

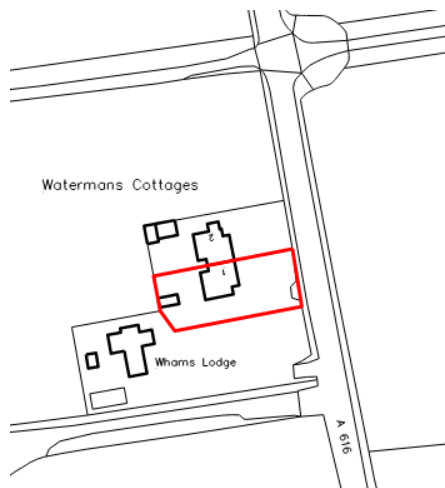
Application Reference: 2026/0146

Site Address: 1 Watermans Cottages, Whams Road, Hazlehead, Sheffield, S36 4HJ

Introduction: This application seeks full planning permission for a Two storey rear extension to dwelling

Relevant Site Characteristics:

The semi-detached dwelling, along with its attached counterpart and neighbours Whams Lodge, and Don View Bungalow are semi-isolated dwellings located adjacent to the A616, set within Green Belt land in the Rural west of the borough. The dwelling itself constructed of yellow stone and appears to share an almost identical scale to the attached neighbouring dwelling, although the neighbour appears to have a small side extension. The dwelling is set within its own good-sized garden, featuring a driveway in the front garden and a small shed in the rear garden.



Site History

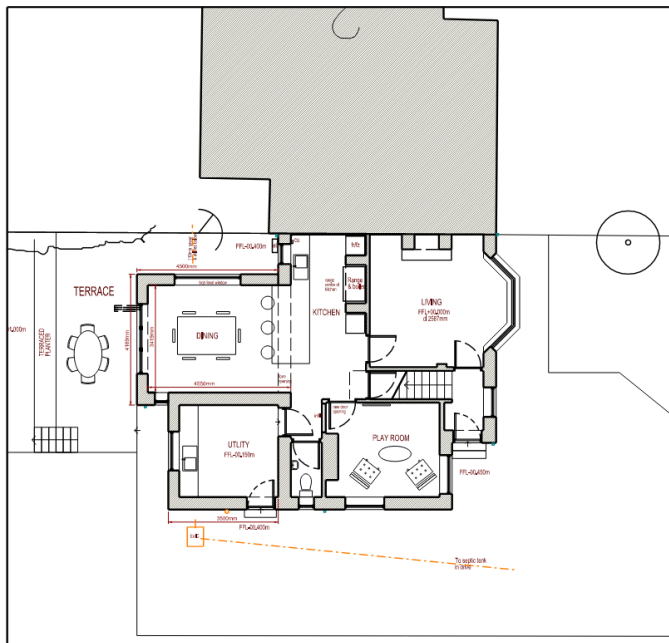
There is no site history for this address.

Detailed description of Proposed Works

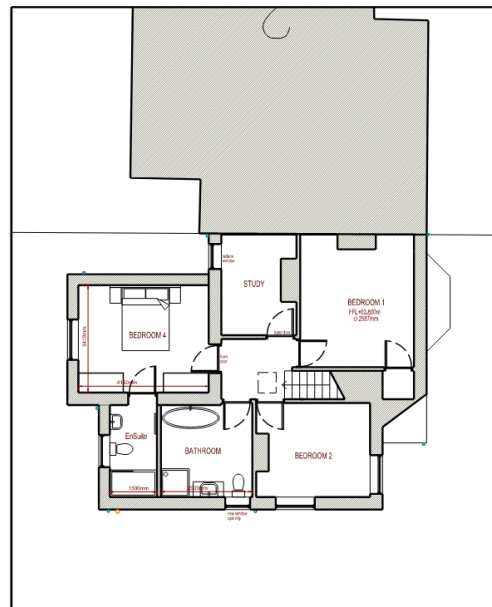
The proposal is for a two story, two gable extension at the rear of the dwelling along with amendments to a rear terrace.

