

Application Reference: 2025/0629

Site Address: Stancliffe Farm House, Woodhead Road, Wortley

Description of Proposal: Two storey rear extension to dwelling with external modifications and demolition of outbuilding.

Introduction

This application seeks full planning permission for the erection of a two-storey rear extension to an existing detached dwellinghouse, along with external alterations and the demolition of an ancillary outbuilding.

The proposal has been amended to remove the balcony/terrace proposed above the existing front extension, as well as include the demolition of the adjacent outbuilding.

This application follows on multiple applications including the refusal of a large 'wings' style extension, which is currently being assessed by the Planning Inspectorate. The applicant has also previously sought pre-application advice. The planning history is set out below.

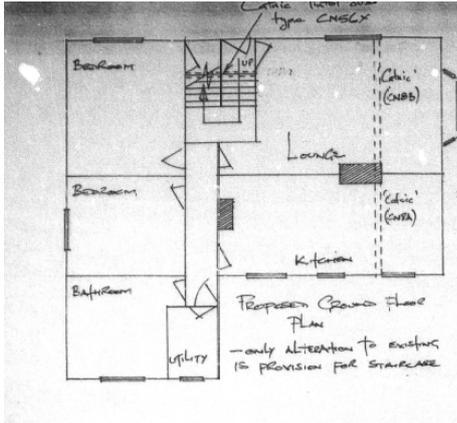
Relevant Site Characteristics

Stancliffe House Farm consists of an existing dwellinghouse and various associated outbuildings. The wider site was formally used as a dog/cat boarding and kennel facilities (known as Rainbow Hill Kennels) but this use ceased in recent years. The site still includes the various equipment/arrangement associated with the former use with enclosed paddocks/exercise areas located off the kennel/cattery buildings.

Planning permission was granted last year (ref: 2023/1128) to demolish the former dog kennel building and replace with a new detached dwelling. That permission also involved the demolition of some existing smaller outbuildings (the cattery building and shed) to offset the increase in floor space and justify the generous scale of the proposed dwelling. The granted dwelling is generous in size, however due to the hillside position of the dog kennel building, the proposed dwellinghouse was considered acceptable as it would introduce minimal visual harm upon the openness of the Green Belt.

The existing dwellinghouse (to which this application relates) is a two-storey square shaped property and is positioned on the eastern part of the site. The property is finished in red brick at ground floor, with a light blue render finish at the upper floor and gable roof. The dwelling has a large driveway wrapping around the front and side. A flat roof single storey extension projects off the front, with a monopitch roof extension to the rear, whilst a small detached shed (building 6) is sited to the north of the property (which is hereby proposed for demolition). The residential garden is to the west of the property between the dwelling and much larger outbuildings (labelled as building 1 and 2).

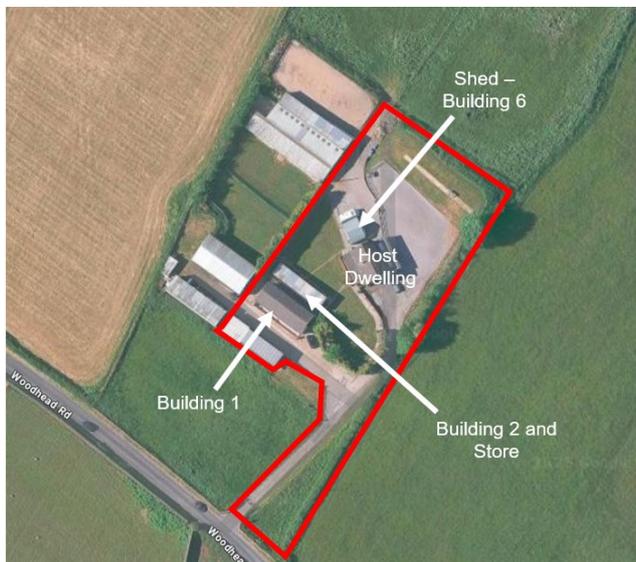
It is understood that the existing dwellinghouse has previously been extended, as per planning permission ref: B/86/1055/WO, with the current floorplans being consistent with those approved under this permission. The 1986 documents indicate that the dwellinghouse was originally a bungalow, which was the extended upwards and to the front and rear. The original layout is indicated on the following plan:



The wider site is a rectangular shape extending from Woodhead Road in a north-eastern direction. Woodhead Road is at the highest level, with the site levels falling away fairly steeply. A long access drive extends from Woodhead Road along the southern boundary with the existing dwellinghouse accessed at the end. The built form is set back from the road, with a large field fronting the site, with two further enclosed fields to the rear of the site.

