

PLANNING SUPPORTING STATEMENT

Location	Gravels Farm Bungalow, Gravels Farm, Schole Hill Lane, Penistone, Sheffield S36 9AW.
application	Removal of Flat Roof, Erection of Extensions and Alterations to Dwelling.
client/applicant	Emily Askey
job number	26/1321
date	May 2026 Rev A May 2026

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INTRODUCTION

This Statement has been prepared in support of a householder planning application for the Removal of a Flat Roof, Erection of Extensions and Alterations to the Dwelling at Gravels Farm Bungalow, Gravels Farm, Schole Hill Lane, Penistone, Sheffield S36 9AW.

The proposal seeks to comprehensively refurbish, extend and reconfigure the existing dwelling to create a high-quality, long-term home for the applicant.

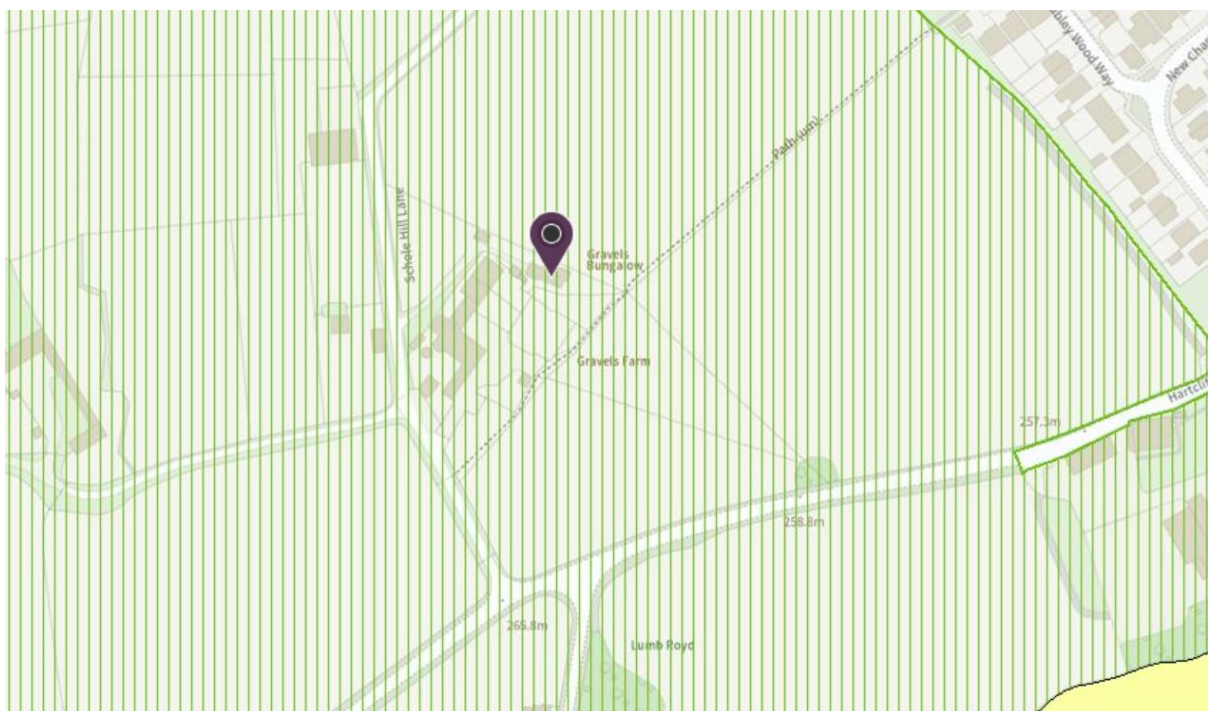
The application has been brought forward by the owner of the property, following recent planning history.

While the proposals involve substantial extensions, it is important to emphasise that this is not a replacement dwelling scheme. The applicant has made a deliberate and considered decision to retain and adapt the existing building, rather than pursue demolition and redevelopment.

