

4 West View

Barnsley, S75 4QF

Planning Statement

THIS PAGE IS INTENTIONALLY BLANK

PLANNING STATEMENT

**ALTERATIONS AND EXTENSIONS TO DWELLING TO PROVIDE ADDITIONAL LIVING
ACCOMMODATION**

AT:

4 WEST VIEW, BEACON HILL, SILKSTONE COMMON, BARNSLEY, S75 4QF

Prepared on behalf of

Mr Joe Schofield

© Crowley Associates 2024

Issue	Date	Author	Comment
DV	July 2024	AS	-
SV	August 2024	AS/CT	-

CONTENTS

EXECUTIVE SUMMARY	1
1 INTRODUCTION	2
2 SITE AND SURROUNDING AREA.....	3
2.1 The Site	3
2.2 Surrounding Townscape	5
2.3 Location.....	8
3 RELEVANT PLANNING HISTORY	9
4 PROPOSED DEVELOPMENT.....	10
4.2 Use and Amount	10
4.3 Scale	11
4.4 Appearance	11
4.5 Access and Parking.....	11
4.6 Trees and Landscaping.....	11
5 HERITAGE IMPACT ASSESSMENT	12
5.1 Introduction	12
5.2 4 West View - Significance	12
5.3 Hill Top Cottages - Significance	13
5.4 Impact Assessment	14
6 PLANNING POLICY CONTEXT	15
6.1 Adopted Development Plan.....	15
6.2 Overview	15
7 KEY CONSIDERATIONS IN THE CONEXT OF LOCAL PLANNING POLICY	16
8 DEVELOPMENT PLAN POLICY - ANALYSIS	16
8.2 Principle of Development	16
8.3 Impacts on the Amenities of Neighbouring Residents	16
8.4 Design.....	17
8.5 Heritage.....	19
9 OTHER MATERIAL CONSIDERATIONS – THE NPPF.....	20
10 CONCLUSION	22

EXECUTIVE SUMMARY

Introduction

This Planning Statement (the “Statement”) is submitted in support of a planning application seeking planning permission for development comprising alterations and extensions to an existing dwelling to provide additional living accommodation (the “proposal”), at the site of 4 West View, Beacon Hill, Silkstone Common, Barnsley, S75 4QF.

The Statement has been commissioned by the Applicant. It assesses the proposal against the provisions of the adopted development plan for Barnsley and against all other relevant, material considerations, including national planning policy. The authors have determined that the proposal complies with the objectives of both local and national planning policy when read as a whole; and that there are no other material considerations which suggest that planning permission should be withheld. As such, the proposal comprises sustainable development and warrants the grant of planning permission.

Reading this Document

This Planning Statement is structured as follows:

- Section 1 provides an introduction to the application;
- Section 2 describes the site and its surroundings;
- Section 3 outlines the relevant planning history;
- Section 4 provides an overview of the proposed development;
- Section 5 analyses the specialist assessment(s);
- Section 6 addresses planning policy context;
- Section 7 overviews the key considerations in the context of local planning policy;
- Section 8 addresses the proposal against the development plan policy;
- Section 9 provides an overview of National Planning Policy;
- Section 10 concludes the statement.

1 INTRODUCTION

1.1.1 The application has been prepared on behalf of Mr Joe Schofield (the “Applicant”), and relates to the site at 4, West View, Silkstone Common, Barnsley, S75 4QF (the “site”) within their ownership, that is currently occupied by a single dwelling.

1.1.2 The application seeks full planning permission for:

Alterations and extensions to dwelling to provide additional living accommodation

1.1.3 In addition to being fully described within Forms 1APP the application is presented in a drawing package. For clarity, the drawing package is prepared by S75 Design; it comprises:

- Block Plan – Existing – Dwg ref. 1042-S75-00-XX-DR-A-1001 Rev A
- Existing Site, Floorplans & Elevations – Dwg ref. 1042-S75-XX-XX-DR-A-01000 Rev A
- Proposed Site, Floorplans & Elevations – Dwg ref. 1042-S75-XX-XX-DR-A-20000 Rev D

1.1.4 The Application is also accompanied by a:

- Heritage Impact Assessment (“HIA”), Prepared by SLR Consulting

2 SITE AND SURROUNDING AREA

2.1 The Site

2.1.1 The site is located along the northern side of West View and contains the northernmost dwelling of a pair of semi-detached properties. The site is located within Silkstone Common, a village within the administrative boundary of Barnsley Metropolitan Borough Council (the “Local Authority”).

