

Application Reference Number:		2026/0585	
Application Type:		Change of Use.	
Proposal Description:		Change of use of existing garage/outbuilding to residential annex including minor alterations to elevations and internal alterations.	
Location:		Royd Hill Farm, Royd Lane, Higham, Barnsley, S75 1PH	
Applicant:		Mr Carl Sidall	
Third-party representations:	None.	Parish:	
		Ward:	Dodworth, Stainborough & Tankersley

Summary: This application is seeking planning permission for a change of use of an existing outbuilding to an annexe along with associated alterations to the outbuilding including the replacement of the garage door with two windows and the installation of a door. Having balanced all material planning considerations, the proposal provides an acceptable form of development which due to the minimal nature of the alterations would result in a modest scheme which would not detrimentally impact the visual amenity, residential amenity, highway safety, associated heritage asset or openness of the Green Belt and therefore weighs in favour of the proposal. For the reasons given above, and taking all other matters into consideration, this proposal complies with the relevant local and national planning policies and guidance, and as such, planning permission should be granted subject to necessary conditions. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 4 of the National Planning Policy Framework (NPPF, 2026). Recommendation: APPROVE subject to conditions.

Site Description

The application relates to an existing detached garage/outbuilding which is proposed to be altered to a residential annexe associated with Royd Hill Farm, of Royd Lane. The site includes the host dwelling which is attached to Grade II Listed Building 'Barn N Royd Hill Farmhouse'. The outbuilding is located to the east of the dwelling. The site is accessed to the south of site via a private road. Trees are located to the east of the site, screening much of the outbuilding. Dwellings are located to the west and north of the site and are constructed from similar stone materials to the site. Higham Cricket Club is located to the south of the site.



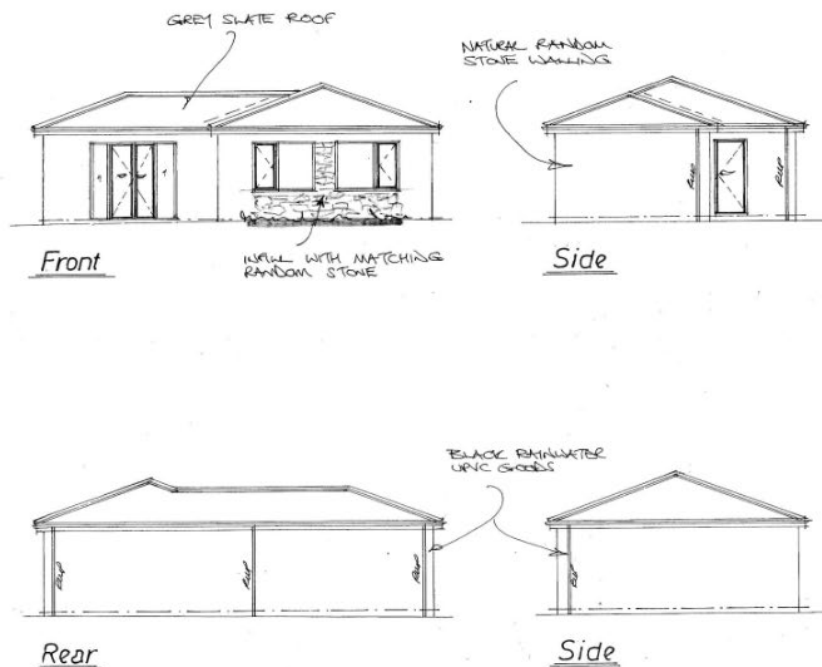
Planning History

Reference	Description	Decision
B/78/4286/DT	Extension to existing foldyard to convert to cubicle house and conversion of existing building into cowshed and milking parlour	Historic
2008/1446	Erection of two storey extension and renovation of existing farmhouse (Plot 1)	Approve with Conditions
2010/0536	Temporary use of land for siting of storage container.	Approve with Conditions
2011/0602	Erection of rear porch extension to dwelling.	Approve with Conditions
2011/0603	Erection of rear porch extension to dwelling. (Listed Building Consent)	Approve with Conditions
2012/0225	Use of land for the retention of a storage container used in connection with applicant's	Approved with Conditions

