

Application Reference: 2025/0829

Site Address: 6 & 7 Greenland, High Hoyland Lane, High Hoyland, S75 4AZ

Introduction:

This application seeks full planning permission for the conversion of no. 6 and 7 Greenland, High Hoyland into a single dwelling, and the erection of a raised decking with associated glazed balustrading to the side.

Relevant Site Characteristics

No 6 and 7 Greenland are single storey end terraced properties, stone built with a hipped roof. The properties are set back with a large front garden area and in an elevated position above High Hoyland Lane. The properties are attached to a two storey stone terrace. No. 7 Greenland has an existing single storey side extension with a flat roof and has a small porch on the side. The porch is proposed to be demolished as part of this application. There is off road parking located at the rear of the properties, accessed from a steep access road located at the side of No. 7. The site is washed over by Green Belt.



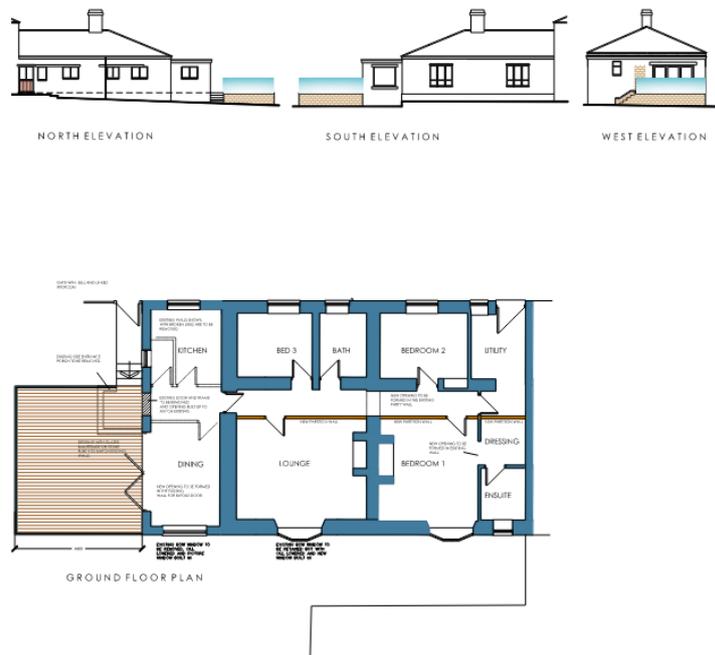
Site History

Application Reference	Description	Status (Approved/Refused)
2011/0439	Erection of side conservatory extension to dwelling	Refuse
2012/0505	Demolition of existing porch and erection of side extension to dwelling (resubmission of application 2011/0439)	Approve

Detailed description of Proposed Works

The proposal is to demolish the existing porch and convert the two end properties No. 6 & 7 into 1 single dwelling. The application proposes internal changes to the properties, reconfiguration of the door openings, and some alterations to the window configurations

including the removal of a bow window and the installation of bi-fold doors to the western elevation. The application also proposes to erect a raised decking area with glazed balustrading at the side of No. 7.



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 GB1: Protection of the Green Belt
- 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 12 - Achieving well-designed places.

Section 13 - Protecting Green Belt land.

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.

No representations have been received.

Parish Council – No comments received.

Local Members – 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

The Council will seek to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have. Policy GB1 of the Local Plan states that the Green Belt will be protected from inappropriate development in accordance with National Planning Policy.

The application is for the alteration of existing buildings within the Green Belt therefore GB2 is appropriate. Planning permission for alterations to existing buildings are acceptable provided they will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt. Extensions are acceptable if the extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building.

All such development will be expected to be of a high standard of design and respect the character of the existing building and its surroundings. The proposal should also have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.

Any development in the Green Belt must preserve the openness of the Green Belt and not conflict with the purposes of including land in Green Belt.

The proposal is to convert the existing properties into one single property. The proposal does not include an extension to either property therefore the external footprint is to remain as existing.

The proposal does however involve the creation of a raised decking area. This will not increase the residential footprint of the properties.

The existing floor space to take as original build (both dwellings) is 104.17m²; any additional extensions must not exceed this amount by more than 100%. Rooms in the roof space are not counted towards the floor area.