2.1.2 The site occupies 0.09ha in area. It includes the property (and its curtilage) 4 ‘West View’, which comprises a late 19th century semi-detached dwelling. Otherwise, the site is given over to use as cultivated garden in association with the dwelling.

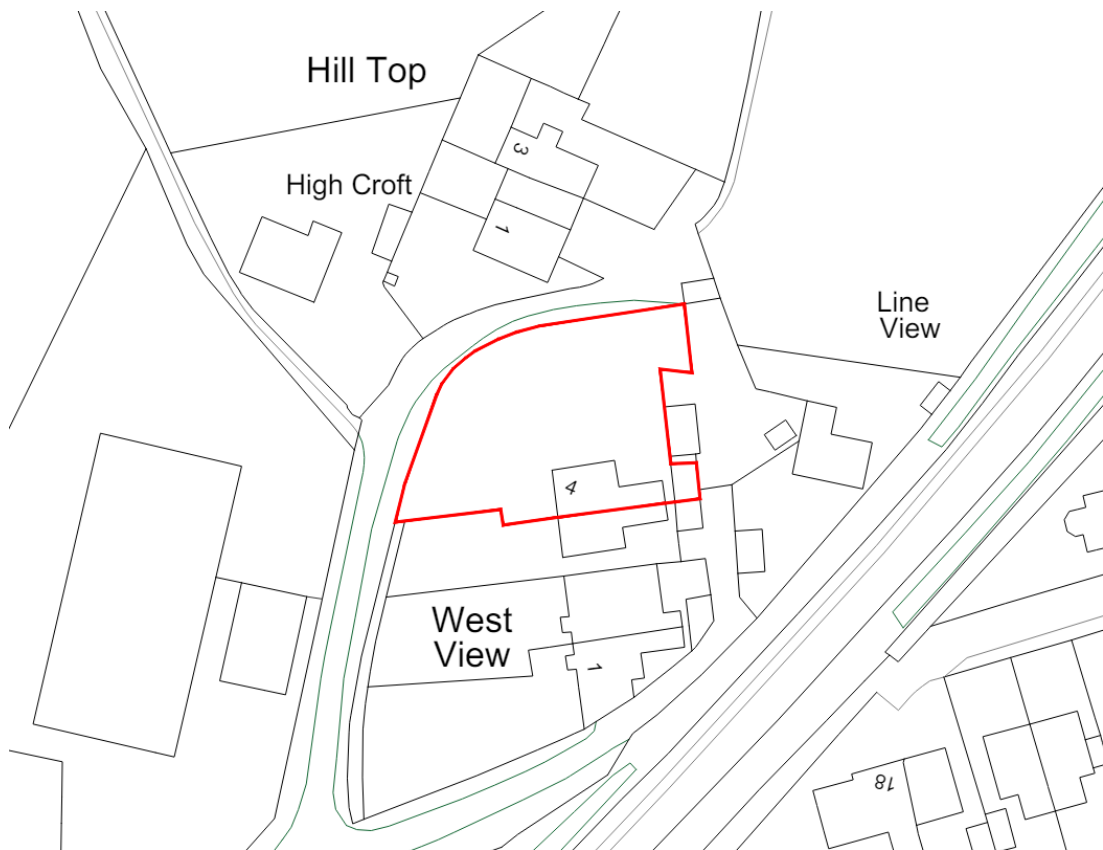


Figure 1 – Site Location Plan © S75 Design

- 2.1.3 4 West View is constructed in coursed gritstone blocks and sits beneath a pitched, slate roof. The dwelling, in terms of its vernacular detail, is best described with reference to the HIA which states that the dwelling:

...is of two storeys, stone built, of regularly coursed gritstone blocks, with gritstone detailing (quoins, lintels and sills, string course, frieze panel, cornice, parapet, and gable coping and trefoil finial). The building's planform comprises a standard two-up two-down arrangement, orientated east-west, its principal elevation to the west, with a single-storey service range to its rear (east). The dwelling is slate-roofed and retains (damaged) decorative ridge tiles. It is lit by a modern glazed front door and uPVC French door (within the opening for a former bay window) to its principal elevation, with two new sash windows to first floor level. Its north elevation is blank. Its rear elevation features a single window opening at ground floor and two windows at first floor, all set with uPVC casements. The rear range features a uPVC door and two casement windows. The building's guttering comprises modern uPVC.

