



## Planning Statement including Heritage Assessment

**DEMOLITION OF EXISTING DWELLING (RETROSPECTIVE) AND  
ERECTION OF 1NO. DETACHED DWELLING WITH INTEGRAL  
GARAGES (CUSTOM/SELF-BUILD)**

**OAK TREE COTTAGE (FORMERLY HIRST COTTAGE), CHAPEL  
LANE, BILLINGLEY S72 0HZ**

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## 1.0 INTRODUCTION

This statement has been prepared to support a full planning application for the demolition of the existing dwelling (retrospective) and the erection of 1 no. detached dwelling with integral garages (custom/self-build).

In January 2026, retrospective planning permission was granted for the demolition of the pre-existing dwelling and for the erection of a new detached dwelling (Ref 2025/0453). This application is for a revised scheme that seeks to marginally increase the size of the proposed dwelling and as a result, to slightly re-position it on the site. The design of the dwelling is also modified.

For clarity and the avoidance of doubt this application repeats the proposals for retrospective permission for the demolition of the pre-existing dwelling, although it is clear that the Council has already concluded that its demolition is acceptable.

The application site is within the Green Belt. The proposed dwelling as amended would not result in any substantial harm to openness, and is an appropriate form of development in the Green Belt as defined by paragraph 154 part (g) of the NPPF.

This report includes a Heritage Assessment that considers the significance of the heritage assets, and the impact the development would have upon their setting and significance. This exercise concludes that the scale, position and appearance of the dwelling would still fully reflect and respect the grain and appearance of the Billingley Conservation Area and there would be no adverse impact on the setting of listed buildings in the vicinity of the site.

The scheme would not cause undue harm to the privacy and amenity of neighbouring residential properties.

It is anticipated that the Local Planning Authority (LPA) will adopt a progressive approach to this sustainable scheme.

This statement now proceeds to give details of the site and the former dwelling. The details of the proposal are then set out. The planning merits of the scheme are then discussed in relation to relevant planning policies contained in the statutory development plan, together with Government guidance principally set out in the NPPF. It will be demonstrated that this amended proposal would result in a sustainable form of development that is compliant with Green Belt policy, accords with heritage policy and would result in no harmful impacts.

## 2.0 SITE AND SURROUNDINGS

This application site is located on the south side of Chapel Lane close to its junction with High Street. The site is within the Billingley Conservation Area and there are three listed buildings nearby. The site lies within the Green Belt.

The development site previously accommodated a two-storey detached dwellinghouse constructed of stone with a pitched slate roof. The dwelling was demolished early in 2025 because of the building's instability, caused by the delivery of works to extend the property, approved under planning permission ref 2024/0467. The dwelling was fronted by a large garden with a driveway and turning head.



Figure 1: OS plan showing location of site and position of former dwelling.

### 3.0 THE PROPOSAL

Full planning permission is sought for the demolition of the pre-existing dwelling and the erection of one detached dwellinghouse as shown below.

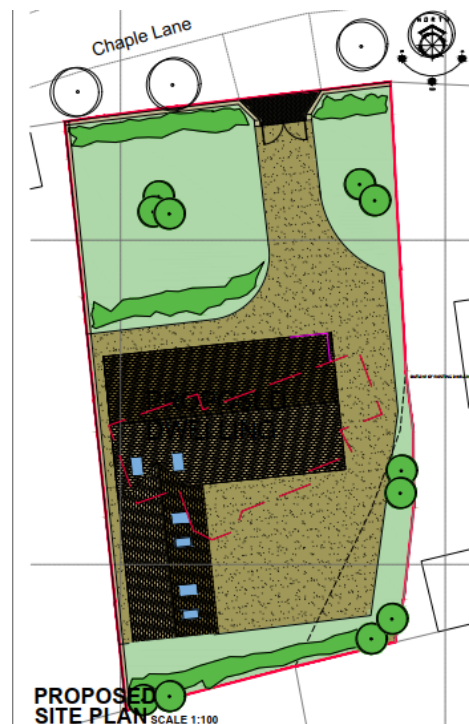


Figure 2: Proposed Site Plan

Full details can be seen in the submitted plans. The key elements of the proposal are as follows:

- The proposed dwelling occupies a similar footprint to the demolished dwelling and to the new dwelling approved under ref 2025/0453.
- The massing and detailing of the dwelling is simple and the traditional casements complement the predominant window detailing seen in the village.
- The front (south elevation) would remain behind the line of the adjacent property to the east and would be no longer than that on the demolished dwelling.

