

Application reference number	2026/0652
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Application Type	Variation of condition
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Proposal Description:	Variation of condition 2 to allow for alterations to the design, siting, parking areas and landscaping relating to plot 1 of application 2024/0292: Demolition of agricultural buildings and erection of 5no. dwellings and associated driveways, garages and amenity space
Location:	Royd Moor House Farm, Royd Moor Road, Thurlstone, Sheffield, S36 7RD

Applicant	Kingsman Homes Ltd
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Number of Third Party Reps	None	Parish:	Penistone
		Ward:	Penistone West

SUMMARY

The proposal seeks the variation of condition 2 (which relates to the approved plans) to allow for alterations to the design, siting, parking areas and landscaping relating to plot 1 of application 2024/0292: Demolition of agricultural buildings and erection of 5no. dwellings and associated driveways, garages and amenity space

The report demonstrates that the proposed alterations to the plot 1 are considered acceptable in relation to the impact upon the visual amenity of the Green Belt, Highway Safety, drainage, the amenity of neighbouring dwellings and overall design of the scheme. The proposal is therefore considered to be an acceptable form of development in line with paragraphs 7 and 8 of the National Planning Policy Framework (NPPF, 2026).

Recommendation: GRANT Planning Permission subject to conditions. The S106 Agreement with application 2024/0292 does not require a Deed of Variation as it allows for subsequent Variation of Condition applications and should be read in conjunction with this decision notice.

Introduction

This application relates to a variation of condition 2 (which relate to the approved plans) to allow for alterations to the design, siting, parking areas and landscaping relating to plot 1 of application 2024/0292: Demolition of agricultural buildings and erection of 5no. dwellings and associated driveways, garages and amenity space

The whole site provides a total of 7 dwellings (including the land to the south which is the subject of a separate approval for the erection of 2 dwellings – application 2024/0276). This application would not be impacted by the proposed alterations to plot 1.

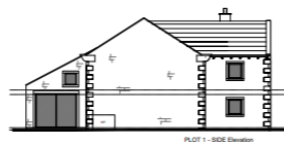
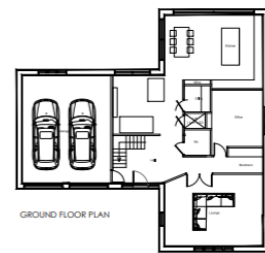
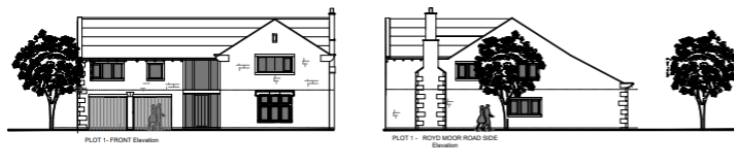
Plot 1 is a 5 bed detached dwelling with integral double garage. The proposed changes comprise a small northward shift of the approved footprint, revisions to the parking areas, and minor alterations to the approved design. The design changes include the omission of a side window facing Royd Moor Road, together with amendments to the rear elevation.

Plot 1

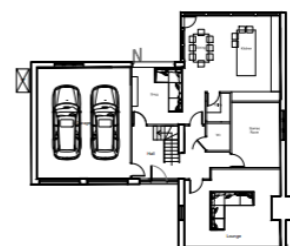
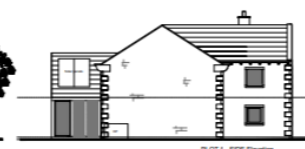
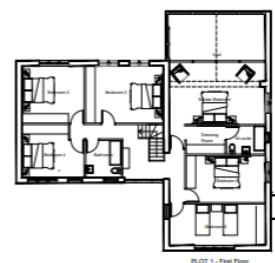
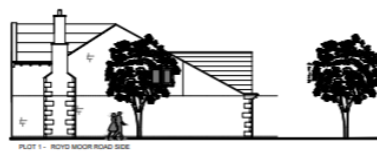


Proposed site plan

NOTE: ALL DIMENSIONS SHOWN
ARE THE NOMINAL DIMENSIONS
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EXACT MEASUREMENTS. ALL
DIMENSIONS MAY NEED TO BE ADJUSTED
DUE TO SITE CONSTRAINTS.
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Proposed plans and elevations



Previously approved plans and elevations

Previously approved site plan 2024/0292



Site Description

Royd Moor House Farm previously consisted of a collection of agricultural buildings and structures, including an existing stone built farm house, situated to the south of Royd Moor Road in Thurlstone. The buildings have now been demolished and work has now commenced on site as can be seen with the aerial photo below. Plot 1 which is the subject of this application is located to the north of the site, the first property set to the west of the access road adjacent to Royd Moor Road.