Hedges and post and rail fences define the boundary of the site, with a stone wall along the Woodhead Road. A line of trees are positioned along an internal pathway and around the residential garden, but overall, the site is fairly open in nature with uninterrupted views from across the landscape.

The site is an isolated location with no immediate neighbours. Agricultural fields surround the site in all directions and due to the changes in levels, the site is not within direct view from any neighbouring sites/properties.



Site History

2025/0310 - Demolition of existing outbuildings and erection of 2no. single storey, flat sedum roofed, staggered 'wing' extensions linking the existing dwelling with an existing outbuilding and creating a central courtyard area, REFUSED, 4/6/2025 (Appeal in progress, PINS ref: 3369722).

Reasons for refusal:

The proposed development constitutes as a disproportionate addition over and above the size of the original dwelling, being 290% larger than the original bungalow. The scale and appearance of the proposed extension would dominate this Green Belt site and fails to be subservient or in-keeping with the traditional style host dwelling. The development would harmfully impact the openness of the Green Belt due to its extensive footprint, amalgamation of buildings and varying eaves heights. The proposal is therefore considered to be inappropriate development within the Green Belt, no very special circumstances have been provided which outweigh the harm to the Green Belt, including harm to its openness. The proposal is discordant with Paragraph 153 and 154 of the National Planning Policy Framework; Barnsley Local Plan Policies GB1 and GB2 and Section 3 of the House Extensions and Other Domestic Alterations Supplementary Planning Document.

The proposed development is not supported by sufficient ecology surveys/information. The submitted report states that bat emergence surveys are required to enable the local planning authority to assess the potential impact upon roosting bats, given the proposed demolition and alterations to existing buildings. This survey has not been provided within the submission meaning the Biodiversity Officer is unable to assess the proposals. Additionally, there are concerns that the submitted ecological appraisal has not been undertaken by a qualified Ecologist. The application is therefore discordant with Barnsley Local Plan Policy BIO1 and Sections 7.6 - 7.7 of the Biodiversity and Geodiversity Supplementary Planning Document.

2024/0749 - Erection of two storey side and rear extensions to dwelling with some external modifications to existing house, and bin store and gates- WITHDRAWN (*the LPA advised that the proposal would not be acceptable due to the harm upon the openness of the Green Belt*).

2023/1128 - Demolition of existing boarding kennel block and outbuilding and construction of new 2 storey dwelling with associated landscaping works and erection of bin store, GRANTED, 12/8/2024

2012/0143 - Installation of 1no 10KW wind turbine (12m HUB height) WITHDRAWN

2010/0219 - Erection of detached bungalow (Outline) REFUSE, 4/5/2010

2010/1036 - Erection of 1 no. dormer bungalow, REFUSE, 10/5/2011

B/98/0927/WO - Erection of boarding kennels, GRANTED, 12/10/1998

B/94/1376/WO - Erection of barn, glasshouse and tied dwelling (dormer bungalow) REFUSED, 19/1/1995

B/86/1055/WO - Extension to convert single storey dwelling into two storey dwelling, GRANTED, 4/11/1986

B/86/0236/WO - Conversion of farm outbuildings to form boarding kennels and mattery, GRANTED, 1/5/1986

B/80/1359/WO - Change of use from smallholding and Turkey Farm to Nursery Garden Centre, REFUSED, 28/8/1980

Proposal

The development includes the erection of two storey extension off the rear elevation of the dwellinghouse. At ground floor level, the extension will wrap around the existing monopitch roof extension (which currently accommodates the utility and bathroom) to provide an additional bedroom. The extension will project 1.7m in a western direction, off the deepest part of the existing extension, though will maintain the same width as the main dwelling.