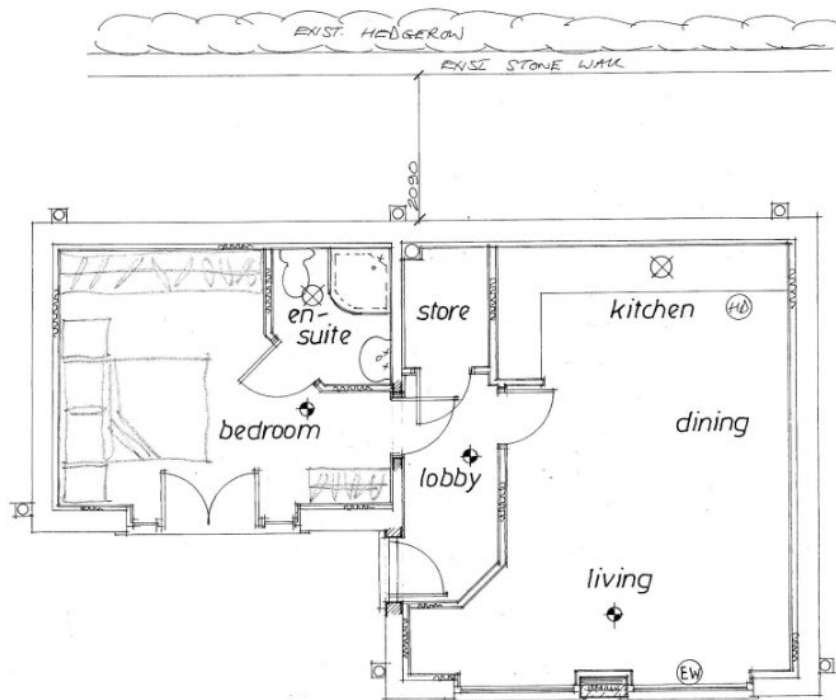
	business for a temporary period of two years	
2017/0598	Restoration of outbuilding	Approve with Conditions
2018/0266	Discharge of condition 3 (Materials) of 2017/0598 - Restoration of outbuilding.	Approve

Proposed Development

The application relates to an existing detached garage/outbuilding which is proposed to be altered to a residential annexe associated with Royd Hill Farm, of Royd Lane. The outbuilding is constructed from stone and features a hipped, tiled roof. To facilitate the change, external and internal alterations are proposed. The existing garage door is proposed to be removed and replaced by two windows. A door is proposed to the west elevation of the annexe. The internal floorspace of the annexe would be approximately 51.7 metres squared.



Garry Greetham Associates Residential Design Consultant Westwood House 18 Carr Lane Tankersley Barnsley S75 3BE Tel 07788062364	
Project	Change of Use & Alterations
Client	Mr Carl Siddall
Title	Elevations as Proposed
Address	"Royd Hill Farm", Royd Lane, Higham, Barnsley, S75 1PH
Drawn by	GGG
Scale	1:100 @ A3 Date July 26
Drawing No	535-04 Rev
Member of the Chartered Institute Of Architectural Technologists	



Garry Greetham Associates Residential Design Consultant Westwood House 18 Carr Lane Tankersley Barnsley S75 3BE Tel 07786062364	
Project	Change of Use & Alterations
Client	Mr Carl Siddall
Title	Layout as Proposed
Address	'Ryod Hill Farm', Ryod Lane, Higham, Barnsley, S75 1PH
Drawn By	GGG
Scale	1:50 @ A3 Date July 26
Drawing No	S35-05 Rev
Member of the Chartered Institute of Architectural Technicians	

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 urban fabric within the adopted Local Plan which has no specific allocation. The following Local Plan policies are relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy GD1: General Development.*
- *Policy T4: New Development and Transport Safety.*
- *Policy D1: High quality design and place making.*
- Policy GB1: Protection of Green Belt
- Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt
- Policy GB3: Changes of use in the Green Belt

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

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework 2026 sets out the overarching planning framework for England and has replaced the previous version published in December 2024. It has introduced a revised structure comprising national decision-making policies organised by policy code rather than paragraph number. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development and states that in all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in the NPPF should be approved without delay.

Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The most relevant sections are:-

Section 3 – Decision-making policies
Section 4 - Achieving sustainable development
Section 13 – Protecting Green Belt land
Section 14 - Achieving well-designed places

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 following SPDs are relevant in this case:

- *Residential amenity and the siting of buildings (Adopted May 2019).*
- *Parking (Adopted November 2019).*

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

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 expiring on the 4th September 2026 was advertised nearby.

One representation has been received which does not object to the change of use, but objects to any proposed alterations to the annexe which would impact the conservation area of nearby listed building.

Consultations

Conservation Officer	No Objection
Highways DC	No Objection subject to Condition
Mining Remediation Authority	No Objection
SY Mining Advisory Service	No Objection

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

The erection of the existing outbuilding is acknowledged not to have received planning permission; however, the outbuilding does meet the Class E parameters of Part 1, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015. The existing outbuilding is therefore considered to be an existing form of development.

The site falls within Green Belt where proposals to extend dwellings are acceptable in principle provided that, the total size of the proposed and previous extensions does not exceed the size of the original dwelling and the original dwelling forms the dominant visual feature. In addition, the construction of the extension should be of a high standard of design and reflect the architecture of the building.

Extensions and outbuildings will only be allowed where they do not exceed 100% increase above the size of the original dwelling.

Green Belt

The sizes of a building as existing and proposed will be compared by reference to their gross floorspace, using the following guidelines:

- Floorspace will be calculated by external measurements of the building.
- Floorspace within roof spaces will not be taken into account.
- Outbuildings will not be taken into account when calculating original floorspace (but will be taken into account when calculating the cumulative additions to the original dwelling).

The original dwelling has been extended to the rear. The application for this extension (2008/1146) provides existing plans which details an existing floor area of 221.6m² and is therefore considered to be the floor space of the original dwelling due to the limited historical imagery and site planning history.