- The previously approved wide, full height glazed opening on the principal elevation, (which the officer report said was not wholly appropriate) is omitted and replaced with a more traditional casement at first floor.
- Natural stone walls with ashlar heads, cills and quoins ensure that the building respects the character of the Conservation Area.
- The historic relationship between the building and Chapel Lane is maintained, with the generous set back and large front garden space retained.
- The development will provide a very high standard of housing amenity for future occupiers, with no harm to the amenity of occupiers of any existing neighbouring dwellings.

#### 4.0 PLANNING HISTORY

B/88/0565/HR - Extension to dwelling and erection of private garage approved.

2024/0467 - Removal of existing porch to north elevation and installation of new ground floor window with alterations to existing first-floor windows, removal of existing rear conservatory and extension and erection of new two-storey rear extension and single storey side and rear extension with alterations to existing roof, including increase in height, conversion of existing integral garage to habitable space, and raise height of front boundary wall and gate (Amended Plans and Description) - approved.

2025/0153 - Demolition of existing dwelling (retrospective) and erection of 1no. detached dwelling with integral garages (custom/self-build) – approved.

## 5.0 ALLOCATION AND POLICIES

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. In this instance the Development Plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

Material considerations exist in the form of national policy and guidance contained within the National Planning Policy Framework (NPPF) as updated in July 2021 and the suite of documents comprising National Planning Practice Guidance (NPPG).

### Allocations

The site lies within the Green Belt as identified within the Local Plan and is located within the Billingley Conservation Area.

### National

The NPPF is reflective of the guidance contained within the NPPG. The following sections of the revised NPPF are considered of direct relevance to the current proposal:

- Section 2 - Achieving sustainable development
- Section 4 - Decision-making
- Section 5 – Delivering a sufficient supply of homes
- Section 13 – Protecting Green Belt land
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

The overarching message of the NPPF is that LPAs should adopt a positive and pro-active approach to planning proposals, particularly those that result in sustainable development. LPAs should not place unnecessary burdens on developers and should look to support appropriate schemes such as this.

## Local Plan Policies

The following Local Plan policies are relevant in this case:

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy GB1: Protection of Green Belt.
- Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt.
- Policy HE1: The Historic Environment.
- Policy HE2: Heritage Statements and General Application Procedures.
- Policy HE4: Developments affecting Historic Areas or Landscapes.
- Policy H4: Residential Development on Small Non-allocated Sites.
- Policy D1: High quality design and place making.
- Policy GD1: General Development.
- Policy T3: New Development and Sustainable Travel.
- Policy T4: New Development and Transport Safety.
- Policy BIO1: Biodiversity and Geodiversity

## 6.0 ASSESSMENT

### Principle of Development in the Green Belt

The revised NPPF is a crucial part of the Government's overarching agenda of delivering 1.5m new homes during this parliament. This is a central pillar of the 2024 election pledge and is a response to the well-publicised UK housing crisis. The NPPF places great importance on housing delivery across the UK and is accompanied by recent press releases ("back the builder's, not the blocker's") and written ministerial statements. All of these place heavy emphasis on the need to reform the planning system so that developments, most notably housing developments, can be delivered as quickly as possible.

The proposed level of housing that is expected to be delivered is extremely ambitious. To put it into context, the UK has not got close to delivering the amount of housing now proposed for over 45 years.

Applications for housing developments need to be viewed in this context and supported wherever possible.

One of the most significant changes in the revised NPPF in respect of Green Belt policy is the clear and deliberate loosening of restrictions on the redevelopment of previously developed land.