(HIA, Page 1, Section 2.1.1)



Figure 2 - 4 West View (left) and 3 West View (right) © SLR Consulting, 2024

- 2.1.4 The entirety of the site comprises the residential curtilage of 4 West View, and features grassed lawns and ornamental planting. Due to the topography of the immediate area, all of the dwellings along West View sit at a level above their front gardens and the shared drive. As such, the site and its neighbours feature terraced garden areas accessed via stone steps.
- 2.1.5 Boundary treatments include hedgerows, timber fencing and a low stone boundary wall, with mature tree planting present towards the west, much of which obscures views of the properties from the north. On the whole, the built form is well screened by the presence of mature trees and landscape treatments along the boundary.

2.2 Surrounding Townscape

- 2.2.1 Silkstone Common does not have a single prevailing townscape character, but rather the village comprises mostly detached and semi-detached suburban 20th century dwellings, with pockets of development which have more defined historic and architectural qualities.
- 2.2.2 The site and surrounding properties along Beacon Hill, are separated from the rest of the village by the railway which runs immediately adjacent the site to the southeast. The neighbouring properties along West View (nos. 1-3) are perhaps best described, in the first instance, with reference to the Silkstone Neighbourhood Plan Design Code (2022) which states:

These semi-detached dwellings situated at the top of Beacon Hill are constructed using a natural Yorkshire stone with light coloured mortar joints. Roofs are simple gable forms and are covered with slate. Additional internal space has been creating by extending into the roof space.

Sympathetically designed extensions have been added to these dwellings using appropriate materials and aligning door and window openings to match with the existing horizontal alignment.

The buildings are set back behind long front gardens and parking is provided via a side access to the rear of the dwellings. Gardens include a stone boundary wall with hedgerows behind.¹



Figure 3 – 1 and 2 West View © SLR Consulting, 2024

2.2.3 The HIA describes these properties as follows:

3 West View has seen extensive alterations, including stone cleaning, removal of its ridge tiles, the addition of roof lights and a dormer window to its rear, uPVC casement windows throughout, and loss of, and alterations to the opening of, its former bay window. In turn, 1 and 2 West View (dated to 1877) have also been extensively altered, with replaced windows and doors, and late 20th/21st-century two-storey side extensions. Both retain their original ground floor bay windows, however.

(HIA, Page 2, Section 2.1.2)

¹ Silkstone NP Design Code, 2022, AECOM, Page 30

- 2.2.4 4 West View is located approximately 24m to the south of Hill Top Cottages, which comprise a set of three, attached 17th – to 19th -century cottages which are Grade II Listed (List Entry Number (with link to listing): [1151739](#)).
- 2.2.5 According to the HIA, Hill Top Cottages present a former farmhouse which has undergone substantive changes over its lifetime; having been subdivided into 3 dwellings and having had its setting altered through the loss of original farm buildings, and the introduction of 1-4 West View, East View, the railway, High Croft and the dwellings east of the railway.²



Figure 4 - Hill Top Cottages © SLR Consulting, 2024

² HIA, 2024, SLR Consulting, Page 7

- 2.2.6 East of the site lies a detached Victorian dwelling known as 'Line View'; Figure 5 refers. The dwelling has been altered and extended in its lifetime and is now faced in mix of red brick and white render with large expanses of glazing on its elevations.



Figure 5 – Line View, north elevation © SLR Consulting, 2024

- 2.2.7 Southwest of the site, along Beacon Hill, dwellings begin to diverge in terms of overall appearance; Beacon Lodge presents a large, late 20th century detached dwelling faced in stone with expansive glazing to the front, whereas Beacon Arches presents a single storey bungalow with a timber-framed glass structure attached to the front gable facing the highway.
- 2.2.8 Further southwest along Beacon Hill, properties take on a more contemporary appearance as the primary facing material transitions from sandstone to brick and render.