Existing and Proposed Elevations and Floor Plans

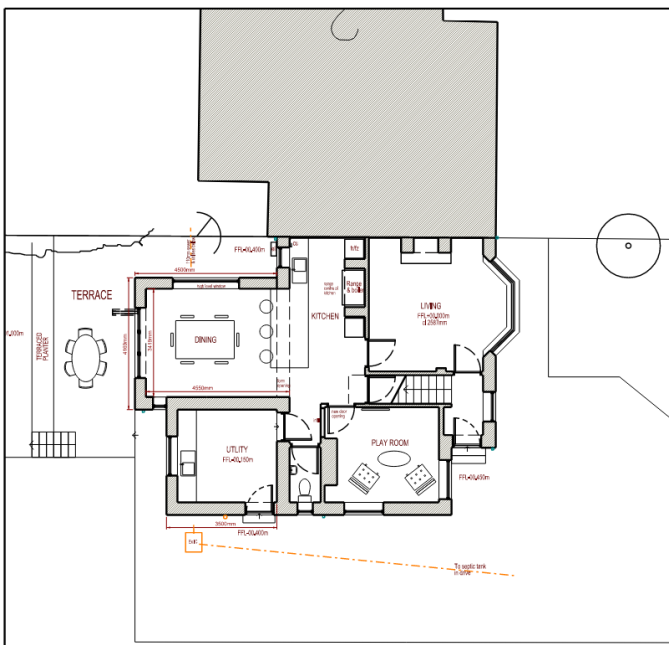




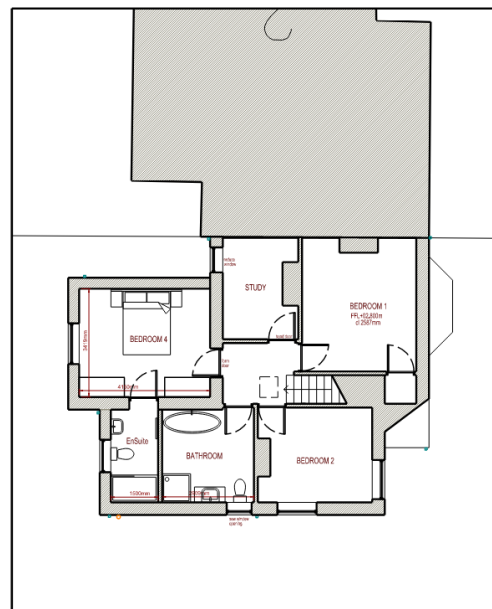
Ground Floor Plan



First Floor Plan



Ground Floor Plan



First Floor Plan

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 GB1: Protection of Green Belt
- Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt
- Policy T4: New Development and Transport Safety

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In August 2026, the UK Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF 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. The revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

The revised NPPF establishes national decision-making policies (NDMP). Central to the NPPF is a presumption in favour of sustainable development (NDMP S3) and plans and decisions should apply this NDMP. There are three overarching objectives to sustainable development: an economic, social and environmental objective which are mutually dependent.

The following NPPF sections and NDMPs are relevant in this case:

Section 3: Decision-making policies

- DM3: Determining development proposals.
- DM6: Use of planning conditions and obligations.
- DM7: Relationship with other regulatory regimes.

Section 4: Achieving Sustainable development

- S3: Presumption in favour of sustainable development.
- S4: Principle of development within settlements.

Section 13 - Protecting Green Belt land

- GB6: Development in the Green Belt is inappropriate unless it falls within one of the categories in policy GB7.
- GB7: The following categories of development are not inappropriate in the Green Belt, and therefore should not be regarded as harmful to the Green Belt or be required to demonstrate very special circumstances:

b. The reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size

Section

Section 14 - Achieving well-designed places

- DP3: Key principles for well-designed places.
compared to the original building. In the case of proposals for a replacement building, it should be for the same use and not materially larger than the one it replaces;

Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in the NPPF should be given very limited weight. The only exception to this is where they have been examined and adopted or made against the NPPF (August 2026). Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of the NPPF (August 2026).

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 (adopted march 2024)
- Parking

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 2011 (SYRDG).

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.

No comments were 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 of Development and Green Belt Assessment

The proposal seeks planning permission for a 'Two storey rear extension to dwelling' with two new gable elevations being created along with amendments to an existing terrace, which is located on land designated as Green Belt.

Section 13 of the NPPF opens with the following statement

'The objective of Green Belt policy, as set out in this chapter, is to prevent urban sprawl by keeping land permanently open. The government attaches great importance to Green Belts, the essential features of which are their openness and permanence'

NDMP GB6 outlines control of development within the Green Belt with three key factors, two of which are relevant to this application:

1. Development in the Green Belt is inappropriate unless it falls within one of the categories in policy GB7.
2. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Such circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm resulting from the proposed development, is clearly outweighed by other considerations. In making this assessment, substantial weight should be given to the harm to the Green Belt which would be caused, including harm to its openness.

NDMP GB7 of the NPPF establishes the exceptions where development in the Green Belt should not be considered inappropriate.

NDMP GB7(b) of the NPPF establishes the reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the original building. In the case of proposals for a replacement building, it should be for the same use and not materially larger than the one it replaces;

Local Plan Policy GB2 reflects the aim of paragraph NDMP GB7(b) of the NPPF and states that development in the Green Belt is not inappropriate if it comprises the extension or alteration of an existing building provided that it would not result in disproportionate additions over and above the size of the original building.

Original means as existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally. Floorspace is calculated by external measurement of the building and floorspace within roof spaces will not be considered. Outbuildings will only be considered in calculating the cumulative additions to the original dwelling.

The supplied plan 2195/TP/003 provided a ground floor footprint which largely aligned with the most accurate 1960's OS map we have on file, along with a first-floor plan which is not indicated on the 1960's OS map, and plan 2195/TP/003 which provides the measurement for the existing outbuilding.