Under the last iteration of the NPPF, the redevelopment of previously developed land was not inappropriate providing that it would not have any greater impact on openness. This like-for-like requirement has now been abolished. Instead, Paragraph 154 part (g) now allows for the redevelopment of previously developed land which would not cause substantial harm to the openness of the Green Belt.

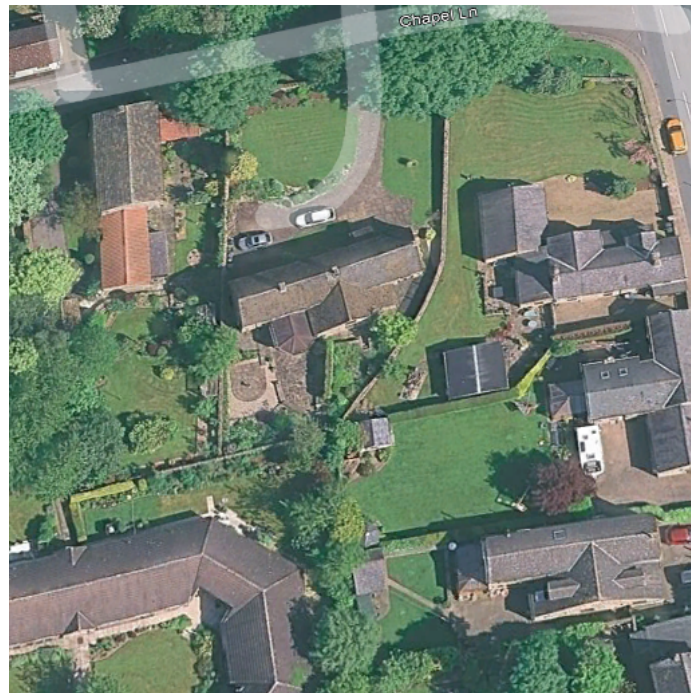
The application site falls within the definition of previously developed land (PDL) because it is (or was) occupied by a permanent structure. For clarity the proposed dwelling would

occupy broadly the same footprint as that which it would replace and so the land is not excluded from the definition of PDL by virtue of being a residential garden.

Substantial harm is a deliberately high threshold. There can be no doubt that the change in this respect has been made in order to allow for more housing development on previously developed sites in the Green Belt. There is no longer any policy requirement for arbitrary volumetric calculations between the existing and proposed developments. A new development that is larger than the existing development is policy compliant up until the point where the substantial harm threshold is crossed.

In this case it is accepted that the proposed dwelling would be larger than that which was previously approved (2025/0153), and the approved scheme (2024/0467) for the re-modelling and extension of the original house. However, in the context of this site, the increase cannot be viewed as being substantial in terms of its impact on Green Belt openness.

As shown on the aerial view below, the application site is contained on three sides (west, south and east) by existing residential development. To the north is the large front garden and driveway to the former dwelling and then a 1.7m high boundary wall and gates (previously approved under application ref 2024/0467) separating the plot from Chapel Lane. Consequently, due to its degree of containment, the site does not contribute positively to the openness of the greenbelt.



*Figure 3: Aerial view showing enclosure of site.*

As demonstrated on the image below, the only potential glimpses of the proposed building would be from Chapel Street, when the gates are open. From there, only the front (principle) elevation of the original dwelling was visible and the same would be true of the proposed dwelling. The front of the house would be in line with the most northerly part of the adjacent property and so the large open front garden would be wholly retained. The overall length of the frontage would be no longer than the those on the previously approved schemes. Because of the substantial setback from the road and the lack of intervisibility, the modest increase to the overall height of the building would be barely apparent.



Figure 4: View of Site frontage from Chapel Lane

In conclusion, any impact on the openness and character of the greenbelt would be low and certainly would not breach the threshold of substantial harm. Consequently, the scheme would not be an inappropriate form of development.

A number of recent and relevant appeal decisions confirm that the assessment of the impact on openness as set out above is sound.

