

Application Reference: 2025/0234

Site Address: 3 Wordsworth Court, The Tythe Barn, Water Hall Lane, Penistone, S36 8EQ

Introduction:

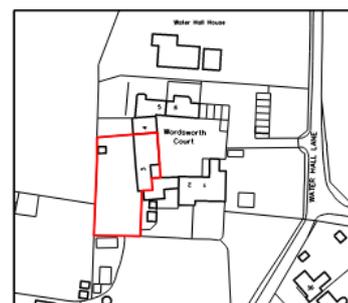
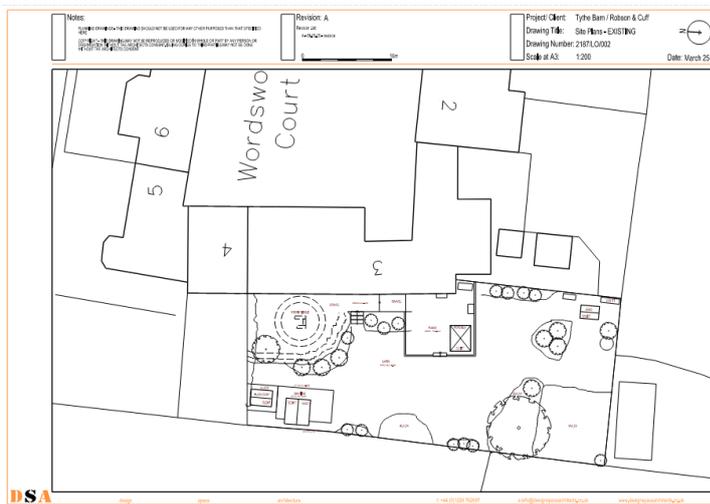
This application seeks planning permission for the installation of a garden office and hot tub to the rear of 3 Wordsworth Court.

Relevant Site Characteristics

The site is located off Water Hall Road in Penistone. The site forms one of a number of attached converted barns located around a courtyard accessed from Water Hall Road. Water Hall House is a listed property which is located adjacent to the converted barns. This application relates to No. 3 Wordsworth Court which is one of the larger properties to the south of Water Hall House. The property has a large garden area with green space located beyond.

Outbuildings within the curtilage of a listed building usually require planning permission, primarily to protect their setting from inappropriate development. Although Tythe Barn is not principally listed, the Council has always considered the Tythe Barn listed due to its original curtilage association and its direct attachment to Water Hall (the principal listed building).

With regards to the setting, the main courtyard (east facing) elevations contribute the most in terms of the heritage significance of this building but also to the setting of Water Hall itself. This application is for alterations within the rear garden. The back garden includes an area of raised flagged patio with a pergola, and a circular landscaped area to the north which are both close to the building. There are also three shed/outbuildings within the rear garden. The rear garden is bound by a mixture of dry stone wall, hedges and a wooden fence providing privacy from the neighbouring properties.



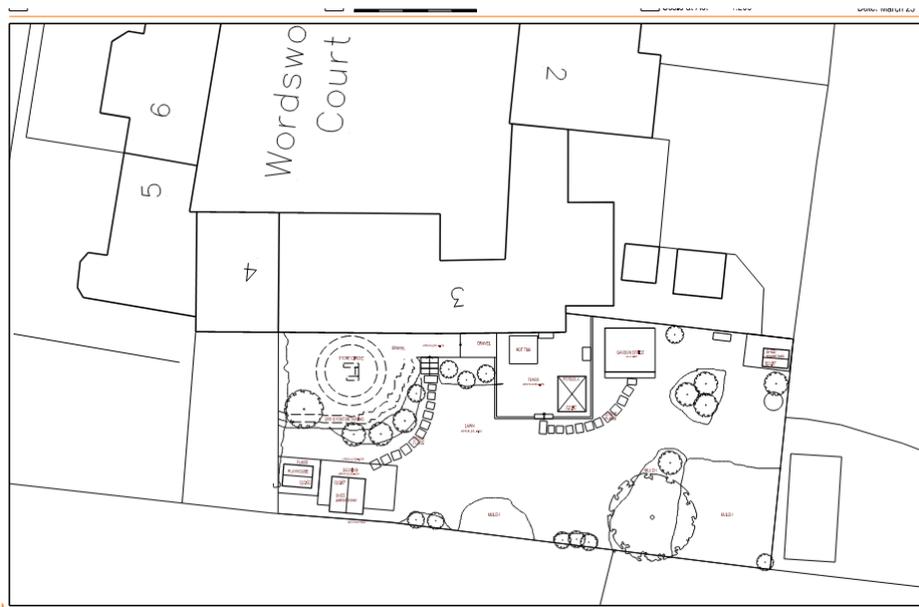
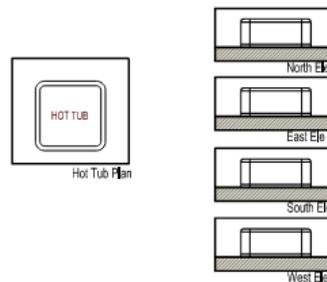
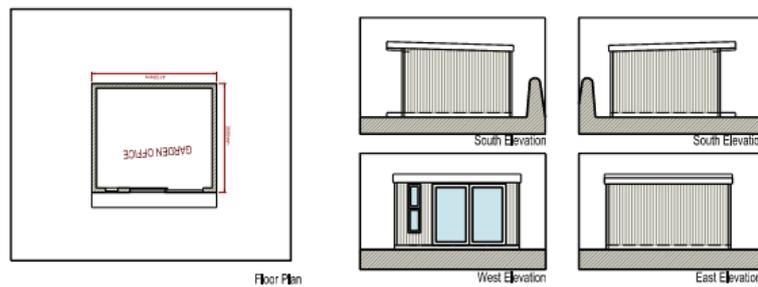
Site History