At the first floor, the extension will project above the existing ground floor as well as the proposed bedroom, to provide a total projection of 4.75m. At the upper floor level, two bedrooms with en-suites will be provided, each with Juliette balconies on the side facing elevations.

The two-storey extension will create a rear facing gable end, with the same ridge height as the host dwelling. Externally, white render will be applied to replace the existing blue colour, and large windows added to the south-eastern elevation. The extension will also be finished in white render with red brick features.

The existing bay window will be removed, as well as a small, attached shed. The existing windows will be replaced with modern grey framed windows, and patio doors installed.

In order to offset the proposed increase in floor area, the detached shed (building 6) will be demolished. The proposal has also been amended to remove the large balcony above the front, flat roof extension. Unlike the previous proposal, the large outbuildings (buildings 1 and 2) will be retained.





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.

Site Designation/ Allocation

The entire site is washed over by Green Belt as defined in the adopted Local Plan.

The site is within a high-risk development area as designated by the Mining Remediation Authority, and also within Flood Zone 1 (low risk).

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 GB1: Protection of Green Belt
- Policy GB2: Replacement, Extension and Alteration of Existing Buildings in the Green Belt
- Policy BIO1: Biodiversity & Geodiversity
- Policy POLL1: Pollution Control and Protection

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 13 – Protecting Green Belt Land
- Section 15 – Conserving and Enhancing the Natural 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
- Design of Housing Development, July 2023
- Residential Amenity and the Siting of Buildings, May 2019
- Biodiversity and Geodiversity, May 2019
- Trees and Hedgerows, May 2019

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

Publicity

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 as follows:

- Site notice, consultation expiry 1/10/2025

No representations have been received in response to the above publicity.

Consultations

Biodiversity Officer – No objection, the bat activity survey has been undertaken in line with best practice guidance. The outbuildings were subject to a single activity survey and no bats were found to be present. Integrated bat and bird boxes should be installed onto the extension in accordance with the Biodiversity and Geodiversity SPD.

Local Ward Cllrs – No comments 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 of Development/ Impact on the Openness and Character of the Green Belt

Section 13 of the NPPF relates to the Green Belt. Paragraph 153 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. '*Very special circumstances*' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 154 states that development in the Green Belt is inappropriate unless one of the following exceptions apply:

C) 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 states the Green Belt will be protected from inappropriate development in accordance with national planning policy.

Local Plan Policy GB2 relates to replacement and alterations of buildings in the Green Belt and builds upon the above stating that provided there will be no harmful impact upon the appearance or character and will preserve the openness of the Green Belt, the following development will be supported:

- Extension or alteration of a building where the total size of the proposed and previous extensions do not exceed the size of the original building;

Policy GB2 continues stating that all development is expected to be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale, massing, elevation design and materials. The development should have no adverse effect on the amenity of local residents, the visual amenity of the area or highway safety.

Section 2 of the House Extension and Other Domestic Alterations SPD sets out the general principles for house extensions as follows:

1. Be of a scale and design which harmonises with the existing building and be subordinate.
2. Not adversely affect the amenity of neighbouring properties.
3. Maintain the character of the street scene and;
4. Not interfere with highway safety.

Section 3 of the House Extension and Other Domestic Alteration SPD refers to extensions and alterations to properties in the Green Belt. The SPD states: Within the Green Belt, extensions, roof alterations, outbuildings and other domestic alterations will be considered against the general principles and the following criteria:

1. The total size of the proposed and previous extension should not exceed the size of the original dwelling.
2. The original dwelling must form the dominant visual feature of the dwelling as extended.

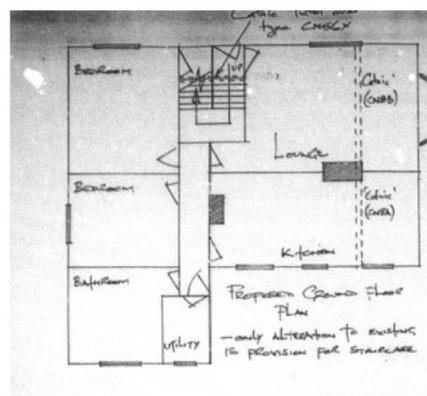
Domestic outbuildings within the curtilage of the dwelling will be treated as part of the dwelling or an extension to it, except for the purposes of calculating the original size of the dwelling.