2.3 Location

- 2.3.1 Silkstone Common itself is of a scale where local services are not extensive. The village is served by some leisure and retail services along Knabbs Lane and Ben Bank Road to the south of the site.

- 2.3.2 The site is not considered to be at risk of flooding – it is located within an area defined by the Environment Agency as Flood Zone 1 which represents a low probability of flooding.
- 2.3.3 In terms of access to public transport, the site is located within a relatively sustainable location. Bus services run along Cone Lane (the closest bus stop located approximately 200m to the southwest of the site) providing a service between Penistone and Barnsley. Higher frequency services are available along Ben Bank Road and Knabbs lane to the south. Silkstone Common rail station (located approximately 350m from the site) provides commuter services between Stoke and Manchester.

3 RELEVANT PLANNING HISTORY

- 3.1.1 From a review of the Local Authority's publicly accessible database, there is one relevant planning application associated with the site; planning application reference (with link): [2023/0430](#) (the "previous application").
- 3.1.2 The previous application sought planning permission for development comprising a *two storey side extension and single storey rear extension* to the dwelling (the "previous proposal"). Planning permission was refused on 24th August 2023 for two reasons:
- 1) *In the opinion of the Local Planning Authority the proposed two storey side extension to the dwelling would be contrary to Local Plan Policies GD1 and D1 and the Council's Supplementary Planning Document, House Extensions and Other Domestic Alterations in that the extension, due to its excessive sideways projection and its lack of a sufficient setback and set down in the roof line, would therefore unbalance the dwelling, be of poor design and appear as an unduly incongruous feature to the detriment of visual amenity.*
 - 2) *In the opinion of the Local Planning Authority, the proposed development, due to its scale and design, would be materially harmful to the character and setting of the neighbouring Grade II listed Hill Top Cottages. The proposal is therefore contrary to Local Plan Policies HE1 and HE3 and Paragraphs 199 & 200 of the National Planning Policy Framework.*
- 3.1.3 The previous application was determined under delegated powers. Turning to the officer's report (the "Report"), the Applicant notes that, in arriving at their decision, officers:

- Accepted the principle of extending the property;
- Noted that some of the dwellings along West View have undergone change / alterations but *retain their essential and characteristic Victorian appearance*;
- Agreed that the previous proposal would not have *a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing*.

4 PROPOSED DEVELOPMENT

4.1.1 The detail of the proposal, in terms of the use and amount, scale, appearance, access and landscaping are summarised in the following paragraphs.

4.2 Use and Amount

4.2.1 The Applicant is proposing to alter and extend their dwelling, whilst the proposal will provide additional living accommodation, the dwelling will remain 3-bedroomed.

4.2.2 In terms of extension, the proposal comprises a:

- Two-storey side extension; and
- Single-storey rear extension

4.2.3 In terms of alterations (to the existing dwelling), the proposal comprises the:

- Reinstatement of sash windows and a bay window; and
- Repair to the ridge tiles / roof.

4.2.4 The accommodation at ground floor will include an open plan kitchen/ dining / living space, in addition to a living room, utility, WC and booth room within the existing part of the dwelling.

4.2.5 At first floor level the accommodation is set to be organised to provide three bedrooms, including a master bedroom with en-suite and dressing room.

4.3 Scale

- 4.3.1 In terms of its height, the proposed side extension measures approximately 5.5m to eaves and approximately 8.3m to ridge (0.2m lower than the ridge of the existing dwelling), and will have a width of approximately 4.3m. The single storey rear element will measure approximately 3m to eaves (some 2.1m narrower than the existing dwelling).

