

Application Reference Number:	2026/0065
Proposal Description:	Change of use from Holiday Cottage (Use Class C3 - restricted) to residential dwellinghouse (Use Class C3)
Location:	Holiday Cottage, Dog House Farm Cat Hill Lane, Hoylandswaine, Sheffield, S36 7JB

Recommendation:

Approve subject to conditions.

Site Description

The site is currently a holiday cottage located at Holiday Cottage, Dog House Farm Cat Hill Lane, Hoylandswaine, Sheffield, S36 7JB. The surrounding area is predominantly agricultural in nature, however there are a number of detached residential properties located nearby. The current cottage is a two-storey property which benefits from a large driveway and garden space.

Planning History

- 2014/0890 – Change of use from holiday cottage to residential dwelling – Withdrawn.
- 2007/1088 – Change of use of barn to holiday cottage – Approved subject to conditions.

Proposed Development

The applicant has proposed for the Change of use from Holiday Cottage (Use Class C3 - restricted) to residential dwellinghouse (Use Class C3). The applicant would not be making any external or internal changes to the property. This application is merely for the change of use of the property.

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 on 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.

- Local Plan Allocation – Green Belt
- Policy SD1: Presumption in favour of Sustainable Development
- Policy GD1: General Development

- Policy D1: High quality design and place making
- Policy Poll1: Pollution Control and Protection
- Policy T3: New development and Sustainable Travel
- Policy T4: New Development and Transport Safety
- Policy CC1: Climate change
- Policy BI01: Biodiversity and Geodiversity
- Policy H1: Number of New Houses to be Built
- Policy H2: The Distribution of New Homes
- Policy H4: Residential Development on Small Non-Allocated Sites
- Policy GB2: Replacement, Extension and alteration of existing buildings in the Green Belt)

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 9 - Promoting sustainable transport
- Section 12 - Achieving well-designed places
- Section 13 – Protecting Green Belt

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 Documents:

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.

Consultations

Highways – No objections.

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015. A site notice was posted at the site. Four representations of support for the proposal have been received

Assessment

The main issues for consideration are as follows:

- The principle of the scheme
- The impact on the character of the area
- The impact on neighbouring residential properties
- Highways
- Housing stock

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

The previous approval under planning application 2007/1088 granted permission for change of use of the barn to a type of residential use, a restricted holiday residential use. The previous permission therefore determined that the building was capable of being converted for a specific residential use in the Green Belt. The change of use of buildings is considered both in local and national planning policy as acceptable in the Green Belt subject to certain criteria. In this case it

is more a case of removing the holiday restrictions rather than a significant change of use of the building. Given the previous permission, and the lack of any significant changes to the size of the building it is considered as acceptable in principle when assessed against relevant local and national Green Belt policies. In addition, it would be providing the borough with a large 4-bedroom family dwelling. The local authority has outlined its needs for more family sized dwellings within the SHMA and within its local plan. The scheme would be adding to the housing stock which is in demand and thus is found to be acceptable.

The scheme has already been approved as a holiday home and thus the LPA is assessing if the change of use is acceptable and its impact on residential, visual amenity and impact on highway safety. The scheme has already been constructed and there are not going to be any external alterations that would impact the openness of the Green Belt

Residential Amenity

There would be little detrimental impact to residential amenity as the scheme would not be changing the interior or exterior of the property. The scheme has already been designed to accommodate 4 bedrooms and has enough internal and external amenity space for those who would occupy the property. The number of comings and goings from the property may differ, however this would be expected from a family home, and, given the distance to neighbouring properties, this would not have a detrimental impact on other properties in the area. Moderate planning weight has been granted to this.

Visual Amenity

The development would also cause no to little impact on visual amenity as the scheme would be changing the use and would not be making any external changes to the property.

The applicant has proposed landscaping to the scheme, to “enhance” the setting and appearance of the site. The applicant has provided materials and planting due to the site being within the greenbelt. This is deemed to be acceptable.

As such there would be little to no detrimental impact on visual amenity. Moderate planning weight has been granted to this.

Highways Safety

The Councils Highways Officer has been consulted upon on this application, and has made the following comments:

Under normal circumstances, Highways DC officers would raise concern regarding the substandard access width both at the site and on Cat Hill Lane itself, the ability to collect refuse from a suitable point adjacent to the highway, and emergency vehicle access. However, it could easily be argued that the change of use would not intensify vehicle movements to and from the site. HDC therefore do not have grounds to raise objection to the scheme.

As the site is, in terms of traffic generation, being used as a single inhabited property, the opportunity to address the highway safety concerns regarding the site has passed. No specific conditions are deemed appropriate in this instance.

Therefore, the Highways Officer has no objections to the scheme. Moderate planning weight has been granted to this.

Planning Balance and Conclusion

For the reasons stated in the report above the proposal is granted approval subject to the conditions also outlined. The scheme would provide the local authority with a large dwelling which is in need in the area, as highlighted in the Council's policies. The scheme would have little to no adverse impacts on visual and residential amenity, or the Green Belt, and the Highways Officer has no objections to the scheme. As such the scheme would comply with the Council's policies.

Recommendation

Approve subject to conditions

Justification

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

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.