In this regard, the proposed development represents a more sustainable approach, reducing embodied carbon, minimising construction waste, and making efficient use of the existing structure. This approach aligns with the broader objectives of the Ministry of Housing, Communities & Local Government set out within the National Planning Policy Framework (NPPF), which supports the effective use of previously developed land. The proposed re-use and upgrade of the existing fabric alongside extensions would accord with the declared climate emergency.

EXISTING SITE CONTEXT

The site lies within the Green Belt as defined by the adopted Barnsley Local Plan Policies Map;



The property is located to the Northern side of Harcliff Road. It lies approximately 0.6 miles South West of Penistone centre.

The site is currently occupied by a detached red/buff brick and blockwork dwelling.

Vehicular access is taken from Harcliff Road to the West. The site is narrow but long with a long private drive from Schole Hill Lane.

The site slopes gently from North West to South East.

The site benefits from a high degree of physical enclosure with dry stone walls separating the adjacent farmland and other nearby dwellings.

To the North is the access to the dwelling with open farmland to the East. The domestic curtilage is to the South with other unassociated residential properties to the West.

The surrounding area is characterised by open countryside interspersed with other residential properties and the JH Milnes (Commercial agricultural engineer) to the South East.

As the site is in established residential use, including its garden areas, it is considered to constitute previously developed land.

We achieved a recent planning approval (prior approval) for the upward extension of the property making the existing bungalow into a two-storey property. A subsequent discharge of conditions application has since been approved. This extant permission should factor into the assessment of this revised application.

Neighbours comments have been taken into account when formulating these proposals such as the use of natural coursed stone and the proposed stone slate roof covering. These also ensure a design that compliments the greenbelt setting above and beyond the red & buff facing brickwork, block work and existing flat roof.

We understand that the existing dwelling retains its permitted development rights, allowing for a range of alterations and extensions subject to compliance with relevant limitations. Its important to note the principal elevation is the South Elevation.

The site is not located within a designated flood risk area, and there are no known protected trees or listed buildings within the immediate vicinity.

ASSESSMENT OF PROPOSAL

It is a key consideration that, were the existing dwelling to be demolished, a replacement dwelling of greater scale could be brought forward on the site in accordance with national and local policy.

The current proposal should therefore be viewed as a genuine alternative to a replacement dwelling, rather than an attempt to circumvent policy controls.

Accordingly, whilst the scale of extensions proposed is acknowledged, it is respectfully submitted that the scheme should be assessed on its overall design, extant approval, site context and planning merits, rather than through a rigid or formulaic application of quantitative guidance delivered within the householder extension and alteration SPD which is more relevant in assessment to typical domestic extension projects of a smaller scale with a more direct impact upon neighbour amenity.

Reference is often made to the Barnsley SPD (House Extensions and Other Domestic Alterations) which provides guidance on assessing extensions within the district. However, it is important to recognise that this document is advisory in nature and does not form part of the statutory development plan.

The SPD includes indicative thresholds relating to volume increase. While these can be a useful starting point, they should not be applied as absolute or inflexible limits, particularly in cases such as this where site-specific circumstances justify a more nuanced assessment.

In this instance, the proposal has been carefully designed in response to:

The substantial size of the existing curtilage;

The heavily screened and enclosed nature of the site;

Location/proximity of adjacent dwellings;

The limited visibility of the dwelling in both immediate and wider views; and

The opportunity to deliver a high-quality, cohesive design through the comprehensive upgrading of the existing structure.

The existing dwelling benefits from a comprehensive suite of permitted development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). These rights represent a realistic and implementable fallback position which is a material consideration in the assessment of this application

When considered cumulatively, permitted development rights provide the potential for a substantial material increase in both the footprint and volume of built development on the site, and could be implemented in a more fragmented and less coherent manner than the comprehensive approach proposed. The fallback position is therefore not merely theoretical; it represents a credible alternative scenario in which the dwelling could be significantly enlarged through incremental additions, without the benefit of an overarching design strategy.

THE PROPOSAL

Scale

The application site, including the access measures approximately 0.08 hectares.

