

<b>Application Reference Number:</b>	<i>2025/0278 and 2025/0331</i>
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<b>Application Type:</b>	<i>Householder and Listed Building Consent.</i>
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<b>Proposal Description:</b>	<i>Double storey side extension and entrance door canopy.</i>
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<b>Location:</b>	<i>Lower Stainborough Fold Cottage, Greno View, Hood Green, Barnsley, S75 3HQ.</i>
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<b>Applicant:</b>	<i>Mr Richard Meller and Mrs Vikki Meller.</i>
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<b>Third-party representations:</b>	<i>None.</i>	<b>Parish:</b>	<i>Stainborough.</i>
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<b>Ward:</b>	<i>Penistone East.</i>
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**Summary:**

These applications for planning permission and listed building consent have been submitted on behalf of the applicant and seeks approval for the erection of a double storey side extension and entrance door canopy.

The development site is allocated as Green Belt land within the adopted Local Plan. The overarching policies in relation to protecting Green Belt land are established at a national level within the National Planning Policy Framework (NPPF). Paragraph 154(c) states that ‘development in the Green Belt is inappropriate unless one of the following exceptions applies: the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.’ Local Plan Policy GB1 establishes that the Green Belt will be protected from inappropriate development in accordance with national planning policy, and Local Plan Policy GB2 states that the replacement, extension and alteration of existing buildings in the Green Belt is acceptable provided that the development would not have a harmful impact on the appearance and character and would preserve the openness of the Green Belt. Extensions and alterations to an existing building will be allowed where the total size of the proposed and previous extensions would not exceed the size of the original building.

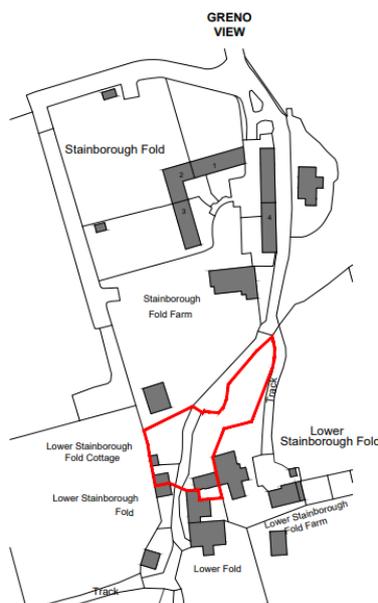
Extensions and alterations to a dwelling are acceptable in principle if the development would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety. Development should also conserve and enhance the significance and setting of the borough’s heritage assets.

The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).

**Recommendation: APPROVE subject to conditions.**

## Site Description

This application relates to a two-storey dwelling that forms the western projection of a grade II-listed semi-detached building. The property is a fine vernacular building of the mid c16 to c17. The eastern part of the property is stone built with thin courses of soot blackened split faced sandstone. The western part of the property is brick built and is believed to be a historic extension. The property has a variety of windows styles including fixed casements, vertical sashes, and Yorkshire sliding sashes. The roof is covered in sandstone roofing slates laid in diminishing courses with matching ridge tiles and three conservation rooflights on the southern plane. There are two stacks. The walls and gable are pointed generously. The surrounding area is principally residential.



## Planning History

There are several planning applications associated with the development site. However, the most relevant applications are:

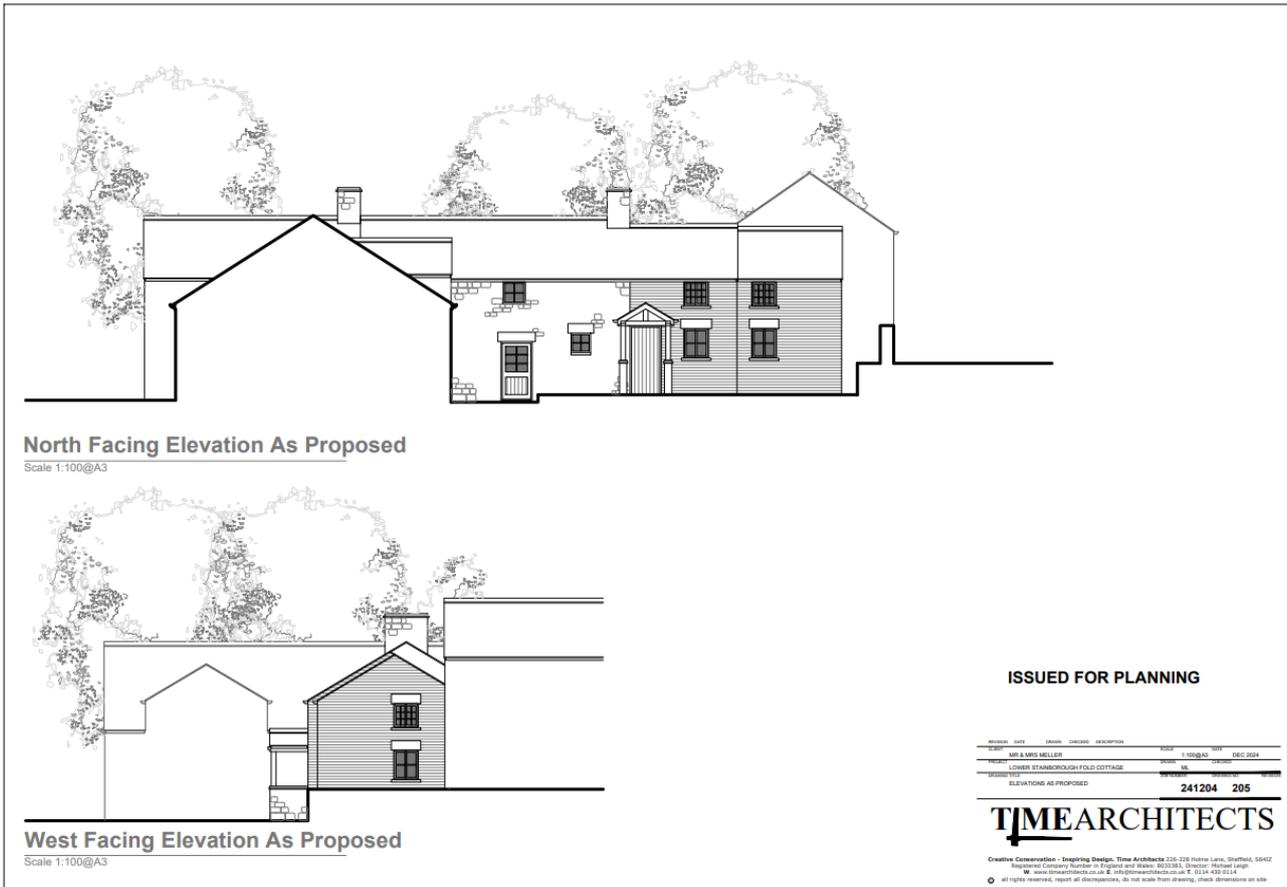
Application Reference	Description	Status
B/84/0540/PR	Conversion of barn to dwelling.	Approved.
B/84/0540/PR/LB	Conversion of barn to dwelling (Listed Building).	Approved.
2021/0808	Roof repairs on dwellinghouse including replacement timbers and stone roof tiles, provision of rear facing rooflights and erection of double detached garage.	Approved.
2021/0809	Roof repairs on dwellinghouse including replacement timbers and stone roof tiles, provision of rear facing rooflights and erection of double detached garage (Listed Building Consent).	Approved.

## Proposed Development

The applicant is seeking planning permission and listed building consent for the erection of a double storey side extension and entrance door canopy.

The proposed two-storey side extension would measure approximately 4.4 metres (L) x 3.3 metres (W) x 5.4 metres (H) and would be constructed of brickwork with a natural slate pitched roof.

The proposed entrance door canopy would measure approximately 1.2 metres (L) x 1.7 metres (W) x 2.9 metres (H) and would be constructed of brick with stone coping and an oak frame and natural slate gable pitched roof.



**Demolitions**  
Existing garage wall and structures to be carefully taken down and disposed of from site, all shown dotted

**New Foundations**  
New foundations are to be concrete strip foundations 600mm width, depth to suit ground conditions and to be confirmed on site. High Alumina concrete must not be used.