Application Reference	Description	Status (Approved/Refused)
2015/1230	Replacement of wooden guttering with aluminium guttering (LBC)	Approve

Detailed description of Proposed Works

The proposal is to move one of the existing sheds to the northeast corner of the garden close to the neighbouring boundary. The proposal is to install another outbuilding to be used as a garden office, and to install a hot tub within the raised patio area. The hot tub will be 1m in height and will measure 2.3m x 2.3m. The garden office will measure 3.6m x 4.1m, 2.21m to the eaves and 2.49m in total height. This will be located close to the northeast boundary, adjacent to neighbouring sheds/outbuildings.

The shed will be painted brown. The garden office is constructed in timber with naturally stained cladding.



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 T4: New Development and Transport Safety
- Policy HE1: The Historic Environment
- Policy HE3: Developments affecting Historic Buildings

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

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It 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. This 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 which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social, and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Section 2 - Achieving sustainable development.

Section 4 - Decision making

Section 12 - Achieving well-designed places.

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 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
- 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.

A site notice was also erected within the vicinity

No neighbour representations have been received.

Consultees

Pollution Control – No objections subject to conditions

Conservation Officer – No objections

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

The site falls within urban fabric. Extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties.

Due to the location of the property close to the Listed Building, the impact to this building will also be considered within this application.

Scale, Design and Impact on the Character

The proposal involves moving the existing shed which is located at the northwestern end of the garden to the opposite end (the southwest) and introducing a small flat roofed / timber clad home office unit and a hot tub is proposed to be installed close to the rear elevation between the pergola and the dwelling. Whilst these new structures will increase the level of

domestic character of the rear garden space, it is clear from the existing structures that this area is already heavily domesticated.

This is a building listed by association, with the main area of setting which contributes the most being to the east. The alterations to the rear elevation have reduced its sensitivity to change, and the rear garden is clearly a relatively private space. The structures are all relatively ephemeral and could be removed fairly easily. The natural colour scheme will lessen the potential impact of the structures. The host tub will be located close to the existing pagoda, and at 1m in height will have little impact. As a consequence, there is little prospect of harm to the setting of significance of the listed building.

The proposed materials and design when viewed in their entirety are not expected to be visually detrimental within the surroundings and as a result the proposal is in compliance with Local Plan Policy GD1, Policy HE1, Policy HE3 and House Extensions SPD.

Considerable weight has been given to the design and impact on the local listed building and the character of the area.

Impact on Neighbouring Amenity

The proposed structures will be located close to the neighbouring boundary, however along the shared boundary is a high wooden fence and the structures have been located close to the neighbouring nearby sheds thus reducing any residential impact.

The application is therefore acceptable in terms of residential amenity in compliance with Local Plan Policy GD1 and D1.

Significant weight has been given to the impact on residential amenity.

Highways

The proposal is located within the confines of the garden area. The proposal will not impact the existing levels of off-street parking and therefore there will be no impact upon highway safety. As a result, the proposal is in compliance with Local Plan Policy T4 and SPD: Parking.

Moderate weight has been given to 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

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 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.