The site is located approximately 1km west of the rural village of Thurlstone and is bordered by extensive agricultural land with Royd Moor Road running along the northern boundary. The site was previously used as a dairy farm, however the majority of the agricultural activities at the site appear to have ceased. There is an existing stone built farmhouse on the site and a separate dwelling set to the east of the site known as Moorland Lea. To the north are further dwellings set as part of Royd Moor Farm, which include a number of barn conversions.

A Tree Preservation Order has been made to the Trees along the south east of the larger site, in light of their prominent visible location at the top of the hill. These trees are clearly visible from High Bank Lane, Royd Moor Lane, to the residents of Royd Moor Farm and those people parking to visit and walking to visit Royd Moor Reservoir as well as other roads and vantage points in the area. They were protected to ensure that the group remained long term and were not eroded through future pressures due to shading and other natural phenomena associated with trees via pruning or even removal as a result of any proposed new development.



Relevant Site History

Application Reference	Application description	Status
2023/0288	Change of use of agricultural buildings to 5no. dwellinghouses including building operations reasonable necessary for conversion (Prior Approval)	Prior Approval – Granted
2024/0068	Conversion of stone barn and agricultural barn into 3no. dwellings with associated driveways and gardens	Approved with conditions
2024/0276	Demolition of agricultural buildings and erection of 2no. dwellings and associated driveways, garages and amenity space	Approved with conditions
2024/0292	Demolition of agricultural buildings and erection of 5no. dwellings and associated driveways, garages and amenity space	Approved with conditions and a S106 Agreement
2025/0941	Discharge of conditions 6 (Biodiversity Gain Plan), 7 (BEMP), 8 (ECoW), 9 (HMMP), 13 (Drainage), 16 (Contamination), 17 (Trees), 18 (Landscaping) of app 2024/0292 - Demolition of agricultural buildings and erection of 5no. dwellings and associated driveways, garages and amenity space	Approved
2026/ENQ/00502	Minor amendment to Plot 2, to add an extra window to gable of master bedroom, for ventilation and fire escape, bedroom 5 add double window below roof lights, Gable end of snug to be store facade instead of glass in relation to 2024/0292	Approved

Policy Context

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 was adopted in January 2019 and is accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

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.

Local Plan

The site is identified as Green Belt within the Local Plan and as such the following policies are considered to be relevant to this application:

GD1: General development

SD1: Presumption in favour of sustainable development

D1: High quality design and place making

GB1: Green Belt

GB2: Replacement, extension and alterations of existing buildings in the Green Belt.

GB3: Changes of use in the Green Belt

T3: New development and sustainable travel

T4: New development and highway improvement

Poll1: Pollution Control and Protection

BIO1: Biodiversity and Geodiversity

Adopted Supplementary Planning Documents relevant to this application:

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:

Trees and hedgerows

Biodiversity and Geodiversity

Parking

Biodiversity and Geodiversity

Design of Housing Development

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

National Planning Policy Framework (NPPF) (2026)

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. It has replaced the previous version published in December 2024 and 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, with paragraph 17 setting out the three overarching objectives of sustainable development: economic, social and environmental. 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 6 - Delivering a sufficient supply of homes

Section 13 - Protecting Green Belt land

Section 14 - Achieving well designed places

Section 15 - Promoting sustainable transport

Section 16 - Promoting healthy and safe communities

Section 18 - Managing flood risk and coastal change

Section 19 - Conserving and enhancing the natural environment

Section 20 - 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 it into account when taking decisions.

Penistone Neighbourhood Development Plan 2019

BE1: Design of the built environment

Relevant Consultations:

Penistone Town Council – No comments received

Biodiversity- No objections

Highways DC – No objections

Drainage – Details to be checked by Building Control

Yorkshire Water – No objections

Ward Councillors – No comments made

Conservation – No objections to alterations proposed

Representations

Neighbour notification letters were sent to surrounding properties, a site notice was placed nearby.

No comments have been received in response.