**Structural Items**  
All structural openings and supports to removed items, including works to the roof structure, to the design and spec of the S. Eng

**Lintels**  
New lintels over masonry openings in external walls to be cast in situ concrete to the design and spec of the S. Eng. Install pre cast concrete relieving lintels over drains under masonry walls

**New External Walls**  
To achieve a u-value of 0.18W/m<sup>2</sup>K  
External walls to be brickwork/ blockwork cavity external wall construction with 12.5mm internal plasterboard and skim finish, 100mm lightweight blockwork k value 0.15 inner leaf, 100mm Kingspan Kooltherm K08 cavity wall insulation, 50mm cavity and 100mm external leaf brickwork all to match the existing building. To the existing ground floor side extension, allow for retaining the existing outer leaf of wall and construct new additional wall items within as shown

**Pitched Roof**  
New roof to be natural slate to match the existing roofs on SW timber battens and counterbattens on Tyeek Supro breathable membrane on SW timber rafters to the size and spec of the S. Eng. and with 140mm Kingspan Thermapitch rigid roof board insulation laid between rafters and 62.5mm Kingspan Kooltherm K18 Insulated Dry-Lining fixed to the underside all to achieve a U-Value of 0.15W/m<sup>2</sup>K

**New Solid Ground Floor**  
Solid ground floor to consist of 150mm consolidated well-ramped hardcore. Blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 90mm thick Kingspan Kooltherm insulation. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all to achieve a u-value of 0.18W/m<sup>2</sup>K. Where existing air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm pipes with 100mm concrete cover laid under the extension. Pipes to terminate at new 65mm x 215mm air bricks with cavity tray over.

**New Rainwater Goods**  
New gutters and downpipes to match existing and to connect into the existing drainage

**Windows**  
Windows to be painted timber, slim double glazed horizontal sliding 'Yorkshire' sash windows to match existing. Insulated plasterboard to be used in reveals to abut jambs. Fully insulated and continuous cavity closers to be used around reveals. Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms with an openable area that is at least 0.33m<sup>2</sup> and have no dimension less than 450mm high or 450mm wide.

**New Staircase**  
Install new sw timber staircase to consist of 13 No risers as shown, treads to be 220mm, risers to suit change in level to maximum 42 degree rake and with bullnose nosing, include for 48mm diameter sw timber handrail fixed to adjacent wall on wall brackets and on balustrading all at 900mm above the rake of the stair, NOTE the design of the balustrading to be confirmed by the client

**Draught Sealing** - mastic seals & tapes to be provided to all doors, windows, sealing around service entries and around light fittings etc

**Upper Floor**  
New floor construction to be finish (to be confirmed by the client) laid on 22mm plywood deck on sw timber floor joists to size and spec by the S. Eng and Lay 100mm Rockwool mineral fibre quilt or equivalent between floor joists. Ceiling to be 12.5 Frelite plasterboard with skim plaster set and finish.

**Internal Partitions**  
Form new 125mm overall timber stud partitions consisting of 12.5mm plasterboard to each face, 100 x 50mm timber studs at 600mm c/c's and 25mm Isovol insulation between studs as shown

**Internal Doors**  
Internal doors to be 763 x 1981mm doors, style to be confirmed by the client.

**Smoke Detection**  
Mains operated linked smoke alarm detection system to be mains powered with battery back up to be placed on each storey with an additional interlinked heat detector at ceiling level in kitchens

**Background Ventilation**  
Background ventilation via trickle vents within the window frame to new habitable rooms at a rate of min 8000mm<sup>2</sup>, and to kitchens, bathrooms, WCs and utility rooms at a rate of 4000mm<sup>2</sup>

**Wall and Ceiling Finishes** - finishes to all rooms to be 3mm skim finish on plasterboard partitions, wall, ceilings and timberwork are to be emulsion painted, satin paint to all timber skirtings, decorative woodstain to all exposed timber boarding. No of primers, undercoats and finishing coats to all manufacturers recommendations

**Sanitaryware**  
New bathroom suite to be supplied by the client and to include shower, wc and basin to the en-suite. NOTE allow for installation. Contractor to allow for new domestic style 15litre Bathroom mechanical extract vent through the external wall with 15mm overrun and connected to the light switch to all bathroom and wc areas.