- Original dwellinghouse – 141 sqm (76 sqm ground floor & 65 sqm first floor)
- Existing extensions – n/a
- Existing outbuildings – 16 sqm
- Proposed additions – 37 sqm
- Total existing and proposed additions – 53 sqm
- Total resulting cumulative floor space – 194 sqm.

The resulting floorspace of this proposal would be approximately 194 sqm. This total is based on the external measurements and does not account for the floorspace within the roof space in accordance with adopted guidance. On this occasion with only a 37.5% increase in comparison to the original dwellinghouse, and with appropriate materials proposed to be used, the development would not harm the openness, visual amenity, or character of the Green Belt in this instance.

Considering the above, the principle of development in relation to the Green Belt is considered acceptable. In addition to meeting the requirements for development within the Green Belt, and although partially covered by the Green Belt assessment, all proposals should also be of a high standard of design, respect the character of the existing building and its surroundings, and have no adverse effect on the amenity of local residents, visual amenity of the area or highways safety. These considerations are discussed in more detail below.

Scale, Design and Impact on the Character

The proposal is for a relatively modest sized two storey rear extension, approximately adding 37sqm of external floorspace to the original dwelling's 141 sqm external floorspace. The extension would be located on the rear elevation of the dwelling but as the rear elevation of the existing dwelling, and its neighbouring counterpart are stepped, both horizontally and vertically, the proposed extension is not a typical cuboid shaped extension and therefore lacks a consistent sized rear projection or equal sized elevations.

At ground floor level the majority of the proposed extension would only be 2.45m beyond the main aspect of the rear elevation. For a small aspect of the ground floor extension, and the largest section of the first-floor extension would feature a rear projection of 4.5m, creating the first two storey gable. A second section of the first-floor extension would feature a rear projection of 2.5m, creating the second two storey gable aspect of the extension. Despite, these peculiarities, as the additional floor space remains proportionate to the dwelling, in terms of scale, it would only have a modest impact on the scale of the original dwelling, significantly supported by its location on the least visible aspect of the dwelling, its rear elevation.

In respect of design of the dwelling and character of the dwelling, with the introduction of two new, two-storey gables on the rear of the dwelling, they would certainly alter the design, and subsequently the character of the original dwelling, especially in comparison to the attached neighbouring dwelling, which aside from a small side extension is identical to the host dwelling. However, in a similar manner to the impact on scale, with the proposed extension being located at the rear of the dwelling, this would significantly reduce the impact of visibility from the main road, and with the closest Public Right of Way over 130m to the south of the dwelling's side elevation, public visibility would be quite limited.

Materials are not specified within the plan but are indicated on the application form as being similar materials to match the existing dwelling, and a standard planning condition also requires this. Overall, whilst there would be some impact on the original design and character of the original dwelling, this would be considered as modest.

With the proposal overall having a modest impact on the scale, design and character of the original dwelling; the proposal would remain compliant with local policy GB1, GD1 and D1, which carry moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

Due to the isolated location of the dwelling with Whams Lodge and Don View Bungalow too far away to be impacted by the proposal, any potential impact would be on the attached neighbouring dwelling of No 2 Watermans Cottages. There is a slight encroachment into the 45 degree exclusion zone, however, given the stepped design of the dwellings, with an approximate inset of 3m between the existing rear elevation conservatories of both dwellings; the conservatories already breach a 45-degree angle for each of the dwellings very small kitchen windows. For the ground floor at least, any increased impact would be minimal. For the first-floor window, because of the larger size of the window, the breach is not as significant as would be on the ground floor, with only a small corner section of the extension potentially breaching the 45-degree from the centre of the neighbouring first floor window.

In addition to the breach of the 45-degree rule, the proposal may be considered a little overbearing but given the projection of the rear extension is a maximum of 4.5m from the inset and only 2.45m from the original ground floor conservatory, the proposal would not cause a significant impact on the amenity of No 2.

There are some minor amendments to an existing terrace to accommodate the proposed extension, but with the principle of the terrace already existing, there should be no further negative impact on the amenity of the neighbouring dwelling.

With no neighbour objection received, the overall impact of the proposal would be considered as having a modest impact neighbouring amenity, allowing to the proposal to be broadly compliant with Local Policy GD1. This carries moderate weight in favour of the application

Highways

With the proposal not altering the existing access or parking provision, which can accommodate at least two vehicles in highways standard sized parking spaces, with enough manoeuvring space, there would be no impact to existing parking provision or highway safety.

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

It has not 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.

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.

Conditions and Informative

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with amended plans
 - Location Plan 2195/TP/001
 - Existing and Proposed Site Plans 2195/TP/002
 - Existing Plans 2195/TP/003
 - Existing Elevations 2195/TP/004
 - Proposed Plans 2195/TP/005
 - Proposed Elevation 2195/TP/006

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.

3. The external materials shall match those used in the existing building.
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.

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before

proceeding with any development, including that of the Council as landowner. If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.