

Application Reference: 2026/0346

Site Address: Crabtree Arena, Firs Lane, Hoylandswaine, Sheffield, S36 7JG

Introduction: This application seeks full planning permission for a single storey front extension to dwelling (Amended Site Location Plan).

Relevant Site Characteristics:

The dwelling is twenty first century, detached house, partially constructed within the footprint of a barn which was demolished for the dwelling's construction. Whilst the barn was rectangular shaped, the addition of a two-storey gable on the northern elevation created a L shaped detached dwelling. The dwelling is seemingly situated within commercial premises related to equestrian activities. In addition to natural stone façade, and (manufactured) blue slate roof, there is a large, feature door opening on its northern elevation.

The dwelling does not feature its own garden or parking provision, instead a modest sized yard encloses the eastern side, and principal elevation, before extending and widening around to the northern front elevation of the dwelling. There is also no formal parking provision, but both parking provision and additional amenity space are utilised within space of the associated commercial premises, between the northern front elevation of the dwelling and Firs Lane.

Condition 3 of the original dwelling permission restricts its occupation to workers related to the wider equestrian site only. Condition 3 of Decision Notice 2005/1557 reads:

The occupation of the dwelling shall be limited to a person in the equestrian business on site, or to a person solely or mainly working, or last working in the locality in agriculture or in forestry; or a widow or widower of such a person, and to any resident dependents.

To Safeguard the integrity, openness and appearance of the Green Belt



Relevant Site History

Application

2005/1557

B/05/0353/PU

Description

Erection of dwelling

Conversion of barn to dwelling

Status

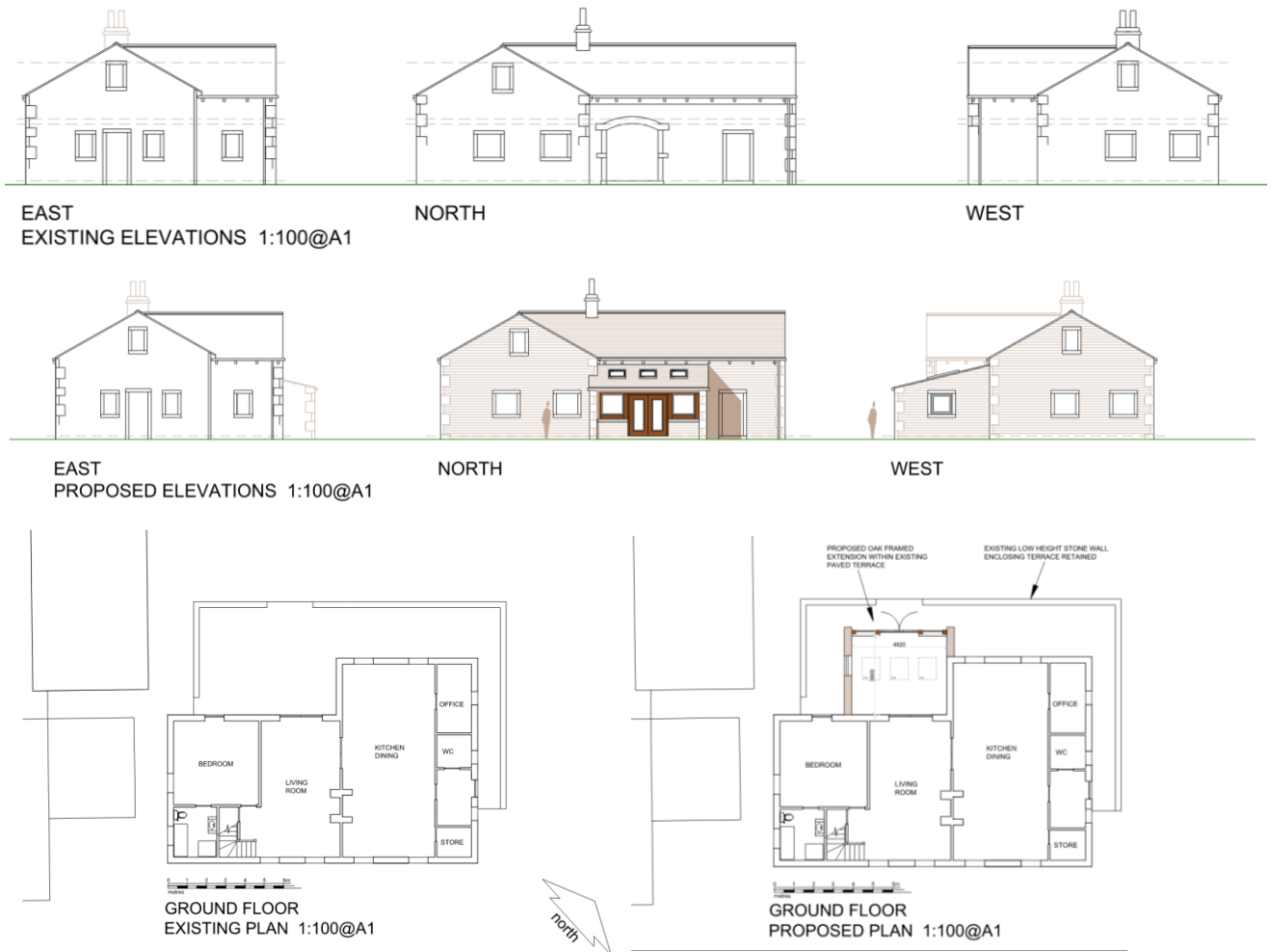
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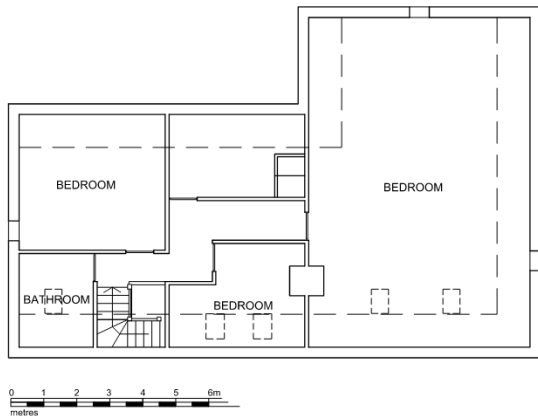
Approved