4.4 Appearance

- 4.4.1 The proposed side extension will feature a simple pitched roof, that sits below the ridge of the existing dwelling. The extension will also be set back behind the front elevation of the existing dwelling. The front elevation of the extension includes a bay window at ground, and two sash windows at first floor level, the side elevation includes two double doors at ground floor.
- 4.4.2 In addition to stone detailing by way of lintels and cills, the extension will also feature natural stone quoins and a string course.
- 4.4.3 The rear extension is a flat roofed extension that sits below the cill level of first floor windows, and includes an entrance door to the rear and large sliding door to the side elevation.
- 4.4.4 In terms of its materials palette, the proposal is to be constructed from natural stone to match that found on the existing dwelling. Similarly, the proposed roofing material is natural slate. The new and replacement windows will be uPVC.

4.5 Access and Parking

- 4.5.1 The site's existing access and parking arrangements will be retained.

4.6 Trees and Landscaping

- 4.6.1 The proposals do not require the removal of any trees, shrubs or hedgerow on the site and the existing landscaping on the site will remain unchanged.

5 HERITAGE IMPACT ASSESSMENT

5.1 Introduction

- 5.1.1 The application is accompanied by a HIA, prepared by Seth Price, MCI fA, AssocI HBC of SLR Consulting, to assess the significance of the site and Hill Top Cottages and the likely impacts of the proposal.

5.2 4 West View - Significance

- 5.2.1 In terms of the site and 4 West View, the HIA finds that 4 West view is:

...moderately well-preserved... [but] not unique or rare, being constructed in a standardised, non-vernacular form, of a type ubiquitous within the region³.

- 5.2.2 Specifically, the HIA determines that the building derives its significance from:

...its principal, most architectural, elevation (with its gritstone detailing), its vernacular materiality (e.g., use of gritstone), and its remnant ridge tiles. Its side and rear elevations are largely plain, and of little note⁴.

- 5.2.3 The HIA finds that the building does not contain any original windows, and that all but one of the existing windows are unsympathetic. In addition, its pair (3 West View) is noted to have been subject to a greater degree of unsympathetic alteration, which *unbalances the building pair*. 1 and 2 West View are also noted to have been unsympathetically altered in their lifetime.

- 5.2.4 The building's setting is considered to make limited contributions to its significance and derives largely from its associations with 1 – 4 West View.

- 5.2.5 On the matter of the significance of the site, the HIA concludes that the site *has some significance*, [but that] *it is not considered sufficient to qualify as a non-designated heritage asset⁵.*

³ HIA, 2024, SLR Consulting, Page 6

⁴ As above

⁵ As above

5.3 Hill Top Cottages - Significance

- 5.3.1 With regards to the significance of Hill Top Cottages, the HIA finds it to be significant *primarily for its architectural interest, as vested in its built form, as a highly altered, evolved, vernacular dwelling and former farmhouse*⁶.
- 5.3.2 The HIA notes that the later intrusions into the building's setting, which include the site. have since neutralised (in terms of their impact on significance) and make no meaningful contribution to its significance or how this is experienced.
- 5.3.3 The HIA points out that even High Croft, a building immediately adjacent to (and visible alongside) Hill Top Cottages, *does not diminish the ability to appreciate the listed building's residual significance*.⁷
- 5.3.4 The only buildings that may impact negatively, owing to their prominence in views from the north and east, are Line View and a small modern garage (associated with Hill Top Cottages), however, the HIA finds that any impact to the significance of Hill Top Cottages from those buildings *is very limited, and the building's remaining significance is still readily legible and intact*⁸.
- 5.3.5 On the matter of the significance of Hill Top Cottages, and the site's contribution to it the HIA concludes:
- 4 West View is situated close to, and is intervisible with, Hill Top Cottages, the listed building is not significant because of, and indeed derives no significance from, that spatial and visual relationship. 4 West View makes no contributions to the listed building's significance*⁹.