**Electrics**  
All new light fittings to be low energy units, type, number and locations all to be confirmed by the client on site, new light switches to be stainless steel domestic style, switch locations to be confirmed by the client on site. All new electrical sockets etc to be stainless steel domestic style number of and locations all to be confirmed by the client on site and installed 450mm above FFL or min 150mm above Utility work surface. All electric works to be carried out by a member of an appropriate competent persons scheme

**Heating**  
Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist.

**Ground Floor Plan As Proposed**  
Scale 1:100@A3

**ISSUED FOR PLANNING**

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION	SCALE	DATE
1		MRS & MRS MELLER		LOWER STANBOROUGH FOLD COTTAGE	1:100@A3	DEC 2024
FIRST FLOOR PLAN AS PROPOSED						241204 202

**TJMEARCHITECTS**  
Creative Conservation - Designing Design, Time Architects 235-238 Wilton Lane, Sheffield, S644Z  
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## Relevant Policies

### The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as Green Belt land in the adopted Local Plan and the application property is a grade II-listed building. 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 HE3: Developments affecting Historic Buildings.*
- *Policy D1: High quality design and place making.*
- *Policy GD1: General Development.*
- *Policy POLL1: Pollution Control and Protection.*
- *Policy T4: New Development and Transport Safety.*

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

In December 2024, the 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.

Central to the NPPF is a presumption in favour of sustainable development (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *Section 2: Achieving sustainable development.*
- *Section 4: Decision-making.*
- *Section 12: Achieving well designed places.*
- *Section 13: Protecting Green Belt land.*
- *Section 16: Conserving and enhancing the historic environment.*

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 this guidance 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 following SPDs are relevant in this case:

- *House extensions and other domestic alterations (Adopted March 2024).*
- *Heritage Impact Assessment (Adopted May 2019).*
- *Parking (Adopted November 2019).*

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

## Planning (Listed Buildings and Conservation Areas) Act 1990

- *Section 16: Decision on application.*
- *Section 66: General duty as respects listed buildings in exercise of planning functions.*

## Other Material Considerations

- *South Yorkshire Residential Design Guide (SYRDG).*

## **Consultations**

Both applications under consideration were publicised in accordance with Section 67 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Any neighbour sharing a boundary with the site has been sent written notification and the applications have been advertised on the Council website. Moreover, a site notice was posted nearby, and a press notice utilised, both expiring 24<sup>th</sup> May 2025. No representations have been received.

Historic England	<i>No comments.</i>
Conservation Officer	<i>No objections subject to conditions.</i>
Public Rights of Way	<i>No objections subject to informative.</i>
South Yorkshire Mining Advisory Service	<i>No objections.</i>
The Mining Remediation Authority	<i>No comments received.</i>

## **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

The development site is allocated as Green Belt land within the adopted Local Plan. The overarching policies in relation to protecting Green Belt land are established at a national level within the National Planning Policy Framework (NPPF). Paragraph 154(c) states that 'development in the Green Belt is inappropriate unless one of the following exceptions applies: the extension or alteration of a building

provided that it does not result in disproportionate additions over and above the size of the original building.' Local Plan Policy GB1 establishes that the Green Belt will be protected from inappropriate development in accordance with national planning policy, and Local Plan Policy GB2 states that the replacement, extension and alteration of existing buildings in the Green Belt is acceptable provided that the development would not have a harmful impact on the appearance and character and would preserve the openness of the Green Belt. Extensions and alterations to an existing building will be allowed where the total size of the proposed and previous extensions would not exceed the size of the original building.

Extensions and alterations to a dwelling are acceptable in principle if the development would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety. Development should also conserve and enhance the significance and setting of the borough's heritage assets.

### Green Belt Assessment

Extensions and alterations to an existing building will be allowed where the total size of the proposed and previous extensions would not exceed the size of the original building by not amounting to more than a doubling of the size of the original building. Original means as existed in 1948 or, in relation to a building constructed later, as it was built. Floorspace will be calculated by external measurement of the building and floorspace within roof spaces will not be taken into account. Outbuildings will only be taken into account when calculating the cumulative additions to the original dwelling.

Original dwelling = 159.04m<sup>2</sup>

Existing additions = 58.7m<sup>2</sup>

Proposed additions = 29m<sup>2</sup>

Total existing and proposed = 87.7m<sup>2</sup>

The total cumulative additions would not exceed the size of the original building by not amounting to more than a doubling, in accordance with Policy GB2 and paragraph 154(c) of the NPPF.