The original property is 104.17m².

Existing extension at No. 7	26.24m ²
Total additions old and new:	<u>26.24m²</u>
Allowance used:	25%

The proposal does result in the loss of one small dwelling which does have an impact on the housing stock available within the borough. However given this would only be a very minor loss in comparison to the overall housing stock it is not considered as a sufficient reason to refuse the application.

The South Yorkshire Residential Design Guide relates to the conversion of buildings to residential accommodation and outlines acceptable sizes of accommodation to protect residential amenity. The document also sets out a number of criteria that must be met in order for such application to be supported.

All new dwellings proposed must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy. In addition, development will only be granted where the development would maintain visual amenity and not create traffic problems or prejudice the potential future development of a larger area of land.

The proposal would not result in disproportionate additions to the original properties therefore in principle the proposal is acceptable in terms of the impact to the surrounding Green Belt. As both properties are in residential use the principle for residential is already established. This application will assess the residential and visual impact below.

Scale, Design and Impact on the Character

This proposal seeks permission to convert the pair of end terraced dwellings to one dwelling with no major external alterations. The proposal makes minor changes to some of the window and door configurations however they will be in keeping with the properties therefore the visual impact within this location will be negligible.

The proposal involves the erection of a raised decking area with a glazed balustrade. It has been noted that the neighbouring property has a raised decked area at the front of their property in similar style also with a glazed balustrade. The proposed decking will be located at the side of the property and set well within the garden area which is bound by a mix of stone walls, fencing and vegetation. When taking into account the above in this instance the proposed decking is acceptable.

The materials, design and location of the decking when viewed in situ are not expected to be visually detrimental within the surroundings, the external appearance will remain largely as existing and as a result the proposal is in compliance with Local Plan Policy GD1 and House Extensions SPD.

Significant weight has been given to the design and impact on the character of the area.

Impact on Neighbouring Amenity

Although Policy GD1 of the 2019 adopted Barnsley Local Plan (the Local Plan) does not include reference to any specific space standards, it states that proposals for development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents amongst other matters. Policy D1 of the Local Plan expects development to be of a high quality, including through its layout and design, so that it contributes to a healthy, safe, and sustainable environment.

The 2023 Design of Housing Development Supplementary Planning Document (the SPD) advises that all developments should achieve the internal spacing standards set out in the South Yorkshire Residential Design Guide (the SYRDG).

The proposal is for the conversion of 2 dwellings into 1 larger dwelling creating a 3 bedroomed property inclusive of all the existing garden areas. It is noted that one of the existing bedrooms and the en-suite are slightly smaller than usually acceptable however as the total floor space

is much larger than required and as the application proposes to amalgamate all the living space across both properties the small loss in bedroom/bathroom space is acceptable.

SPD: Design of Housing Development states that rear gardens of proposed dwellings should be at least 50 square metres in the case of two-bedroom houses/bungalows and 60 square metres for houses/bungalows with three or more bedrooms. Smaller gardens may be acceptable in corner plots if privacy and daylighting can be maintained. The external amenity space will exceed the spatial expectations within the aforementioned SPD.

The proposed decking area will be located at the side of the property, with the existing boundary of the garden. There is a property located to the west of the site which is set lower than the existing site. The existing boundary wall and distance from the property to the west is sufficient to protect the residential amenity of this property. Due to the location at the side of the property the proposed decking area is not expected to overlook the attached dwellings to the east of the site.

It is therefore concluded that the internal living space and external amenity area of the proposed development would be of a sufficient size and configuration such that future occupiers would have acceptable living conditions. The proposed decked area is in a position where overlooking and loss of privacy is not expected for the neighbouring dwellings. Consequently, the proposal would meet the requirements of Policies GD1 and D1 of the Local Plan.

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

Highways

The proposal would convert two one-bed dwellings in one three-bed property. Off-street parking remains unaffected and continues to be in line with the guidance set out in the Council's Parking SPD.

It is likely that vehicle movements would decrease when considering visitors and delivery and service vehicles. As such, the scheme is likely to be beneficial to highway safety.

As such, the scheme is acceptable from a highways development control perspective in compliance with Local Plan Policy T4 New development and Transport Safety 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 was not necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application.

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.