Appeal reference APP/J1535/W/24/3345568 considered the issue of whether substantial harm to Green Belt openness would be caused by the introduction of a dwelling house on a site that does not contain any existing buildings. The Inspector noted:

*“The site is largely devoid of any buildings or structures, but includes an area of hardstanding comprising the foundations of the former building and is enclosed by timber fences. Consequently, any new buildings would have a significantly greater impact on the spatial openness of the Green Belt than the existing development. Nevertheless, the single storey dwelling would have a modest footprint and would have a low ridge height. Whilst the dwelling be more visible than the existing development at the site, the presence of the neighbouring properties and the established hedgerow to the rear of the site would limit the visual effect on the openness of the Green Belt.*”

*The dwelling would be located within the context of the surrounding development, which is enclosed from the surrounding open fields by a hedgerow and mature trees. While the*

*development would be visible from outside the site, the proposal would be largely visually contained and would not unacceptably impact the function and purpose of the Green Belt.*

*Accordingly, although the proposal would harm the openness of the Green Belt, the adverse effects would be moderate. The proposal would therefore accord with Paragraph 154 g) of the Framework.”*

Bearing in mind that this was for a site that did not contain any existing buildings, there is clearly scope for replacing the pre- existing dwelling at the current application site without resulting in substantial harm to openness.

On a larger scale, appeal reference APP/N0410/W/24/3348677 considered whether 95 assisted living units and a 75-bed care home on a sports pitches site would result in substantial harm to openness. The Inspector acknowledged that there was no doubt that the proposed development would have a greater impact on openness than the existing situation, but stressed that, following the December 2024 changes to the NPPF, the new criterion is that it should not cause substantial harm to openness, rather than having no greater impact on Green Belt openness. In considering whether the substantial harm threshold would be breached, the Inspector noted that:

*“The scheme would appear well-contained within the wider Wilton Park site. The A355 with its roundabouts and adjacent bund provides a very clear dividing line between the appeal site and the countryside. The appeal scheme’s perceived effect on openness would therefore not be that of a new development encroaching into open countryside. The layout of the scheme, consisting of five residential blocks enclosing a landscaped courtyard, residents’ lounge and access, would be compact rather than sprawling. The traditionally designed buildings of two, three and four storeys, though taller and more extensive than the terraced houses, would still be of relatively modest height. Their varied architectural form and concealed flat roofs would help to limit their visual bulk and hence their impact on openness.*

*Views of the scheme would be most evident from the A355, from north and south of the site. However, the impact on openness would be contained; blocks of woodland limit longer views*

*of the site. The effect of the scheme on openness from these positions would be moderate. The scheme would have some effect on openness when seen from within Wilton Park to the east, but this would be limited by planting within the proposed parkland. In any case, the site would clearly be perceived as connected with the overall development of Wilton Park. Again, the impact here would only be moderate.”*

These decisions clearly reflect the significance of the changes to the NPPF in respect of proposals that are appropriate in the Green Belt provided they do not result in substantial harm to openness, and the high threshold that substantial harm entails.

The proposal is an appropriate form of development in the Green Belt as defined by paragraph 154 (g) of the NPPF, and fully complies with local plan policies GB1 and GB2 (in so far as that policy remains up to date). The principle of development is wholly acceptable and policy compliant.

### **Sustainability**

Whilst the site is in the Green Belt it is in a sustainable location, being in the centre of the village of Billingley with its 80 dwellinghouses. The village is approximately 500m from the A635, which gives easy access by car to nearby Thurscoe, Goldthorpe (both 1km to the north) and Darfield (2km to the south) with their wide range of shops, schools, medical and other facilities. There are train stations at Goldthorpe and Thurscoe, providing links to Sheffield and Leeds.

There are bus stops within easy walking distance (approx 60m) of the site on High Street, with regular services to centres such as Barnsley, Doncaster and Rotherham. This ensures that future occupiers will have a choice of modes of transport, including public transport.

### **Design and Heritage Statement**

This section of the report provides an assessment of the significance of the heritage assets that could be affected by the proposed development, and of the impacts that development could have upon them.

