

Application Reference: 2026/0343.

Location: Anchor Farm, Elmhirst Lane, Dodworth, Barnsley, S75 4LD.

Introduction

This application seeks planning permission to erect extensions to the south-west and the north-east elevations of the application dwellinghouse, including the formation of a lower ground floor, first floor reconfiguration, with associated external works including terraces, balcony, and alteration to existing materials.

Relevant Site Characteristics

This application relates to a large plot located on the north side of Elmhirst Lane and in a semi-rural area that is characterised by residential uses and Silkstone Golf club and course. Fall Bank Industrial Estate and Dodworth Business Park are located to the south-east with Junction 37 of the M1 located to the east. The application dwellinghouse forms part of a small row of residential buildings derived from conversions from agricultural buildings. There is ancient woodland located to the north-west of the development site with a public footpath running adjacent to the east.

This application dwellinghouse is a detached dwellinghouse constructed of stone with gable pitched and pitched concrete and slate tiled roofs. This application dwellinghouse comprises a single storey element to the south-east and a two-storey element to the north-west. Vehicular access is from the south of the development site onto an area of hardstanding that extends along the east and north of the application dwellinghouse. A large hard landscaped and patio area to the south of the application dwellinghouse provides level access from Elmhirst Lane. A large, detached building is located to the north of the development site. Works are ongoing to this building to convert it to residential use which was approved under application 2025/0776. There is a raised terrace area located on the north-east side of the application dwellinghouse with stepped access onto a garden area to address the levels of the development site with its topography falling.

Site History

There is an extensive planning history associated with Anchor Farm. However, the most recent and relevant applications are:

B/05/0496/DO	Erection of dwelling.	Approved.
2019/1051	Removal of condition 4 (occupancy restriction to a person solely or mainly working, or last working in the locality in horse breeding, agriculture or in forestry) of planning permission B/05/0496/DO - Erection of dwelling.	Approved.
2025/0776	Change of use of existing barn to residential dwellinghouse (Use Class C3) including associated alterations and subdivision of existing residential garden.	Approved.

Detailed Description of Proposed Works

This application seeks planning permission to erect extensions to the south-west and the north-east elevations of the application dwellinghouse, including the formation of a lower ground floor, first floor reconfiguration, with associated external works including terraces, Juliet balconies, and alteration to existing materials.

The proposed lower ground level extension would be erected on the north-east elevation and would measure approximately 16.3 metres (W) x 5.7 metres (D) x 3.4 metres (H) and would provide a W.C, bar, games room and cinema room. The proposed lower ground level extension would adopt a single storey and would provide a raised terrace area at ground level, and it would be constructed of heritage brickwork.

At ground level there would be some minor internal alterations with two-storey extensions erected on both the north-east and south-west elevations with a first floor extension erected above the existing south-east single storey part of the application dwellinghouse.

The proposed two-storey extension on the north-east elevation would measure approximately 10.3 metres (W) x 1.9 metres (D) x 8.1 metres (H) and would adjoin the proposed first floor extension to form two-storey gable elements with Juliet balconies which would be constructed of stonework and timber cladding.

The proposed two-storey extension on the south-west elevation would measure approximately 4.8 metres (W) x 2.3 metres (D) x 8.1 metres (H) and would adjoin the proposed first floor extension to form a new two-storey gable element that would be constructed of stonework and heritage brickwork, and timber cladding.

The proposed first floor extension would adopt a pitched roof with an approximate total height of 8.1 metres and would be constructed of stonework.

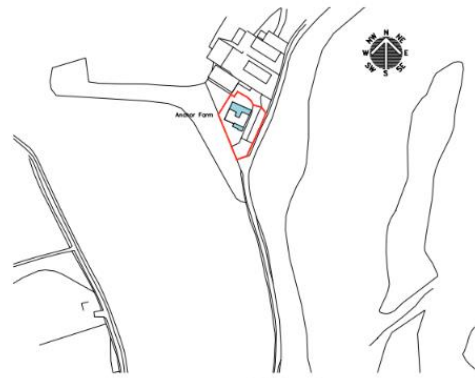
At first-floor level there would also be some internal alterations. A store would be provided at second floor level.



PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



LOCATION PLAN
SCALE 1:1250



EXISTING FRONT ELEVATION
SCALE 1:100



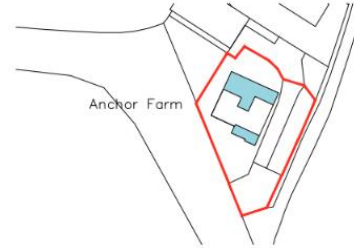
EXISTING SIDE ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100



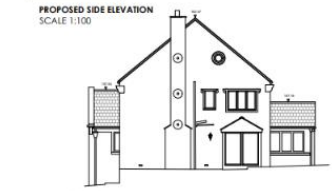
PROPOSED SIDE ELEVATION
SCALE 1:100



SITE PLAN
SCALE 1:500

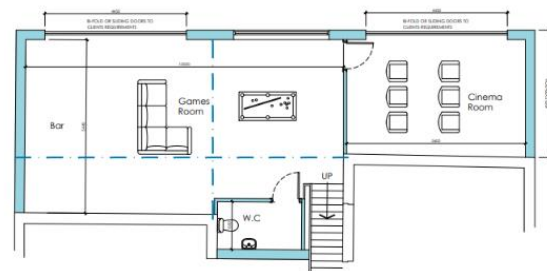


EXISTING REAR ELEVATION
SCALE 1:100

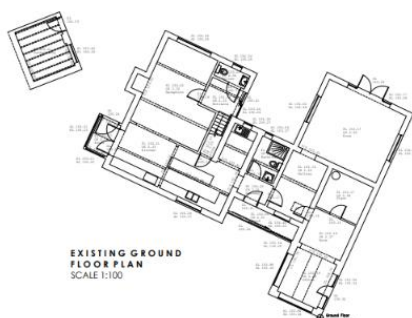


EXISTING SIDE ELEVATION
SCALE 1:100

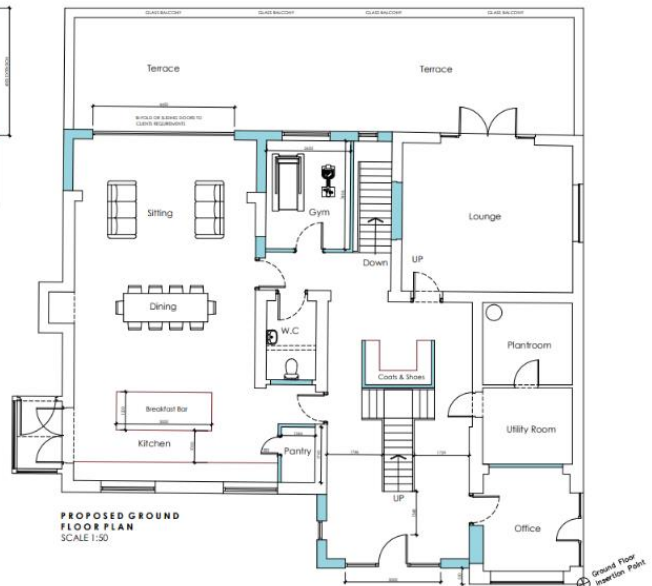
White Agus ARCHITECTURAL SERVICES		OFFICE ONE 115A STATION SALFORD, M6 6PU 0161 275 1234	Phone: 0161 275 1234 Email: info@whiteagus.co.uk Web: www.whiteagus.co.uk
Project	PROPOSED EXTENSIONS AT ANCHOR FARM, CLAREMONT LANE SALFORD, M6 6PU		Client MR & MRS LUMB
Drawing Title	ELEVATIONS		Date APRIL 2020
Scale	1:100	1:500	1:1250
Sheet	1	2	3
Author	1	2	3
Checker	1	2	3
Drawn	1	2	3
Revised	1	2	3