⁶ HIA, 2024, SLR Consulting, Page 7

⁷ As above

⁸ As above

⁹ As above

5.4 Impact Assessment

5.4.1 The HIA assesses the impact of the proposals on the significance of the site and Hill Top Cottages.

5.4.2 With reference to the site, the HIA states that (own emphasis added):

*4 West View is of little heritage significance. Nevertheless, **the proposed scheme will preserve, and enhance, that significance.** The proposed development will reintroduce traditional-style glazing within 4 West View, and reintroduce its lost bay window, **better revealing important aspects of its original appearance.** The proposed extension responds to the form of the original dwelling, being set back from its principal elevation. Its roofline is lower than, and emulates the form of, the existing roof to 4 West View. Thereby, **the extension is both sympathetic and subservient**, its relationship to the original building legible, though not to its detriment. Overall, therefore, **though not assessed to be a heritage asset, the scheme would constitute an enhancement, reversing harmful historical changes while enabling the future viability and evolution of the dwelling**¹⁰.*

5.4.3 In terms of the impact of the proposal on Hill Top Cottages, the HIA considers that (own emphasis added):

***The scheme will not impact upon any of the contributing elements of the listed building's setting**, including the fields to its north and the trackway to its south. Views to the listed building from the fields to its north will be essentially unchanged, the proposed extension being largely screened by an intervening mature oak tree, the modern garage to Hill Top Cottages, and the outbuildings east of 4 West View, and as **the proposed scheme will recreate the form and materiality of 4 West View's existing side elevation.** In views from the trackway, although the extension will be readily visible, its appropriate materiality is such that it should appear as a natural addition to the streetscape. **Minor benefits might be said to derive in specific views east from the trackway**, wherein 4 West View and Hill Top Cottages are seen in conjunction, as the extension will mask the form of Line View, with its prominent use of redbrick and render¹¹.*

¹⁰ HIA, 2024, SLR Consulting, Page 7

¹¹ HIA, 2024, SLR Consulting, Page 8

5.4.4 In conclusion, the HIA states that the proposal:

constitutes an enhancement [to 4 West View], reversing harmful historical changes while enabling the future viability and evolution of the dwelling

and will:

result in a neutral change within the setting of the Grade II Listed Hill Top Cottages, thereby preserving its significance¹².

6 PLANNING POLICY CONTEXT

6.1 Adopted Development Plan

6.1.1 The adopted Development Plan for Barnsley comprises the Barnsley Local Plan (adopted 2019) (the “Local Plan”) – collectively referred to as the Development Plan alongside seven masterplan frameworks, supplementary planning guidance documents (SPD’s) and adopted Neighbourhood Plans.

6.2 Overview

6.2.1 For the purposes of the adopted Development Plan (as per the Local Plan Adopted Policies Map), the site is located within the Urban Fabric, southwest of an area which lies within the Green Belt. From an assessment of the contents of the adopted Development Plan, the policies relevant to the site and the proposal include:

- Policy SD1 - Presumption in Favour of Sustainable Development
- Policy GD1 – General Development
- Policy D1 – High quality design and place making
- Policy HE1 – The Historic Environment
- Policy HE3 – Development affecting Historic Buildings

6.2.2 Also of relevance are the SPD’s ‘House extensions and other domestic alterations’ (adopted March 2024) (the “SPD”). The SPD sets out detailed design guidance in relation to residential extensions and alterations.

¹² HIA, 2024, SLR Consulting, Page 8

6.2.3 The Silkstone Parish Neighbourhood Development Plan 2023-2033 (Adopted December 2023) (the “Neighbourhood Plan”), and the policies contained within are a further material consideration. Neighbourhood Plan policies relevant to the site and the proposal include:

- Policy D2 – Promoting High Quality Design and Responding to Local Character

7 KEY CONSIDERATIONS IN THE CONEXT OF LOCAL PLANNING POLICY

7.1.1 The main issues under consideration (listed in no particular order of importance) are:

- Impact on amenities of neighbouring properties (Policies SD1 and GD1 of the Local Plan and the SPD)
- Quality of design (Policy D1 of the Local Plan, the SPD, and Policy D2 of the Neighbourhood Plan)
- Heritage impacts (Policies HE1 and HE3 of the Local Plan)

8 DEVELOPMENT PLAN POLICY - ANALYSIS

8.1.1 A full appraisal of those Development Plan policies most pertinent to the detail of the proposals follows below on a thematic basis.

8.2 Principle of Development

8.2.1 The principle of extending the dwelling has been established by the Local Authority in its determination of the previous application.