Original Dwelling
Ground Floor – 110.8m²
First Floor – 110.8m²
Total – 221.6m²

Current Site
Ground Floor – 171.7m²
First Floor – 164.7m²
Outbuilding – 63.9m²
Total – 400.3m²

The proposal therefore falls within 100% and complies with the initial element of GB2 and the guidance within the NPPF and retains an acceptable remaining floorspace increase of 42.9m².

Given the proposal would not involve any extending or erecting of any buildings and would solely make use of the existing outbuilding, the proposed works would therefore not result in any increased floorspace and therefore would not have any increased impact on the openness of the Green Belt.

Although a change of use is required to convert the existing outbuilding into a residential annexe, the proposed use change would retain a residential arrangement and would therefore not impact the Green Belt through any detrimental increased usage.

The proposed usage as a residential annexe would not differ from the existing use to a degree which would impact the openness of the Green Belt. As such the proposed new use remains in keeping with the local character and appearance of the building and surrounding area. Although the outbuilding did not initially require planning permission, the existing outbuilding and the proposed changes would be of a high standard and respects the character of the surroundings and with no adverse impacts on the amenity of local residents.

It is therefore considered that the proposed annexe is acceptable in terms of its impact on the openness of the Green Belt and in compliance with Local Plan policy GB1: Protection of Green Belt, GB2: Replacement, extension and alteration of existing buildings in the Green Belt and GB3: Changes of use in the Green Belt and as such carries considerable weight in favour of the application.

Scale, Design, Heritage and Impact on the Character

One representation has been received objecting to any changes which would impact the conservation area of nearby listed building.

The site is not located within a conservation area, as a result the impact of the proposal on any conservation area would not be relevant. The proposal is acknowledged to be in proximity of a listed building, however given the modern nature of the existing outbuilding and the associated dwelling, the external alterations are considered to be limited enough as to not result in any harm to the character of the heritage asset. The only external changes include the addition of a door to the west elevation and the removal of the garage door to be replaced by two windows. Given the door is proposed to the west elevation, it would not freely be seen within the street scene. The proposed windows are considered to be of a similar fenestration to windows on the host dwelling and would not be a controversial detail.

The Supplementary Planning Document for House Extensions states 'Applications for annexes should be accompanied by a planning statement outlining the relationship between the existing dwelling and the proposed annex and that of the proposed residents. An annex building, often referred to as a 'Granny Annex' may be permitted in a rear garden where it would not occupy a disproportionate amount of the garden and would not have its own separate access or garden area. An annex should normally have a close physical relationship with the host dwelling and maintain a reliance with it having some shared facilities, be single storey and their size shall be up to 39m² and no larger than the size of a double garage. If the Council is mindful to grant planning permission, it will almost always be subject to a condition which requires the annex to remain

ancillary to the main dwelling, same family occupancy and one which prevents it being used, sold or rented as an independent dwelling/separated planning unit at a later date.'

The proposed annexe makes use of an existing building, resulting in little to no changes to the visual amenity of the street scene. The annexe is single storey and does not occupy a disproportionate amount of the garden space. The annexe would retain a close physical relationship with the host dwelling. Although the annexe would have an approximate floorspace of 51.7 square metres, exceeding the 39 square metres outlined within the House Extensions SPD, the proposal is making use of an existing building. It therefore would not be appropriate to request the applicant to reduce the size of the existing building and the significant floorspace is therefore considered acceptable on this occasion.

It is therefore considered that the proposed annexe is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making and HE:1 The Historic Environment and as such carries considerable weight in favour of the application.

Impact on Neighbouring Amenity

Given the proposal would not result in any additional extensions or increased scale, the proposal would be unlikely to have any adverse impact on the residential amenity of any neighbours. The existing outbuilding is used for domestic purposes and therefore the alteration to a residential annexe associated with the host dwelling would not increase any footfall or result in any detrimental intensification of the site which would impact neighbours.

The proposed garage door replacement to windows would face the south and would not overlook any neighbouring properties. The annexe would face towards Higham Cricket Club, however given the significant boundary treatment, the windows would not allow for any overlooking of the cricket field.

It is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1 General Development. This carries considerable weight in favour of the application.

Highways

The proposal would remain ancillary to the host dwelling and would therefore not result in any intensification of the site which would be detrimental to highway safety.

In order to ensure the existing intensity of the site is retained a condition will be added to ensure the annexe is retained as ancillary to the host dwelling in the interest of highway safety.

As such the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety. This carries substantial weight in favour of the application.

High Risk Coal Authority Development Area

Although the site is acknowledged to be within a high-risk area, the Mining Remediation Authority and South Yorkshire Mining Advisory Service have both been consulted and provided no objection to the proposal due to the limited ground works proposed.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and is therefore recommended for approval.

RECOMMENDATION: Approve subject to conditions.

Justification

Statement of compliance with Article 35 of the Town and Country Development Management Procedure Order 2015.

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering 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.