PROPOSED LOWER GROUND
FLOOR PLAN
SCALE 1:50

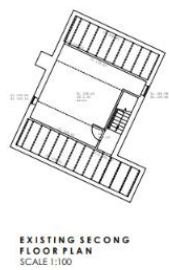
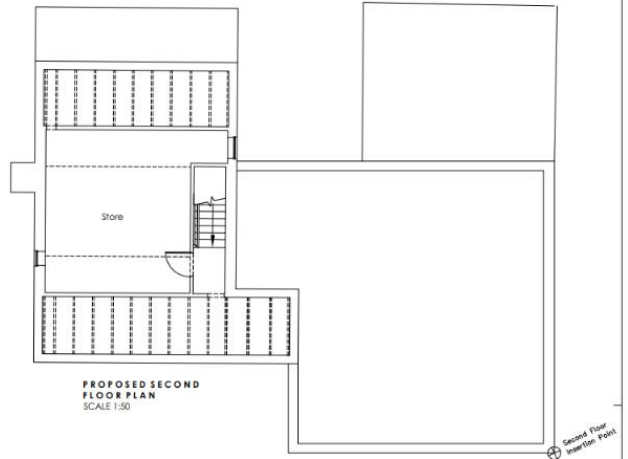
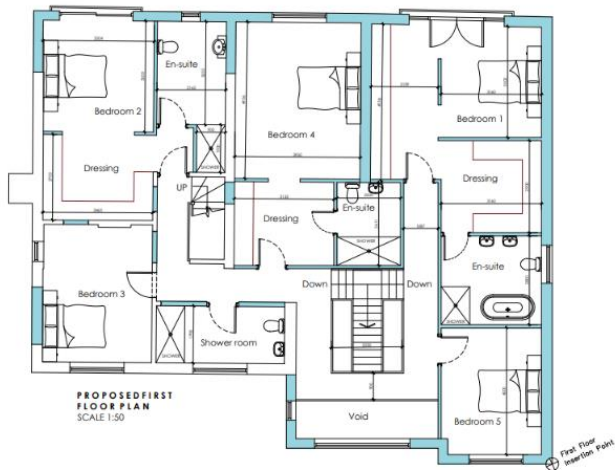


EXISTING GROUND
FLOOR PLAN
SCALE 1:100



PROPOSED GROUND
FLOOR PLAN
SCALE 1:50

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Project	PROPOSED EXTENSIONS AT ANCHOR FARM, CLAREMONT LANE SALFORD, M6 6PU		Client MR & MRS LUMB
Drawing Title	GROUND FLOOR PLAN PLANS AND ELEVATIONS		Date APRIL 2020
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Sheet	1	2	3
Author	1	2	3
Checker	1	2	3
Drawn	1	2	3
Revised	1	2	3



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Project:	PROPOSED EXTENSIONS AT ANCHOR FARM, ELWARTH LANE, BLADSTONE, ST9 4LD		
Client:	MR & MRS LUMB		
Drawn by:	APRIL 2020	Scale:	1:50 & 1:100 (B & A)
Check:	25-172	Page:	02
Date:		Drawn:	C
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Author:		Description:	

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.

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 D1: High quality design and place making.*
- *Policy HE1: The Historic Environment.*
- *Policy HE3: Developments affecting Historic Buildings.*
- *Policy HE4: Developments affecting Historic Areas or Landscapes.*
- *Policy GD1: General Development.*
- *Policy POLL1: Pollution Control and Protection.*
- *Policy T4: New Development and Transport Safety.*
- *Policy BIO1: Biodiversity and Geodiversity.*

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).*
- *Parking (Adopted November 2019).*
- *Trees and Hedgerows (Adopted May 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.*
- *Section 72: General duty as respects conservation areas in exercise of planning functions.*

Other Material Considerations

- *South Yorkshire Residential Design Guide 2011 (SYRDG).*

Representations

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended).

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 posted nearby which expired 03rd July 2026.

No representations have been received.

Consultations

Conservation Officer	<i>No objection(s).</i>
Forestry Officer	<i>No comment(s) received.</i>
Public Rights of Way	<i>No objection(s).</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 unless the NPPF establishes a specific weight:

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

Principle of Development and Green Belt Assessment

This application seeks planning permission to erect extensions to the south-west and the north-east elevations of the application dwellinghouse, including the formation of a lower ground floor, first floor reconfiguration, with associated external works including terraces, Juliet balconies, and alteration to existing materials.

Paragraph 153 of the NPPF sets out that when considering any planning application(s), LPAs 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. Such circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other resulting harm is outweighed by other considerations.

Paragraph 154 of the NPPF establishes the exceptions where development in the Green Belt should not be considered inappropriate.

Paragraph 154(c) of the NPPF establishes that 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 should not be considered inappropriate development in the Green Belt.

Local Plan Policy GB1 establishes the Green Belt will be protected from inappropriate development in accordance with national planning policy.