8.3 Impacts on the Amenities of Neighbouring Residents

8.3.1 With regard to neighbouring amenity, both [Local Plan Policies SD1 and GD1](#) state that development will be approved if *there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents*. The SPD furthers this by stating that a general principle of proposals should be to *not adversely affect the amenity of neighbouring properties*.

8.3.2 The Local Authority, in its determination of the previous application, found the extensions to be entirely acceptable in terms of their impact on the amenity of neighbouring residents

(by way of overlooking, overshadowing, or being overbearing). Noting that the proposed side extension, when compared to the previous application, is smaller in scale with fewer openings at first floor level, it must be the case that it too is acceptable in this regard.

8.3.3 With regard to the proposed rear extension, whilst this does project further than that previously proposed, it projects no further than the existing, single storey rear element of the dwelling, and is well enclosed to the rear by the large wall to the east. Therefore, the proposed rear extension will have no impact on the amenity of neighbouring residents.

8.3.4 As such, the proposal, in terms of its impact on the amenity of neighbouring residents is [compliant with Local Plan Policies SD1, GD1 and the objectives of the SPD](#).

8.4 Design

8.4.1 [Local Plan Policy D1](#) expects development to *be of high quality and...respect, take advantage of and reinforce the distinctive, local character and features of Barnsley*.

8.4.2 In so far as it is relevant, Policy D1 expects the design of development to:

- *Contribute to place making and be of high quality;*
- *Complement and enhance the character and setting of distinctive places;*
- *Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;*
- *Make the best use of high quality materials; and*
- *In terms of place making development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.*

8.4.3 [Neighbourhood Plan Policy D2](#) expects all development to be *sympathetic to the distinctive character of the relevant Character Area* (Beacon Hill, Silkstone Common).

8.4.4 With reference to two storey side extensions (for 'corner plot' dwellings), the SPD states that these should:

- *have a pitched roof following the form of the existing roof;*

- *provide a setback of at least 500mm from the main front wall of the dwelling.*
- *be set in by one metre from the side boundary with an adjacent property;*
- *not exceed more than half the width of the gap between the side elevation of the original dwellings and the side boundary (unless the gap exceeded more than two thirds the width of the original dwelling); and*
- *not exceed more than two thirds the width of the original dwelling.*

8.4.5 In accordance with the guidance for two-storey side extensions, the proposed side extension will:

- Have a pitched roof which follows the form of the existing roof;
- Be set back from the principal elevation of the original dwelling by 500mm;
- Be set back at least 15m from the side boundary;
- Not exceed more than half the width of the gap between this boundary and the side elevation of the original dwelling; and
- Not project more than two thirds of the width of the original dwelling (4.3m).

8.4.6 In relation to single storey rear extensions, the SPD states that they:

- *should not exceed 3.5 metres in projection and where they exceed 3 metres in length the eaves height should not exceed 2.5 metres.*

8.4.7 The purpose of the above guidance, as described within the SPD, is to avoid impacts on amenity i.e. *problems of loss of light, as well as loss of privacy and outlook.*

8.4.8 Whilst the proposed rear extension slightly exceeds the guidance contained within the SPD, it infills a gap to the rear of the dwelling and does not project beyond the existing single storey rear element. It is clear from the analysis contained within Section 8.3 of this Statement, that the proposed rear extension, at the scale proposed, will have no impact on the amenity of neighbouring residents.

- 8.4.9 The design of the proposal is well considered, and informed by a heritage expert so that it reinforces the distinctive features of the existing building through its form and appearance, including the use of traditional materials (natural stone to match the existing); and detailing (quoins, cills, and lintels). The proposal also seeks to reinstate traditional features on the existing dwelling (bay windows). The proposal is, therefore, considered to be of high-quality and sympathetic to the specifics of the site and its immediate context.
- 8.4.10 As such, the proposal is considered to be [compliant with Local Plan Policy D1, Neighbourhood Plan Policy D2 and the objectives of the SPD](#).