The proposed generally comprises of an enhancements to the dwelling. The extant first floor extension is retained with a replacement two storey extension to the West (side elevation) and a modest two storey extension to the East elevation. We also propose to reface the property with natural coursed stone, incorporate stone heads, cill, and jambs and a stone slate roof.

The internal layout is revised with a predominantly 'open plan' ground floor layout with bedrooms at first floor level.

The existing property is dilapidated, inefficient (energy wise) and hosts a series of inappropriate materials that offer no positive contribution to the rural greenbelt setting.

The scale of the proposal is compatible with the surrounding properties and leaves a large amount of external amenity space for the dwelling within the domestic curtilage. The scale of the proposal has been informed by the site boundaries of the site and the desire of the applicant to retain privacy for the house whilst also respecting the other nearby residential properties.

The design offers 2 bedrooms to the first floor, one with an ensuite, and a study. A shower room is also located at first floor level. The ground floor has the properties main residential living space.

The existing flat roof outshot (formerly a garage) is to be removed and replaced with a two-storey extension that is subservient to the property.

While the applicant acknowledges the scale of the proposal, it is compatible with the site and the wider context.

Layout, Access & Landscaping

There are no proposed changes to the site access or internal vehicle access arrangements. Vehicular access will be taken from the existing private driveway, the existing turning and parking area is all to be retained.

The dwelling already offers storage for bins. There is sufficient hardstanding retained where bins can be conveniently stored. The bins are currently collected from the kerbside and this arrangement will continue.

The applicant is keen to maintain as much existing mature planting (trees) as possible. No planting is to be removed as part of this application. The existing trees are located a sufficient distance from the property and proposed extensions ensuring no impact will result on the root protection areas.

The design of the house has been considered to allow for future adaptation to ensure the owners are able to remain in the house long term by possibly installing a chairlift to traverse the internal levels.

The design of the property has been carefully considered to meet the clients' exact needs. The applicant has been heavily involved in the overall design and specifically the internal layout.

The proposed West extension provides a practical utility and entrance area. This spaces leads to the open plan living space. To the East elevation of the property is the other modest two storey extension to provide a small sitting out area at first floor level and increase the living space at ground floor level. It is intended that this elevation will provide a large expanse of glazing to reduce the reliance on artificial light but also to provide a good level of privacy to the adjacent dwellings.

Appearance

The applicant has sought to revise the materiality of the dwelling to better reflect the prevailing character of the local area. Flat roofs and walling materials of red and buff brickwork along with blockwork is not a common or defining material within this rural locality, where natural stone are more typically observed.

In order to retain the existing structure whilst delivering improved thermal performance, the new external outer leaf of stone will incorporate thermal insulation and a cavity. This will incorporate ashlar detailing such as heads, cills and jambs to openings to provide depth and visual quality.

Newly constructed elements, including the eastern and rear extensions, are also proposed to be faced in natural stone, ensuring a more aesthetically pleasing property.

It is acknowledged that such comprehensive alterations to external materials may not typically fall within the scope of permitted development, however, we contend, a balanced and pragmatic approach is warranted in this instance. The proposed material changes represent a clear enhancement in visual terms and better respond to traditional material pallets.

Planning policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

The statutory Development Plan for the site comprises the Barnsley Local Plan, supported by the Policies Map which confirms the site lies within the Green Belt designation.

In addition to the Development Plan, material considerations include the National Planning Policy Framework, Planning Practice Guidance, and relevant Supplementary Planning Documents, including the Barnsley SPD (House extensions and other domestic alterations).

National Planning Policy Framework

The NPPF sets out the Government's overarching planning policy framework, with a presumption in favour of sustainable development at its core (Section 2). Of particular relevance to this proposal are Sections relating to:

Making effective use of land (Section 11);
Achieving well-designed places (Section 12);
Protecting Green Belt land (Section 13); and
Meeting the challenge of climate change (Section 14).

The NPPF places clear emphasis on the efficient use of land and the importance of optimising existing development. Whilst the proposal relates to extensions rather than new build development, it nonetheless directly aligns with these objectives through the retention and enhancement of an existing dwelling within a previously developed residential curtilage.