As summarised above, the original host dwelling was a single storey bungalow, which had a much smaller footprint than the current/existing dwellinghouse. The floorplan of the original bungalow is indicated on the plans below:

Existing Dwelling Ground Floor (original bungalow in red)



Original Dwelling (Bungalow) Floorplan



The current dwellinghouse has a total of floorspace of 194sqm across two storeys (excluding the loft storage which is not considered usable floor area). However, the current dwellinghouse has already been extensively extended with the 'original' dwellinghouse indicated on the plans for application ref: B/86/1055/WO (see above). The plans associated with the 1986 application demonstrate that the original dwellinghouse was a bungalow form with a total floorspace of 77sqm. The 1986 permission related to the 1st floor extension to convert the bungalow to a two-storey dwellinghouse, with extensions to the front and rear later added. Based on the original bungalow floorplan and the existing floorplans, it is understood that the subject dwellinghouse has already been extended by 117sqm which equates to an increase of 151.9%. The existing floorplans are shown below for ease:



Section 3.1.1 of the House extensions and Other Domestic Alterations SPD (adopted March 2024) makes it clear that *'the total size of the proposed and previous extension should not exceed the size of the original dwelling'* (emphasis added). When applying this policy, this means that the subject dwellinghouse has already been extended above its maximum size.

However, the historic planning permission (ref: B/86/1055/WO) did not remove the property's permitted development rights, which means the subject dwelling could be extensively extended further via permitted development. Due to the existing ground floor side elevation walls being original, a side extension projecting off both sides could be erected to achieve a further 69sqm of additional floorspace.

This application proposes to erect a two-storey rear extension which would provide 90sqm of additional internal floorspace. To offset this increase, the proposal includes the demolition of the adjacent detached shed (31sqm) as well as the small, attached shed (5sqm). When deducting these buildings from the floorspace proposed, this means that only 54sqm of 'additional' floorspace is being created, which is less than what could be achieved via permitted development.

The LPA recognise that this proposal would result in a dwellinghouse which is circa 268% larger than the original bungalow, thus is discordant with the policies quoted above. However, given that a similar sized property could be achieved via permitted development, this is considered to be acceptable on this occasion.

The proposed extension does not harmfully encroach into the Green Belt unlike previous proposals, with the footprint of the dwellinghouse extending by 38sqm and only 1.7m beyond the current rear elevation. Whereas, the development allowed via permitted development could result in the dwelling being extended off both side elevations by up to 5.5m and considerably altering the footprint of the host dwelling. On this basis, the principle of the development is acceptable in this instance, due to the development introducing limited harm

upon the openness of the Green Belt. This is afforded significant weight in the planning balance.

Design and Impact Upon Appearance of Green Belt

NPPF Paragraph 135 relates to high quality design and states that developments should function well and add to the overall quality of the area; are visually attractive; sympathetic to local character; maintain a strong sense of place whilst optimising the potential of the site and create places which are safe and inclusive and promote well-being.

Local Plan Policy D1 states that development is expected to be of high-quality design and should respect and reinforce the distinctive, local character and features. Development should contribute to place making and make the best use of materials, as well as display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangements of materials, colours and details.

Building upon the assessment above, the scale, form and size of the proposed two-storey rear extension is not considered to harmfully impact the appearance or character of this Green Belt site. The extension will be limited to the rear of the property, with the only changes to the front being the addition of glazing and changes to the render colouring and windows. Unlike previous proposals, the dwellinghouse will remain comfortably within the existing residential curtilage and not extend towards or join any of the ancillary outbuildings, meaning open views through the site will remain unimpacted.

The rear extension has a fairly traditional character, with a gable end and will utilise existing external materials. The extension will not appear overbearing and would not dominate the appearance of the host dwelling. Although the extension has a similar roof ridge height, its position at the rear means that it remains subservient to the host dwelling.

The demolition of the existing detached shed will positively contribute towards the openness of the Green Belt and creates a larger undeveloped area to the north of the dwellinghouse. Similarly, the removal of the bay window and attached shed structure means that the dwellinghouse will adopt a rectangular shaped footprint, further reducing any encroachment into the Green Belt.

