration and apparent reconstruction during the twentieth century, resulting in a building that retains traditional characteristics but exhibits a substantially altered architectural appearance.

Whilst Croft Cottage contributes to the rural character of High Hoyland, its individual historic and architectural interest is considered limited. Nevertheless, the proposals seek to retain and comprehensively refurbish the original cottage, preserving its recognisable form and traditional appearance.

[redacted]

The principal heritage considerations therefore relate to the potential effects of the development upon the significance and setting of the nearby designated heritage assets.

Setting of Hoyland Hall

Hoyland Hall is situated on the opposite side of Church Lane, with established boundary walls and fencing providing physical and visual separation between the two properties.

These boundary treatments restrict intervisibility between the application site and the listed building, particularly at ground level. The existing relationship between the properties is further defined by Church Lane and the established arrangement of buildings and boundaries.

The proposals would leave the principal frontage of Croft Cottage largely unaltered, retaining the established appearance of the dwelling when viewed from Church Lane and in the context of Hoyland Hall.

The majority of the proposed development is concentrated to the rear of the property, where a substantial collection of ancillary buildings currently occupies the site. These buildings are predominantly of twentieth-century construction and comprise utilitarian structures of varying age, materials and architectural quality.

The proposed extension adopts a contemporary architectural approach, incorporating materials that respond to the established character of the site. Its single-storey form limits the height and visual prominence of the new accommodation, whilst maintaining a clear distinction between the original cottage and the proposed additions.

The proposals also include the demolition of the existing white uPVC conservatory, a prominent modern addition which contrasts with the traditional architectural character which is visible form Church Lane.

Its removal would represent a positive enhancement to the appearance of the original dwelling, reducing the visual prominence of an unsympathetic addition and allowing the traditional building form to be more clearly appreciated.

The development would therefore retain the established relationship between Croft Cottage, Church Lane and Hoyland Hall, without introducing substantial new built form along the principal frontage.

Having regard to the position, scale and appearance of the proposed development, together with the existing built form and intervening boundary treatments, it is considered that the proposals would preserve those aspects of Hoyland Hall's setting that contribute to its architectural and historic significance.

High Hoyland Conservation Area

Although the application site lies outside the High Hoyland Conservation Area, consideration has been given to the potential effects of the development upon its setting and the significance of the designated area.

The proposals retain the original cottage and its traditional roadside appearance, maintaining the established character of the property in relation to Church Lane and the historic settlement.

The demolition of the existing conservatory, ancillary buildings and their replacement with a coordinated architectural scheme would improve the overall appearance and consistency of development within the site.

[redacted]

The contemporary treatment of the extension is intended to complement rather than replicate the traditional appearance of the cottage and surrounding historic buildings, allowing the original dwelling to remain clearly identifiable.

The predominantly single-storey arrangement, established building positions and response to the site's topography would assist in integrating the proposals into the surrounding landscape.

It is therefore considered that the development would preserve the character, appearance and significance of the High Hoyland Conservation Area, including those aspects of its setting that contribute to its special architectural and historic interest.

Heritage Conclusion

The proposals have been developed with regard to the site's relationship with the nearby designated heritage assets, retaining the traditional appearance of Croft Cottage whilst replacing a substantial collection of existing ancillary buildings.

The limited alterations to the principal frontage, predominantly single-storey form of the proposed development and established separation from Hoyland Hall would ensure that the historic relationship between the properties is maintained.

Overall, it is considered that the proposals would preserve the significance and setting of the Grade II listed Hoyland Hall and would not cause harm to the significance of the High Hoyland Conservation Area.

Summary

The proposals represent a comprehensive and carefully considered approach to the refurbishment and extension of Croft Cottage, incorporating the demolition and replacement of a substantial collection of existing ancillary buildings.

The scheme has been developed around the retention of the original cottage and the reworking of established built development within the residential curtilage. The existing garages, workshops and stables occupy a considerable footprint and comprise a fragmented arrangement of structures of varying age, construction and architectural quality.

Their replacement with a considered single-storey extension would significantly improve the appearance, functionality and overall arrangement of the property, whilst making effective use of areas already occupied by permanent buildings.

As demonstrated in the appendix, the proposals would result in a net increase in enclosed building volume of approximately 17% across the site. This reflects the extent to which the proposed development replaces existing structures, rather than introducing entirely new built form.