In Green Belt terms, the NPPF confirms that extensions to existing buildings are not inappropriate provided they are not disproportionate additions over and above the size of the original building. Importantly, this assessment should be undertaken in a holistic manner, having regard to site-specific context, design quality, and realistic fallback positions, rather than through rigid numerical interpretation alone.

While the proposed extensions, considered accumulatively, are relatively large, there significant benefits with the use of natural and more in keeping materials and roof forms.

Housing Land Supply Context (Material Consideration)

At the time of writing, the Barnsley Local Plan area is understood to be unable to demonstrate a fully robust five-year housing land supply, with housing delivery also falling below the requirements of the Housing Delivery Test. Whilst the proposed development does not directly contribute to the delivery of new housing in quantitative terms, this wider context remains a material consideration in the determination of planning applications.

In particular, it informs the application of the presumption in favour of sustainable development set out within the National Planning Policy Framework (Paragraph 11), and the weight to be afforded to development proposals where relevant development plan policies may be considered out of date in housing terms.

It is acknowledged that the current proposal relates to the extensions and alteration of an existing dwelling rather than the provision of new housing. However, the broader housing delivery position forms part of the overall planning balance within which decisions are made, reinforcing a decision-making framework that is supportive of sustainable, well-designed forms of development where no adverse impacts would significantly and demonstrably outweigh the benefits.

Barnsley SPD (House extensions and other domestic alterations) states

“Within the Green Belt, extensions, roof alterations, outbuildings and other domestic alterations will be considered against the general principles above and the following criteria:

1. The total size of the proposed and previous extension should not exceed the size of the original dwelling.

2. *The original dwelling must form the dominant visual feature of the dwelling as extended*".

We accept this design changes the massing and visulas but we contend this is an enhancement and should carry substantial weight.

Indeed the SPD goes on to state *"It is important that any extension is designed to be in keeping with your property and the character of your neighbourhood"*. We contend that this proposed scheme will compliment the neighbourhood as opposed to currently being a blot that really does not fit in with the other nearby residential properties.

Green Belt Policy Context

The site lies within the Green Belt, where national policy within the National Planning Policy Framework seeks to prevent inappropriate development and protect openness. However, the Framework is equally clear that not all development within the Green Belt is inappropriate. In particular, extensions to existing buildings are capable of being appropriate development.

In applying this test, it is important that Green Belt policy is not interpreted in isolation from the wider policy evolution within the NPPF, including the introduction of the *"grey belt"* concept. The NPPF defines grey belt land as Green Belt land which does not strongly contribute to the purposes of Green Belt and which may include previously developed land.

In this context, the application site comprises an established residential curtilage containing a longstanding dwelling and associated domestic curtilage. It therefore constitutes previously developed land for the purposes of national policy interpretation. This is a material consideration of relevance, as the NPPF continues to attach significant weight to the effective use of previously developed land in sustainable locations.

The introduction of the grey belt concept reinforces the principle that Green Belt policy should be applied in a manner which distinguishes between strongly performing open Green Belt land and more enclosed, previously developed or lower performing areas. Whilst the site remains formally designated as Green Belt, its characteristics as a developed residential plot mean that it does not exhibit the same policy sensitivity as open countryside.

Accordingly, the presence of previously developed land within the site, combined with its enclosed and established residential character, supports a proportionate and less rigid application of Green Belt policy tests. This is particularly relevant where, as here, the proposal represents a comprehensive redevelopment-through-retention approach rather than new built form encroaching into the countryside.

This approach aligns with the wider objectives of the NPPF, which seeks to promote sustainable development, optimise the use of previously developed land, and support high-quality design outcomes where development can be accommodated without undermining the fundamental purposes of the Green Belt.

In this context, the policy framework should not be applied mechanistically, but instead should recognise that the site's characteristics reduce the sensitivity typically associated with Green Belt

designation and support a more balanced planning judgement when assessing the scale and form of the proposed extensions.