Local Plan Policy GB2 reflects the aim of paragraph 154(c) of the NPPF and states that development in the Green Belt is not inappropriate if it comprises the extension or alteration of an existing building provided that it would not result in disproportionate additions over and above 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 is calculated by external measurement of the building and floorspace within roof spaces will not be considered and outbuildings will only be considered in calculating the cumulative additions to the original dwelling.

In this instance, the calculations are based on the submitted plans because the application dwellinghouse is not shown on the Council's own mapping system and the submitted plans appear to reflect the original dwellinghouse approved under application B/05/0496/DO.

Original dwellinghouse – 234.76sqm.

Existing additions – 14.32sqm.

Proposed additions – 273.12sqm.

Total existing and proposed additions – 286.66sqm.

Total resulting cumulative floor space – 521.42sqm.

The resulting floorspace of this proposal under consideration would be approximately 521.42sqm. This total is based on the external measurements and does not account for the floorspace within the roof space in accordance with adopted guidance. This would result in more than a doubling of the original building contrary to Local Plan Policy GB2. However, the extent to which this limit would be exceeded under this proposal would be approximately 51.9sqm or 11.05%. It is not considered that this would constitute disproportionate additions over and above the size of the original building as the increased floorspace would largely be contained within the existing footprint. The development would also be implemented in the existing residential curtilage of and be attached to the application dwellinghouse and would be constructed of appropriate materials. It is therefore considered that the development would not harm the openness or visual amenity and character of the Green Belt in this instance, in accordance with Local Plan Policy GB1. In addition, the Local Planning Authority (LPA)

would have the benefit of removing permitted development rights in the interests of avoiding further potential harm to the Green Belt should approval be recommended.

Considering the above, moderate weight is therefore attributed to the conflict with Policy GB2 against this proposal. However, this proposal is considered acceptable in respect of paragraph 154(c) of the NPPF and Local Plan Policy GB1: Protection of Green Belt and attributed significant weight in favour of this proposal.

Considering the above, the principle of development is considered acceptable subject to assessment of the following matters, on balance.

Scale, Design and Impact on Character

Sections 16(2), 66(1), and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving a listed building and a conservation area or its setting or any features of special architectural or historic interest which it possesses.

The development site is located approximately 240 metres to the north-east of Fieldhead Farm and Fieldhead Manor which comprises some grade II-listed buildings and to the north of the development site are the local listed Hugset Wood Shaft Mounds – an extensive area of shaft mounds from former mine workings that were out of use and covered by a plantation by the 1850s. As such, the Council's Conservation Officer was consulted. The Officer concluded that there were no views of Anchor Farm from Fieldhead Manor and that the application dwellinghouse is itself a modern building and as such, has no historic or functional relationship with Fieldhead Manor beyond its location to the north. Given the screening and wider landscape context the Officer considered that the contribution to the setting of the listed buildings by the application dwellinghouse to be negligible and that the proposed works would have little impact with no harm to the heritage significance of the listed buildings at Fieldhead Manor. As such, the Council's Conservation Officer raised no objections and therefore, this proposal is considered acceptable in respect of Local Plan policies HE1, HE3 and HE4.

The proposed extensions and alterations would re-balance the general massing and proportions of the application dwellinghouse by lessening the dominance of the bulk of the existing two-storey part. The introduction of a subservient first-floor extension set below the existing ridge alongside new two-storey gable elements that would also appear subservient, and the retention of most of the fabric of the existing dwellinghouse would preserve the existing visual hierarchy and enable the host building to remain the primary feature. This proposal would incorporate traditional design elements that would continue to reflect the traditional fabric and appearance of the existing dwellinghouse while the more modern elements proposed would provide an honest contrast juxtaposed against such elements and would provide a clear architectural legibility that would read as a contemporary evolution of the host building. This proposal would offer a deliberate contrast in material palette that would create a clear visual distinction and introduce vertical articulation, reducing the perceived scale of the massing and adding high-quality architectural interest that would bolster the appearance of an individual designed detached dwellinghouse. This proposal would not appear disproportionate or grandiose in scale, nor would it appear incongruous within the context of existing agricultural building convers and the wider landscape context.

Whilst the proposed material pallet is considered acceptable in principle full external material details should be secured by condition should this application be recommended for approval.