This assessment satisfies the requirements of policy HE2, and the requirements set out in paragraph 200 of the NPPF, which states:

*“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”*

In compiling the Heritage Statement, the Historic Environment Record (HER) has been consulted via the Heritage Gateway platform. Relevant information has been used to inform the assessment of significance and the impact the development would have upon the heritage assets.

The assessment of significance follows the guidance and principles contained in Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets.

The level of significance will be assessed based on the scale below:

#### Levels of significance

Exceptional	Heritage interests having national or international importance, usually found where assets are designated at grade II*, grade I, scheduled monuments and UNESCO World Heritage sites.
High	Heritage interests having national importance, usually found where assets are designated at grade II*.

Medium	Heritage interests having regional importance, usually found where assets are designated grade II. Also, generally applies to Conservation Areas.
Low	Heritage interests that make a positive contribution to their area, group or setting. Usually, non-designated heritage assets and historic townscapes.
Neutral	Historically unimportant.

Billingley historically emerged as a small farming settlement with its origins in the medieval period. The modern village is designated entirely within the Billingley Conservation Area that encapsulates almost all the buildings in the village.



Figure 5: Ordnance Survey Map 1859: reproduced with the permission of the National Library of Scotland

The now demolished Hirst Cottage is visible on the first edition Ordnance Survey Map of 1859. The neighbouring property 'The Barn' to the north west is also in situ and it may be

that the buildings were once functionally linked. By 1931 the courtyard to the north of the dwelling is subdivided possibly on creation of the long driveway.



Figure 6: 1931 Ordnance Survey Map

The Billingley Conservation Area was designated in June 1974. The Council's 2006 Adopted Conservation Area Appraisal identifies that the majority of buildings in the village are detached properties with some converted barns. There are large amounts of land between many properties. Sandstone is the principal walling material. Most properties are 2 storeys with pitched roofs and have simple architectural form and composition. Most have side hung casement windows.

There is a great variety to the style, age and materials used in the construction of buildings on Chapel Lane. Overall there is no particular theme to the architecture on this street, but nonetheless the variety of different styles and periods give it a unique character within the village.

The original dwelling on the application site (Hirst Cottage) was not a listed building. However it is recognised that it had historical and architectural interest, with its use of traditional building materials and design. It had however been substantially extended, with extensions to the west and a modern glazed conservatory on the rear. Further significant alterations and extensions were approved in 2004. The wholesale replacement of windows and doors with upvc had taken place. These alterations detracted from the original historic and architectural significance.



*Hirst Cottage front elevation*

The setting of the house with its large front garden, perimeter stone walling and mature trees also contributed to the character of the area. As such, overall the building and its setting contributed at a **low level** to the visual amenity of the Conservation Area. This is reflected within the Conservation Area Appraisal, which identifies Hirst Cottage as making a positive contribution.

There are three listed buildings in proximity to the site, namely Billingley Hall, Poplar House and Manor House, all grade II. The site does not fall within the curtilage of any of these buildings. Poplar Farmhouse is located close by on the northern side of Chapel Street. However, as noted in the Conservation Area appraisal, the presence of boundary walling

and mature trees together with its set back from the road, obscures Poplar Farmhouse from Chapel Street and so there would no direct line of sight between the two properties. Billingley Hall is some 89m to the south and so there is no intervisibility. Manor House is located to the east of the site on High Street and the application site is visible from the front of this building, but separated from it by High Street itself and the garden and garages of another dwellinghouse. Consequently the former dwelling would have contributed a **low level** of interest to the setting of this listed building.

#### Summary of Significance

Overall, the unlisted former dwelling and its garden setting was of **low heritage significance** based on its local historic interest and as one of a number of nearby examples of local vernacular architecture.

#### Impact on Significance

As outlined above the proposed dwelling would occupy a broadly similar footprint to the original dwelling. The overall orientation, with the principal elevation facing north and the ridge running east to west would be maintained. As shown on figure 2 the front elevation would be sited slightly further northwards on the plot, but it would not project any further northwards than the wall of the garage extension on the adjacent property to the east. As a result, the large front garden, which is a key characteristic of the site, would be retained. This positioning also means that the view into the site from High Street would not materially change and so the impact on the setting of Billingley Hall would be neutral.