8.5 Heritage

- 8.5.1 [Local Plan Policy HE1](#) relates to the historic environment and states that development which affects the historic environment and Barnsley's heritage assets, and their settings will be expected to *protect or improve the character and/or appearance of Conservation Areas and Listed Buildings*.
- 8.5.2 [Local Plan Policy HE3](#) applies to development involving additions or alterations to listed or locally listed buildings, including their setting. It seeks new development to *conserve and where appropriate enhance that building's significance*. Policy HE3 also seeks development to *respect historic precedents... [and] capitalise on opportunities to better reveal the significance of a building where exist that detract from its special interest*.
- 8.5.3 [Neighbourhood Plan Policy D2](#) imposes additional criteria for assessing development proposals that involve historic buildings. Relevant to the proposal, Policy D2, part 2., B. states that:
- Any new openings (windows and doors) should be positioned carefully to maintain the character and balance of the building and detailing should reflect the existing design through use of complementary materials and finishes.*
- 8.5.4 As set out within the HIA (and as summarised within Section 5 of this Statement), the site is *of little heritage significance*, but nonetheless, the proposal will reintroduce traditional style glazing and a lost bay window, *better revealing important aspects of its original appearance*. The proposal is considered by the heritage expert to constitute an *enhancement [to the site], reversing harmful historical changes while enabling the future viability and evolution of the dwelling*.

8.5.5 In terms of the impact of the proposal on the designated heritage asset, Hill Top Cottages, the Applicant's heritage expert, within the HIA, finds that the proposal:

- *will recreate the form and materiality of 4 West View's existing side elevation;*
- *should appear as a natural addition to the streetscape;*
- *may result in minor benefits...in specific views east from the trackway; and*
- *result in a neutral change within the setting of the Grade II Listed Hill Top Cottages, thereby preserving its significance.*

8.5.6 Based upon the findings of the HIA, the proposal is considered to be entirely [compliant with Local Plan Policies HE1 and HE3, and Neighbourhood Plan Policy D2](#).

9 OTHER MATERIAL CONSIDERATIONS – THE NPPF

9.1.1 In accordance with the provisions of the NPPF as revised, there is a presumption in favour of sustainable development. Where development accords with the provisions of an up-to-date development plan, planning permission should be granted without delay (Paragraph 11) unless material considerations indicate otherwise.

9.1.2 In accordance with the NPPF:

- There is a presumption in favour of sustainable development, which is seen as the 'bedrock' of the NPPF (Paragraph 10)
- Sustainable development is considered to have the three dimensions (social, economic and environmental) that should be applied jointly and simultaneously through the planning system (Paragraph 8)
- The decision-taking process has become a balancing exercise
- Due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (Paragraph 47).

9.1.3 The NPPF expects all development to be sustainable, in terms of its location, and by design. The development of Brownfield sites ahead of Greenfield sites is preferred.

9.1.4 In addition to the above, the NPPF seeks to achieve ‘well designed places’ – as per Chapter 12. More specifically development is expected to:

- Function well and add to the overall quality of the area
- Be visually attractive
- Be sympathetic to local character and history
- Establish or maintain a strong sense of place

(NPPF, Paragraph 135)

9.1.5 On the matter of development affecting heritage assets, there is an expectation that the applicant should *describe the significance of any heritage assets affected* (Paragraph 200). At Paragraph 197, the NPPF states that when determining applications, local planning authorities *should take account of the desirability of new development making a positive contribution to local character and distinctiveness*.

9.1.6 According to Paragraph 205 of the NPPF, *when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation*.

9.1.7 The NPPF (Paragraph 206) continues: *Any harm to, or loss of, the significance of a designated heritage asset ... should require clear and convincing justification*, and states (Paragraph 207) *where a proposed development will lead to substantial harm (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits*.

9.1.8 *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use* (Paragraph 208).

9.1.9 For all the reasons set out in the preceding sections, the Applicants consider the development [NPPF compliant](#).

10 CONCLUSION

- 10.1.1 It is the Applicant's position that the proposal accords with the provisions of the adopted Development Plan, and the NPPF, and that planning permission should be granted without delay.
- 10.1.2 If the Local Authority disagrees, it is the Applicant's position that the Development Plan is out of date and that the proposal should fall to be determined in the context of Paragraph 11 of the NPPF. To the effect that there are any adverse impacts associated with the proposed development, it is the Applicant's position that, noting the policy objectives contained within the NPPF, these do not significantly and demonstrably outweigh the benefits of granting planning permission.