The proposed development would be implemented within the existing residential curtilage and would continue to occupy the location of the existing dwellinghouse in the development site with extensions being attached to the application dwellinghouse. Therefore, it is not considered this proposal would affect the permeance or openness of the Green Belt, in accordance with Local Plan Policy GB1.

Notwithstanding the above, should this application be approved, permitted development rights would be removed in the interests of safeguard the openness and amenities of the Green Belt.

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

This proposal is therefore considered to conserve or enhance the character and appearance of nearby listed assets in accordance with Sections 66(1) and 72(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, HE4: Developments affecting Historic Areas or Landscapes and GB1: Protection of Green Belt and is considered acceptable regarding its impact on visual amenity.

Impact on Neighbouring Amenity

The application dwellinghouse is located to the south-west of adjacent neighbouring properties that comprise residential dwellinghouses derived from the conversion of former single storey agricultural buildings.

Under application 2025/0776 proposals to change the use of an existing barn and the subdivision of an existing garden in the curtilage of the application dwellinghouse were approved and development works to progress these approved proposals are being undertaken at present. While the sub-division of the residential garden was approved, it is understood that this land remains under the applicant's ownership. It is also understood that the converted barn, once completed, is set to accommodate an immediate relative of the applicant. However, given occupancy of the approved barn conversion was not conditioned as part of the proposal, the local planning authority must also consider any potential impacts on the amenity of any future occupants beyond the anticipated near-term occupancy by an immediate relative of the applicant.

Despite the proposed first-floor extension, and the proposed two-storey extensions on the north-east and south-west elevations, it is not considered that this proposal would contribute to significant overshadowing impacts given the positioning of the application dwellinghouse within its plot and distance from neighbouring properties. It is acknowledged that there could be some overshadowing impact(s) that could affect the adjacent garden area set to serve the adjacent barn conversion approved under application 2025/0776. However, given that the existing dwellinghouse is already two-storeys in this location, it is not anticipated that any potential additional impacts would be detrimental to the amenity of any potential future occupants and would unlikely extend substantially beyond any existing levels of impacts which could occur and are likely to be limited to the evening and not at peak times for use of a rear garden. The adjacent garden area also experiences some existing overshadowing from the adjacent woodland but does achieve reasonable access to natural light.

The application dwellinghouse is located to the south-east of the adjacent barn conversion approved under application 2025/0776 and is orientated north-east to south-west within its plot. Proposed first-floor windows would be located on the north-east, south-east and south-west elevations. An existing first-floor window on the north-west elevation would be retained. Some proposed first-floor windows on the north-east elevation would benefit from Juliet balconies. A raised terrace area would replace and existing raised terrace area on the north-east elevation.

The proposed first-floor windows, Juliet balconies and replacement raised terrace area on the north-east elevation would face into the development site and toward the south-east gable elevation of the adjacent barn conversion and the neighbouring properties to the north-east. It is noted that there is a degree of existing overlooking of adjacent plots because of existing level differences and elevated positioning of the application dwellinghouse. It is acknowledged that the existing overlooking impacts could continue under this proposal. However, it is not considered that this proposal would contribute to a significant increase in adverse impacts. An acceptable separation distance (21 metres or more) would be achieved between the proposed first-floor windows on the north-east elevation and nearby properties to the north-east. Moreover, it is understood that the proposed replacement raised terrace area would not exceed the height of the existing raised terrace area. In addition, due to the position and orientation of the application dwellinghouse within its plot it is not considered this proposal would

result in direct views into the adjacent barn conversion that could otherwise result in an unacceptable loss of privacy to the detriment of the amenity of any potential future occupants. The approved plans under application 2025/0776 show aluminium-framed glazing on the south-east elevation of the barn conversion that would not serve a principal habitable room. As such, it is not anticipated this proposal would contribute to significant increased overlooking or loss of privacy beyond any existing levels of impact which could occur.

Notwithstanding the above, if further mitigation measures are required later, permitted development rights could be used to erect a boundary fence up to two-metres-high along the north-western shared boundary to protect the privacy of the garden of the adjacent barn conversion.

The proposed first-floor windows on the south-west elevation would face into the development site and towards the adjacent boundary wall and tree line.

Considering the above, it is not considered this proposal would contribute to significantly increased levels of overlooking or loss of privacy and would not be detrimental to the amenity of local residents. This proposal is therefore considered acceptable in this regard.