The contemporary architectural approach has been informed by the established building positions, the site's sloping topography and its rural surroundings. The proposed extensions would retain a predominantly low-rise form, with materials and detailing selected to complement the traditional character of the original cottage.

From a planning policy perspective, the site is designated as Safeguarded Land under the adopted Barnsley Local Plan, rather than Green Belt. The proposals relate entirely to the continued residential use of an established property and would not introduce an additional dwelling, extend the residential curtilage or materially alter the established pattern of development.

[redacted]

Having regard to the replacement of substantial existing buildings, the limited increase in overall built volume and the retention of the established residential use, it is considered that the proposals would not materially impact the openness or longer-term development potential of the safeguarded land.

The heritage context has also informed the design. Croft Cottage lies immediately outside the High Hoyland Conservation Area and opposite the Grade II listed Hoyland Hall. The traditional appearance of the original cottage would be retained and enhanced with the removal of a conservatory and with the majority of the development concentrated to the rear of the property.

The single-storey form, established building positions and separation from the nearby heritage assets would ensure that the proposals preserve their significance and setting, whilst improving the overall architectural quality of the site.

The comprehensive refurbishment of Croft Cottage would provide environmental benefits through the retention and reuse of the existing building fabric, alongside improvements to thermal performance, energy efficiency and installation of renewable generation to ensure long-term sustainability.

Overall, the proposals would deliver a significant improvement to an established residential property through the replacement of fragmented ancillary development with a considered architectural scheme, whilst retaining and enhancing the traditional cottage.

Having regard to the existing built development, the site's safeguarded land designation, the quality of the proposed design and the limited effects upon the surrounding landscape and nearby heritage assets, it is respectfully submitted that the proposals represent an appropriate form of development that can be supported on their planning merits.