Detailed Description of Proposed Works

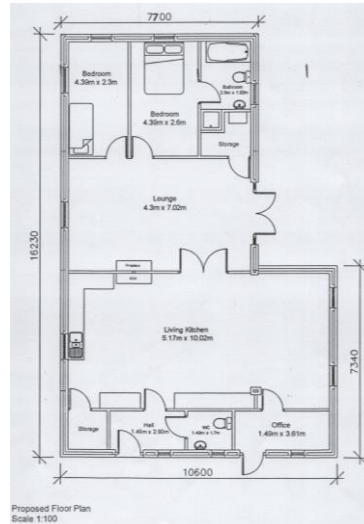
The proposal is for a modest sized extension with a projection of approximately 4.44m on the northern front elevation of the dwelling. The proposed extension would be of a lean-to style, constructed of stone, and roof tiles of a similar appearance to the original dwelling, with oak window frames and doors.

Existing, Original, and Proposed Elevations and Floor Plans





FIRST FLOOR PLAN
SCALE 1:100@A4



Original 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 GB4: Permanent Agricultural and Forestry Workers Dwellings
- Policy T4: New Development and Transport Safety

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

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework 2026 sets out the overarching planning framework for England and has replaced the previous version published in December 2024. It has introduced a revised structure comprising national decision-making policies organised by policy code rather than paragraph number in the main body of the document.

Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development and states that in all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in the NPPF should be approved without delay.

Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The most relevant sections are:-

Section 3 - Decision making policies

Section 4 - Achieving sustainable development

Section 14- Achieving well designed places

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
- Design of Housing Development
- 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. Following an error in the red line boundary, a secondary period of consultation was undertaken.

