JohnsonMowat
Planning & Development Consultants

Ms Helen Willows,
Planning Officer,
Regeneration and Culture Service,
Barnsley Council,
PO Box 634,
Barnsley,
S70 9GG

Telephone [redacted]
Email [redacted]

Our ref.
Your ref.

7 July 2025

PRIVATE AND CONFIDENTIAL

Dear Helen,

RE. 2025/0279 - FULL PLANNING APPLICATION FOR THE ERECTION OF 1 NO. SELF BUILD RESIDENTIAL DWELLING – LAND TO THE REAR OF 1-2 GREENLAND, HIGH HOYLAND LANE, HIGH HOYLAND, BARNSLEY

Further to your email of 24 June 2025 and in the spirit of working together to get this application over the line, I set out key points from the appeal inspectors report below, which I believe will be helpful to all parties concerned. I'm sure you will agree this has already taken up far too much of our time and resources:

The inspector confirms: -

- Although the site is in the Greenbelt, the proposal would not be inappropriate development (Para 38);
- The proposal would lead to the removal of the containers which have a harmful effect on the character and appearance of the area (Para 30);
- The development would be in a sustainable location. The proposed dwelling would not be inappropriate development in the green belt (Para 27);
- An assessment of the effect of the proposed development on the openness is not required (Para 28);
- The inspector concluded that the proposal would not be inappropriate development in the Greenbelt having regard to local and national planning policy (Para 29);
- The inspector concluded that the appeal site is in an appropriate location for a residential development (Para 24);
- The appeal site is previously developed land, and consequently can be classified as a Grey Belt land. (Para 26);

- The proposed dwelling would be located where it would enhance the vitality of a rural community and new residential development in High Hoyland and would improve the vitality of the centre (Para 30);

- With regard to the effect of the proposal on trees, the only matter of dispute between the parties, is the effect of the proposal on T1 as identified within the arboricultural report. Tree T1 would be retained. However, given the proximity of T1 to the proposed dwelling, they would be future pressure to prune the tree. This work may lead to reactionary regrowth and could limit its lifespan (Para 17);

- the framework indicates that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve……The framework states that development that is not well designed should be refused (Para 36);

- The proposed dwelling will be sited towards the front of the plot, the proposed dwelling will be three storeys tall the limited set back of the side projection would lead to the proposed dwelling, dominating the street scene, and it would disrupt the pleasing symmetry of the terrace block (Para 13);

- The proposed dwelling would incorporate a significant amount of glazing at the third floor level, including a very large window on the gable projection facing towards High Hoyland Lane. This window would extend almost the full height of the room. The extensive glazing would increase the visual prominence of the third storey. The vertical emphasis of these windows would accentuate the unacceptable height of the proposed dwelling. This in combination with the visual prominence of the third story would make the proposed dwelling, appear overly tall and imposing alongside small properties (Para14); and,

- The proposed large integral garage would be located within the gable projection and would be a prominent feature in the street scene; therefore, the design of the proposed dwelling will be contrary to the guidance within the supplementary planning document design, July 2023 (Para 15).

It is clear that the principle of the dwelling is accepted.

The only outstanding matter for consideration would be the impact on T1 and Design.

With regard to tree T1. The Council's forestry officer conceded to the Inspector at the Appeal Hearing that Northern Power Grid have the jurisdiction, which overrides council policy in the interests of health and safety, to ensure the continuity of power supply and prevention of electrocution around powerlines by pruning and felling trees where required.

As can be seen from the photos (see Image 1 and Image 2) enclosed, the tree canopy for Tree T1 is already in close proximity to a nearby powerline and it is therefore reasonable to assume that preventative measures by Northern Powergrid would never allow tree T1 to reach its full growth potential. Notwithstanding this, as can be seen from the attached illustration provided by the scheme Architect, Peter Dimberline (RIBA) the revised proposal (see Image 3), now shows the dwelling set back substantially away from the canopy of Tree T1 and we believe this is now acceptable.

With regard to the design, we have considered the concerns of the Council's Design officer and Inspector's comments, as such, we have now submitted revised plans with this application, which propose a two storey dwelling (reduced from three storey previously) removed the glazing from the gable pitched ridge along with the large double garage door which has been repositioned.

We believe these changes cumulatively and positively address both outstanding issues raised in the previous planning application.

Considering the comments in your email regarding Self-Build, we would like to draw your attention to National Planning Policy for self-build and custom build which states: -

The Self and Custom Build (SCB) Housing Act 2015 (copy enclosed) confirms that statutory definition can effectively be simplified to: -

"A home built to the plans or specifications decided by the occupant. Therefore, when considering whether a home is a self-build or custom build home, the initial owner of the home must have primary input into its final design and layout".

This proposal evidently satisfies the definition and a self-explanatory letter from the scheme architect concerning the design of the revised proposal is attached.

Please feel free to give me a call if you wish to discuss anything further.

I look forward to hearing from you.

Yours sincerely,

Richard Mowat
Director