The overall massing of the dwelling would be slightly larger than the previously approved scheme in 2025, but it is noted that it would not be disproportionate to some of the larger properties both on Chapel Land and within the wider village context. The position of the building to the rear of the site and the high stone roadside boundary walls significantly reduce any potential visual impact this may have.

The simple, symmetrical front elevation reflects the likely arrangement of the original dwelling, prior to alteration. The use of local sandstone walling and traditional casement style windows would ensure that the building harmonises with its surroundings.

The proposed garaging would be to the rear of the site, where it would not be visible from the wider Conservation Area.

In conclusion, Chapel Lane is characterised by varied styles of building of differing styles, sizes and materials of construction and so although the proposed building is larger than previously approved, it would be wholly in keeping with the prevailing pattern of development in this part of the Conservation Area. When the particularly well screened nature of the site, plus the heritage benefits of bringing the site back into its optimal viable use are taken into account, then impacts on the significance of the Conservation Area can be considered overall to be **minor beneficial**. As such, the significance of the heritage assets would be preserved, and the proposal is fully compliant with policies HE1 and D1 and section 16 of the NPPF.

### Amenity

A property known as 'The Barn' sits to the west of the site of the application site. The principal elevation of this property faces west and there are gardens to the east, and more extensively to the south. There would be a ground floor habitable room window on the west facing gable of the new dwelling, but this would not cause any opportunities for overlooking due to an intervening 1.8m high boundary wall. It is accepted that there may be some shadowing of the garden and possibly to windows on the east side of the single storey element of this large property, but this would be limited to the morning only and marginal. The large rear garden would be largely unaffected. Overall, the Barn would continue to benefit from a good degree of natural light.

Willow Cottage lies to the east, but both it, and the proposed dwelling would be set away from the party boundary and there is also an intervening garage block to the west of Willow Cottage. The gable end of the proposed dwelling would be set forward of the gable of Willow

Cottage and would be blank. Consequently, there would be no opportunities for overlooking and any shadowing of the garden would be minimal and restricted to evening time only.

In conclusion, the proposals would not cause any undue harm to residential amenity over and above the schemes that have been previously approved on the site, in accordance with policy GD1.

### **Transport and Highways**

The proposed dwelling would utilise the existing vehicular access point onto Chapel Lane. Visibility splays at the access point are good and in any case there would be no intensification of use of the access.

Parking is to be provided within the proposed double garage and on the areas of hardstanding to the north and south of the dwelling. There is adequate space within the curtilage to turn and exit the site in a forward gear. The proposal is therefore fully policy compliant in this regard.

### **Impact on Trees**

Trees are located to the north, west and south of the application property, most of which fall outside of the application curtilage. None of the trees are protected by a Tree Preservation Order (TPO) but are protected by virtue of their location in the conservation area.

The submitted Arboricultural Method Statement demonstrates that the remaining trees can be safely retained and protected during works. Any required additional planting can be secured by a condition for the submission and approval of a landscaping scheme.

### **Impact on Biodiversity**

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As the proposals are for a custom/self build scheme, and because the application includes a retrospective element, the development is exempt from the statutory requirement to demonstrate 10% Biodiversity Net Gain.

As confirmed in the officer report for approval ref 2025/0153, a bat survey is not necessary. The applicant is happy to accept a condition that requires the provision of bat and bird boxes.

## 7.0 CONCLUSION

The proposed scheme represents a sustainable form of development that would not have any unacceptable impact for the reasons set out above.

The proposal would deliver a much needed and good quality new home, in a manner that is fully compliant with Green Belt policy. The proposal would have no adverse impact in respect of visual, amenity, highways and environmental considerations.

The development would conserve the setting and significance of the Billingley Conservation Area and is fully compliant with heritage policy.

The Applicant is willing to discuss any issues that may arise during the consideration of the proposal with the LPA.