The proposed external materials are acceptable in this location, with the render colour change from blue to white welcomed. Given the modern appearance of the approved dwellinghouse adjacent, the use of glazing will not appear out of place.

In summary, this development will not significantly alter the character and appearance of this Green Belt site. The development is therefore acceptable in terms of its design and scale, and is afforded significant weight in the planning balance.

Nevertheless, to ensure that further development does not take place, permitted development rights will be removed as part of this permission, with a condition also attached to ensure that floorspace is not created above the existing front, single storey extension. This development will result in the host dwelling achieving its maximum size in order to protect the openness of the Green Belt.

Impact Upon Residential Amenity

Local Plan Policy GD1 states that proposals for development will be approved if there are no significant adverse effect on the living conditions and residential amenity of existing and future residents. Proposals should be compatible with neighbouring land and should not significantly prejudice the current or future use of neighbouring land.

Local Plan Policy POLL1 states that development will be expected to demonstrate that there would be no unacceptable affect or cause a nuisance to the natural and built environment or to people.

The House Extensions and Other Domestic Alterations SPD sets out the minimum separation distances required to protect existing and future residential amenity.

The proposed development would not impact neighbouring residential amenity. Currently, the dwellinghouse is in an isolated location with no immediate neighbours. However, it is recognised that permission has been granted for a new dwelling adjacent to this proposal. Nevertheless, given the separation distance between the two sites and the position of the windows, it is not expected that harmful overlooking or overshadowing would occur. This is afforded substantial weight in the planning balance.

Biodiversity Considerations

Local Plan Policy BIO1 states that development will be expected to conserve and enhance the biodiversity and geodiversity features by protecting and improving habitats; maximising biodiversity opportunities in and around new developments and encouraging provision of biodiversity enhancements.

Section 7.6 of the Biodiversity and Geodiversity SPD states that applications should be supported by ecological appraisals, impact assessments and roost assessments where appropriate. Section 7.7 follows on to state that these surveys should be undertaken by competent persons with suitable qualifications and experience, and need to be carried out at the appropriate time of year.

The application has been supported by a bat activity survey (undertaken 24/7/2025). The Biodiversity Officer has reviewed the submitted report in regard to the demolition of the detached building. The survey concluded that the existing outbuildings have low suitability for roosting bats, with no bats found to present. The Biodiversity Officer is satisfied with the findings subject to works being avoided during the main bird nesting period and a bat and bird box being added to the extension. A condition is attached to secure this requirement. This is afforded considerable weight in the planning balance.

Highways

NPPF Paragraph 116 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

Local Plan Policy T4 states that new development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

The development would not harmfully impact the current highways arrangements, with a sufficiently sized driveway and parking area to be retained. This is afforded substantial weight in the planning balance.

Planning Balance and Conclusion

The previous application at the site was refused due to the significant harm upon the openness of the Green Belt. However, the refused proposal was substantially different to the extension hereby proposed, consisting of an abnormally large U-shape extension as well as the conversion of an existing outbuilding and formation of balconies and gardens/courtyards. The previous proposal was considered to urbanise this rural site and significantly alter the appearance of the Green Belt.

Although this current proposal still results in a substantial increase in floorspace, the size and appearance of the proposed extension has been scaled back to protect the openness of the Green Belt. The LPA recognise that this proposal is still discordant with Policy GB2 due the extension (together with previous extensions) exceeding the size of the original bungalow. However, given that a similar sized increase in floorspace could be achieved via permitted development, the proposed two-storey rear extension, is considered acceptable in terms of its impact upon the Green Belt.

This proposal will result in an increase footprint of 38sqm, whereas two single storey side extensions (totally 69sqm) could be achieved via permitted development, which would cause more harm upon the Green Belt than the development hereby sought. Taking this into account, the proposal is acceptable in this instance, subject to strict accordance with the conditions attached which includes removing permitted development rights.

This application has also been supported by sufficient ecological information, with the potential impact upon roosting bats adequately addressed in accordance with Local Plan Policy BIO1.

Taking into account the overall planning balance, the application is approved.

RECOMMENDATION: Approve with conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

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:

- *Removal of balcony/terrace above front extension;*
- *Demolition of outbuilding included in the proposal.*

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.