Document prepared by

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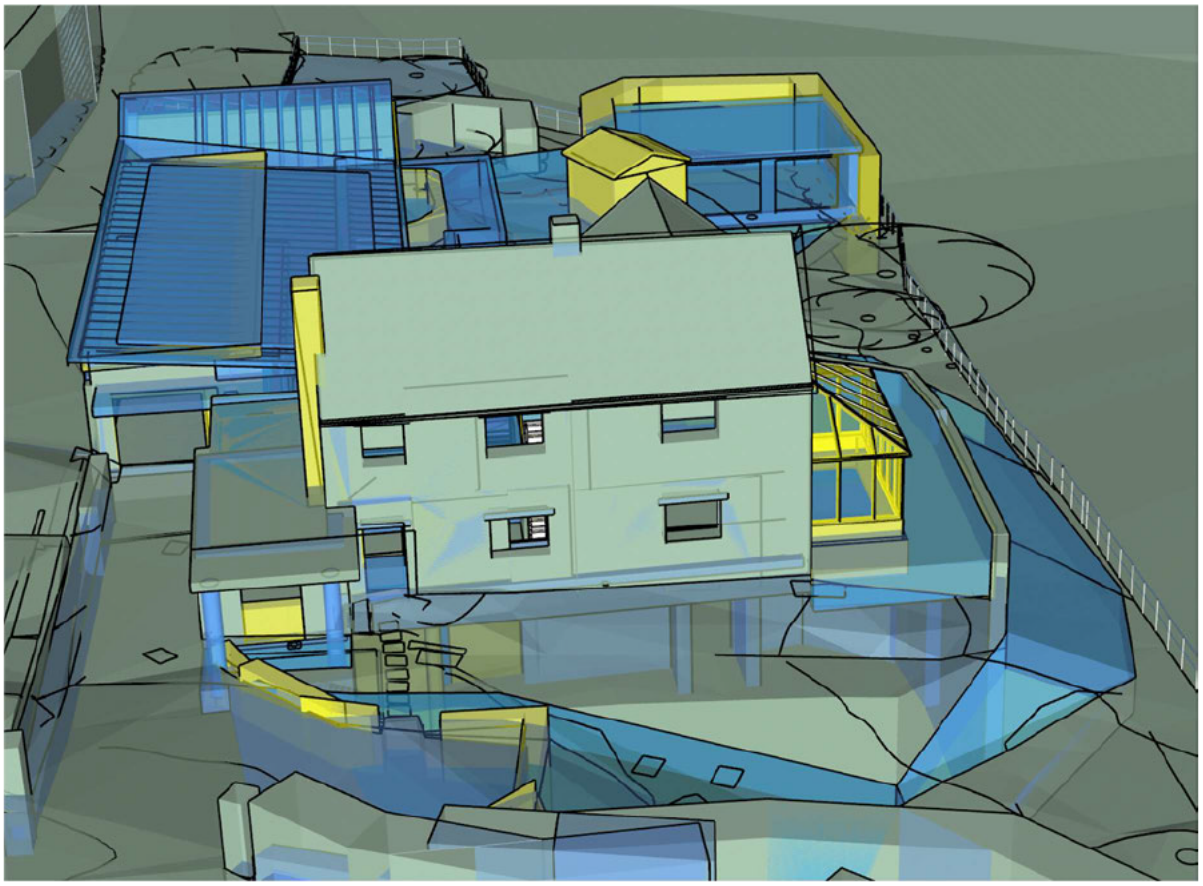
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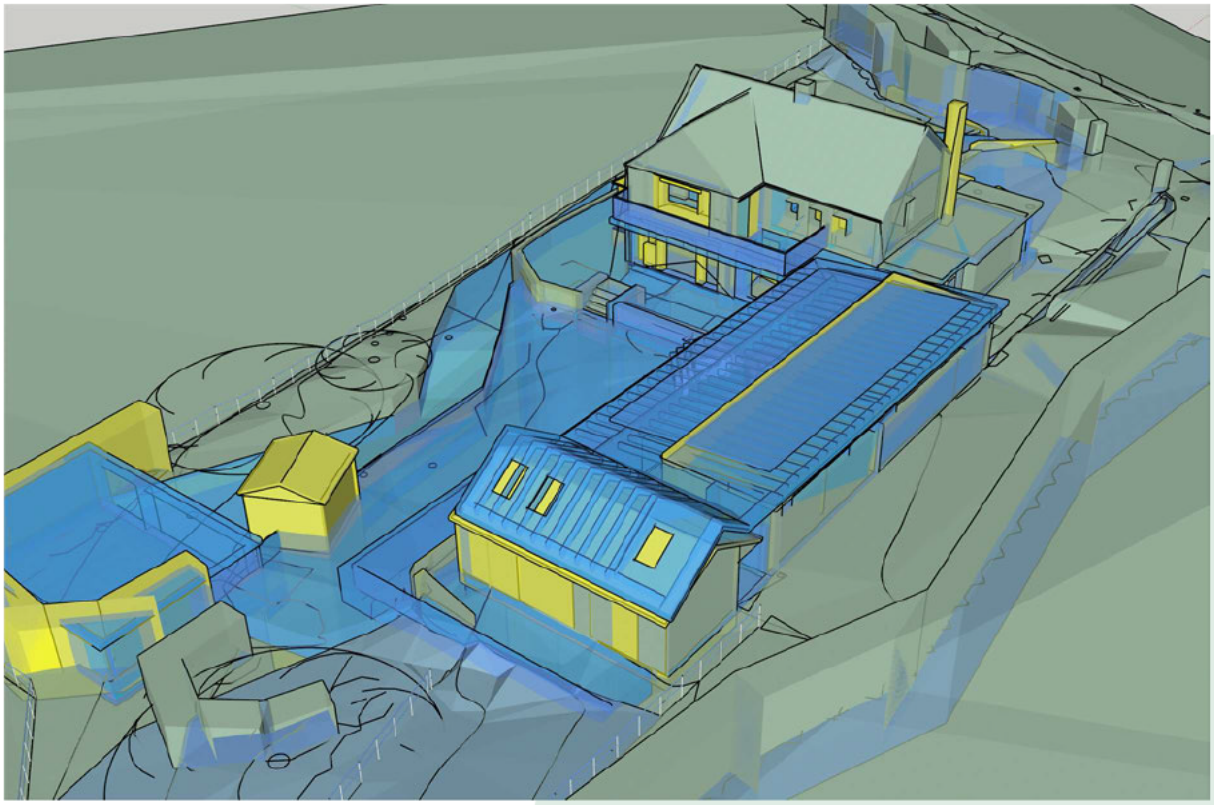
For & on behalf of Hill Rise Architecture Ltd.

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Appendix A - Volumetric comparison images

(yellow existing, blue proposed)





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Appendix B - Existing site photos.







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