Considering the above, this is considered to weigh significantly in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policy GB1: Protection of Green Belt and Local Plan Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt and is considered acceptable.*

### Impact on Design, Heritage and Visual Amenity

Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be had to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

The application property forms the western two-storey projection of a grade II-listed semi-detached building. The Council's Conservation Officer was therefore consulted. It was stated that whilst the application property perhaps appeared less architecturally grand than its adjoining neighbour, it is a fine vernacular building of the mid c16 to c17. It was stated that the oldest part of the property is its eastern part which is stone built with relatively thin courses of soot blackened split faced sandstone. The western part of the property is brick built and is believed to be a historic extension. The property has a variety of windows styles including fixed casements, vertical sashes, and Yorkshire sliding sashes. The roof is covered in sandstone roofing slates laid in diminishing courses with matching ridge tiles and three conservation rooflights on the southern plane. There are two stacks. The walls and gable are pointed generously with OPC to a depth of circa 10mm and the lime beneath seems in fair condition. The western gable is rendered in cement. The application property was historically renovated but retains a great deal of its originality and significance.

The proposed development would require some interventions into the historic fabric and would be constructed of matching external materials comprising reclaimed or handmade brickwork, sandstone slates and stone flags, stone coping and oak frame. All new windows would be Yorkshire sashes in timber, and some would include sandstone ashlar heads.

The Conservation Officer has stated that they accept that there would be some minor loss of historic fabric. However, the need for the extension is understood and as a form, the extension would be in-keeping with the existing property. The proposed extension would also be set back and therefore it is considered that the historic legibility would not be lost, and the proposal would not introduce harm. As such, the Conservation Officer raised no objections subject to conditions securing materials.

The proposed side extension would not adopt an excessive sideways projection more than two thirds the width of the original and would adopt a sympathetic form and features. The extension would be set down and set back and would adopt a pitched roof and the use of matching external materials. The proposed entrance canopy would also adopt a sympathetic form and features, including a gable pitched roof and the use of matching external materials.

The proposed development would not result in disproportionate cumulative additions to the original building, would be in-keeping with local character and would be attached to the application property. As such, it is not considered that the proposal would be harmful to the character, permanence and openness of the Green Belt.

Considering the above, this is considered to weigh significantly in favour of the proposal.

*The proposal is therefore considered to conserve or enhance the character and appearance of the the grade II-listed building in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and would comply with Local Plan Policies D1: High Quality Design and Placemaking, HE1: The Historic Environment, HE3: Developments affecting Historic Buildings, GB1: Protection of Green Belt and GB2: Replacement, extension and alteration of existing buildings in the Green Belt.*

#### Impact on Residential Amenity

The proposed two-storey extension would be erected on the west gable elevation of the application property and located to the north of the blank gable elevation of an adjacent neighbouring property. Any potential overshadowing impact is therefore likely to be limited to the application curtilage and an adjacent public bridleway and not to neighbouring curtilages or principal habitable room windows on neighbouring properties. Similarly, the proposed entrance canopy would be erected on the north elevation of the application property and due to its relatively small size and placement, it is unlikely to contribute to significantly increased overshadowing.

Windows would be located on the north and west elevations of the proposed two-storey extension. The windows would not face any immediately adjacent neighbouring properties, and other residential properties are located more than seventy metres to the north-east. As such, there would unlikely be any adverse impact on existing neighbouring amenity by way of overlooking and loss of privacy. All windows would be visible from the adjacent public bridleway which could affect the amenity of the occupants of the application property. However, the windows would serve a secondary purpose and would benefit non-habitable spaces. As such, it is not considered that the proposal would adversely affect the amenity of the occupants of the application property. Additionally, it is not considered that the proposal would contribute to reduced outlook.

Whilst the proposal is unlikely to contribute to a significant detrimental impact to the existing amenity levels of people living and/or working in the locality, there could be some temporary disruption and nuisance caused during works. A condition could be used to control construction hours.

Considering the above, this is considered to weigh moderately in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and Local Plan Policy POLL1: Pollution Control and Protection and is considered acceptable regarding residential amenity.*

#### Impact on Highways

The proposed development is not considered to be prejudicial to highway safety because existing parking arrangements would not be affected and there would be no requirement to provide additional spaces.

Considering the above, this is considered to weigh modestly in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.*

#### Planning Balance and Conclusion

In accordance with the provisions of paragraph 11 of the NPPF(2024), the proposal is considered in the context of the presumption in favour of sustainable development and therefore, for the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant local and national planning policies and guidance. Planning permission and listed building consent should therefore be granted subject to necessary conditions.

**RECOMMENDATION: Approve subject to conditions.**

#### **Justification**

**Statement of compliance with Article 35 of the Town and Country Development Management Procedure Order 2015.**

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.

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 representations, 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.