This proposal is not considered to contribute to significant reduced levels of outlook because it would by and large follow the existing footprint of the existing dwellinghouse and as such, this proposal is considered acceptable in this regard.

Considering the above, on balance, this is considered to weigh significantly in favour of this 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 its impact on residential amenity.

Impact on Highways

The proposed development is not considered to be prejudicial to highway safety as existing off-street parking and access arrangements would not be significantly impacted. At least two off-street parking spaces could be accommodated within the development curtilage and accords with the parking SPD.

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

This proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding its impact on highway safety.

Impact on Trees

There is an area of ancient woodland located to the north of the development site. A tree line extends along the western boundary of the development site and there are also four younger tree specimens located to the south and south-east within the development site. This application is supported by an Arboricultural Survey which indicates that no tree works are required.

The area of ancient woodland located to the north of the development site is separated by the garden area forming the split curtilage of an approved adjacent barn conversion and its associated boundary treatments and is not within influencing distance of the proposed development area. The tree line to the west of the development site is separated by an existing stone boundary wall. The adjacent area is hard landscaped forming a large patio area. The four younger specimens within the development site area located at the site entrances in areas which are extensively hard surfaced, or to the east in the development site in a dedicated strip of soft landscaping separated from the development areas by extensive hard surfacing and enclosed by a low-built stone wall. No trees are protected by a Tree Preservation Order nor by virtue of being within a Conservation Area. Whilst formal comments have not been received from the Council's Forestry Officer it is anticipated existing areas of hard surfacing

and existing boundary treatments could act as sufficient mitigation and tree protection during future construction phases with tree root protection areas already being covered by hard surfacing and the storage of materials and machinery likely to be limited to such areas within the development site. As such, it is not considered that further assessments or reports are required in this instance.

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

This proposal is therefore considered to comply with Local Plan Policy BIO1: Biodiversity and Geodiversity and is considered acceptable regarding its impact on trees.

Planning Balance and Conclusion

In accordance with the provision of paragraph 11 of the NPPF (2024), this proposal is considered in the context of the presumption in favour of sustainable development.

For the reasons outlined above, and taking all other relevant material matters into consideration, this development proposal is considered acceptable, on balance, in respect of its impacts on Green Belt land, visual and residential amenity and highway safety and as such, planning permission should 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.

In dealing with this application, the Local Planning Authority (LPA) has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Amendments to the red line boundary to correspond with the approval of the split curtilage under application 2025/0776.
- Amendments to ensure that the proposed plans and elevations corresponded.

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.

Conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with the amended plans:

25-172-01 Rev. B Existing and Proposed Ground Floor Plans received 18th June 2026.

25-172-02 Rev. C Existing and Proposed First and Second Floor Plans received 18th June 2026.

25-172-03 Rev. C Existing and Proposed Elevations received 18th June 2026.

25-172-04 Rev. C Site Location Plans and Green Belt Calculations received 18th June 2026.

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1: High Quality Design and Place Making.

3. Notwithstanding the submitted details, upon commencement of development details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1: High Quality Design and Place Making.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwelling which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the local planning authority, and no garages or other outbuildings shall be erected.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policies D1: High Quality Design and Place Making and to safeguard the openness and visual amenities of the Green Belt in accordance with Local Plan Policy GB1: Protection of Green Belt.

Informative(s):

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

2. It is recommended that measures are taken to prevent a nuisance/ or effect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke or dust. No waste should be burnt. If a statutory nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates'

Court. It is therefore recommended that you give serious consideration to the steps that may be required to prevent a noise, dust or smoke nuisance from being created.

3. The applicant/contractor should note that to deposit mud/debris on the public highway, or anything which may cause a nuisance or possible danger to road users, is an offence under provisions of the Highways Act 1980.
4. A public right of way (Barnsley FP 2) runs alongside the proposed development site. Safe public access on the right of way should always remain available, with no obstruction of or encroachment onto the width of the path and no building debris, storage of materials or parked vehicles limiting access at any time. Appropriate measures should be taken to protect the public, including fencing if necessary. If safe public access is not possible at any time, then a temporary closure must be arranged, providing at least 4 weeks' notice and details of how public access will be managed. For further information contact publicrightsofway@barnsley.gov.uk.
5. The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at: [Building on or within the influencing distance of mine entries - GOV.UK](#)

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property
What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further

information is available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](https://www.mra.gov.uk/)