CONCLUSION

The proposed development comprises a comprehensive series of extensions and alterations to the existing dwelling at Gravels Farm. While the scale of the proposals will result in a transformation of the building's appearance, form and spatial arrangement, the scheme is fundamentally based on the retention and adaptation of the existing structure, rather than its demolition and replacement.

This distinction is an important material consideration in the overall planning balance. Although the outcome may be visually comparable to that of a replacement dwelling, the chosen approach delivers a materially different planning and environmental outcome, with clear benefits in terms of sustainability, resource efficiency and embodied carbon reduction.

From a policy perspective, the site comprises an established residential curtilage within the Green Belt and therefore constitutes previously developed land. In this context, the principles of the National Planning Policy Framework are of particular relevance, especially the increasing emphasis on the efficient use of land, the reuse of existing buildings, and the recognition of lower-performing or previously developed areas within the Green Belt ("*grey belt*" concept).

Whilst the site remains formally designated as Green Belt, its characteristics as a long-established residential plot mean it does not perform strongly against the core purposes of Green Belt designation. The proposal therefore aligns with the broader policy direction which seeks to differentiate between open, undeveloped Green Belt land and more contained, previously developed sites where development can be accommodated without undermining the fundamental objectives of the designation.

In assessing the scale and form of development proposed, it is also important to recognise the significant fallback position afforded by extensive permitted development rights. These rights allow for substantial enlargement of the dwelling through other extensions and alterations in addition to detached ancillary outbuildings, which could materially increase the overall volume and massing of built form on the site without the need for formal planning permission.

This fallback position is therefore not theoretical but represents a realistic alternative scenario against which the current proposal should be assessed. Importantly, such permitted development could result in a more incremental and potentially less coherent pattern of built form than the comprehensive, design-led approach now proposed.

In this case, the proposal represents a more controlled and environmentally responsible alternative to demolition and redevelopment, which could otherwise be a realistic and policy-compliant fallback scenario. The retention of the existing building avoids unnecessary demolition waste and preserves embedded carbon, while still enabling the delivery of a high-quality, comprehensively improved dwelling.

It is also important that the scheme is not assessed in a rigid or formulaic manner against the Barnsley House extensions and other domestic alterations SPD. Whilst the SPD provides useful guidance, it is not part of the statutory development plan and does not account for the full range of site-specific considerations relevant to this proposal. In particular, it does not adequately reflect;

- The presence of a credible demolition-and-rebuild fallback scenario;
- The sustainability advantages of retention over replacement;
- The enclosed and screened nature of the site; and
- The comprehensive design-led approach adopted in the proposed scheme.

A strictly numerical or threshold-based application of the SPD and other policy would therefore fail to capture the nuanced planning balance at play. The proposal should instead be assessed on its overall merits, including design quality, environmental performance, and contextual impact, rather than being constrained by guidance that is intended to be advisory rather than determinative.

In summary, whilst the proposals are relatively large in scale, in comparison to the existing dwelling the extant approval impacts on this. The proposals represent a highly considered and environmentally preferable approach to the redevelopment of the site. The scheme delivers a coherent and long-term architectural solution which retains the benefits of the existing building, avoids unnecessary demolition, and responds positively to both national policy objectives and local character.

The application therefore occupies a nuanced *middle ground* between extension and redevelopment and should be assessed accordingly within the wider planning balance, rather than being constrained by rigid interpretation of either Green Belt guidance or householder extension thresholds.

Overall, the proposal represents a carefully considered, design-led response to an existing dwelling within a sensitive Green Belt context. It delivers a more sustainable and coherent alternative to demolition and redevelopment, while making efficient use of previously developed land and avoiding unnecessary environmental impact. When assessed, considering the extant approval and the potential fallback position afforded by permitted development rights and the established residential character of the site, the scheme is considered to achieve an appropriate balance between national and local planning objectives. It is therefore respectfully submitted that the proposals should be supported on their planning merits as a proportionate and environmentally responsible form of development.

Should any further information be required please don't hesitate to contact us.

It would be appreciated if you could contact Paul Matthews Architectural prior to drafting up your recommendation for determination.

APPENDIX A

EXISTING PROPERTY PHOTOS 27/03/2025