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 and Impact on the Green Belt

The proposal seeks planning permission for a 'single storey front extension to dwelling' 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.

As the dwelling was originally constructed in circa 2005, and does not appear to have been extended since, the original floorspace of the dwelling remains in accordance the submitted plans received during this application. As the first-floor accommodation is located within the roof space, it has not been considered in the original footprint calculations.

- Original dwellinghouse – 146 sqm
- Existing extensions – n/a
- Existing outbuildings – n/a

- Proposed additions – 23 sqm
- Total existing and proposed additions – 23 sqm
- Total resulting cumulative floor space – 169 sqm

The resulting floorspace of this proposal would be approximately 169sqm. 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 an approximate 16% 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 within the relevant sections below.

Whilst not a significant consideration in assessment of this proposal, as there has been no request to remove or vary condition 3 of decision notice 2005/1557, which in accordance with current local policy GB4 restricts the occupation of the dwelling to specific people; if this application was approved, the existing occupancy condition would remain valid.

On balance, the proposal would be compliant with relevant local and national policies including local policies GB1, GB2 and GB4. This carries moderate weight in favour of the proposal.

Scale, Design and Impact on the Character of the Dwelling

The dwelling's design is sympathetic to both the former farmstead it resides within, and the barn it replaced. In addition to a natural stone façade, and (manufactured) blue slate roof, there is a feature archway shaped door opening on the northern elevation.

Although the dwelling is a private residence, it is situated in a prominent position within commercial premises. Following a request for revised plans, although a subtle reduction in scale has been achieved from approximately 25 sqm to approximately 23 sqm, it is the combined reduction in scale and redesign of the originally proposed, and dominant conservatory style of the extension which has been refined into a more traditional lean-to style extension, which sits comfortably against the design of the original dwelling.

On balance, despite the loss of an interesting characteristic of the original dwelling, the original dwelling is a relatively new in consideration to the original farmstead, and the proposed extension, as noted sits comfortably against the original dwelling, but is also reflective of the wider farmstead. It would be considered that the proposal would only have, at most, a modest impact on the scale, design and character of the original dwelling, and would be compliant with local policies GD1, D1. This carries moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

Due to the unusual location of the dwellinghouse, located within large commercial premises, in a relatively isolated location outside of the village of Hoylandswaine, there are notably a limited amount of neighbouring residential dwellings. The two dwellings which do

neighbour the commercial premises, rather than directly the application dwelling are Crabtree Farm House and the eco dwelling of Crabtree Lodge.

Crab Tree House is set approximately 50m to the northwest of the application dwelling and may well have been the original farmhouse of the broader farmstead but is now separated. Crab Tree Lodge is set approximately 45m west of the application dwelling, and is an eco, low impact dwelling constructed after the application dwelling. Both neighbouring dwellings are separated from the application dwelling by structures and trees, which along with the distance would eliminate any direct impact from the proposal.

With little or no impact on neighbouring amenity, the proposal would be considered in accordance with Local Policy GD1 which carries moderate weight in favour of the proposal.

Highways

The dwelling features no formal parking provision but space within the broader commercial premises is utilised, this usually appears to be in front of the dwelling, between the dwelling and Firs Lane, this parking provision would not be impacted by the proposed extension. The proposal does not include additional bedrooms and no other impacts upon the existing parking and access arrangements, thus would be no impact upon 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

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- A first-floor plan was requested. In addition to confirming the number of bedrooms, it also indicated that the first floor of the dwelling was actually space utilised within the original roof space of the dwelling, therefore not considered for in Green Belt Calculations.
- The design of the proposal was not considered in keeping with the design and character of the original dwelling or its surroundings, appearing more akin to a conservatory. Revised plans resolved this issue.
- Confirmation of the red line boundary was requested.

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 and Site Plans, Existing and Proposed Floor Plans and Elevations Rev A Dwg.no 01a
- Crabtree Arena-Existing First Floor Plan A4 Received 07.07.26

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 specified within the plans outlined above

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.

Informative:

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.