Assessment

The main issues for consideration are as follows:

- The acceptability of residential development and impact on the openness of the Green Belt and visual amenity
- The impact on visual amenity and heritage

- The impact on neighbouring residential properties
- The impact on the highway network and highways standards
- The impact on the existing trees
- The impact on the ecology of the site
- Flooding and Drainage issues

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
- Significant
- Moderate
- Limited
- Little or no

Principle of development

The site is set within the Green Belt as allocated within the Local Plan Proposals Map and the principle of the residential development has already been accepted with the previous approval. This application only replates to changes to plot 1. This application is a variation of condition 2 (which relates to the approved plans) to allow for alterations to the design, siting, parking areas and landscaping relating to plot 1 of application 2024/0292

In addition to the above principle of the development, any development should uphold an excellent and appropriate standard of design whilst not having a detrimental impact on other material considerations which are assessed in detail below:-

Visual amenity/Impact on Heritage

The Conservation Officer has considered the proposal and has no objections and states that: 'This application seeks approval for a minor variation to the approved plans under application 2024/0292. The proposed changes relate to Plot 1 and comprise a modest northward shift of the approved footprint, revisions to the parking areas, and minor alterations to the approved design. The design changes are limited in scope and include the omission of a side window facing Royd Moor Road, together with amendments to the rear elevation.

The principal design change to the rear involves replacing the previously approved glazed gabled projection with a simpler pitched catslide roof arrangement, incorporating a large rooflight to provide improved daylight to the space below. In conservation terms, this is a modest alteration and does not materially alter the overall form, scale or character of the approved dwelling.

In assessing the effect on setting, including views from Royd Moor Road and views from Royd Moor House Farm, the impact of the proposed changes is considered to be minimal. The physical alterations are largely concentrated to the rear of the dwelling. Whilst they would still be visible in views from Royd Moor Road, the difference between the approved scheme and the proposed revised arrangement would be limited and, in heritage terms, negligible.

From the perspective of the listed buildings at Royd Moor House Farm, the revised catslide arrangement is considered to be a sympathetic and appropriate design response. It would sit

comfortably within the approved form of the dwelling and would be barely perceptible in the wider setting of the heritage assets. As such, the proposal would preserve the setting of the listed buildings and would not result in harm to their significance.

Consequently, this accords with the Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, policies HE4, HE5 and HE6 of the NPPF and Local Plan policies HE1 and HE3. As such I raise no objections.'

The proposal would therefore be acceptable in terms of visual amenity in accordance with Local Plan Policy D1 and this carries moderate weight.

The impact on neighbouring residential properties

The proposed changes do not increase levels of overlooking or overbearing impacts to neighbouring dwellings and the required separation distances are maintained. The changes are considered to be acceptable and the proposal meets the required amenity standards set within the Design of Housing SPD and the SYRDG.

The proposal would be acceptable in terms of residential amenity in accordance with the SPD and this carries moderate weight.

The impact on the existing trees

This particular application is not sited close to the TPO Trees and therefore the changes to the layout does not directly impact them. The impact upon Trees is considered to be little or no.

Impact on Ecology

The Biodiversity Officer has been consulted due to the amendments to the plot. The Biodiversity Officer has confirmed that 'following a review of previous plans, the BNG metric and HMMP as a 46.27% gain in habitat units was secured the proposed changes are minimal and would not result in a significant change in the BNG figures. As such, I have no further comments on the application.'

The proposal is therefore considered acceptable when measured against policy BIO1 of the Local Plan and the impact upon Biodiversity as a result of the amendments is considered to be limited.

Highway Safety

The Highways Officer has been consulted and has stated that 'the amended proposals do not adversely affect the approved access, parking and turning arrangements of either the plot or the site or otherwise impact upon the highway; as such, the proposed variation of condition 2 is considered acceptable from a highways development control perspective.'

In view of the above, the proposals are considered acceptable from a highways perspective in accordance with Policy T4 of the Local Plan and this carries moderate weight.

Drainage

Yorkshire Water and the Drainage Officer have no objections and the proposed alterations would not significantly alter the approved drainage of the site. The impact of the proposal upon drainage is considered to be limited in accordance with Local Plan POLL1.

PLANNING BALANCE & CONCLUSION

The amended scheme still ensures that the layout and design is of a high quality and would result in a significant improvement to visual amenity. All other material planning considerations have been fully explored by the appropriate consultees who have raised no objections to the proposal and this weighs moderately in favour of the application.

Having balanced all material planning considerations the proposal is considered acceptable on balance and overall would result in a scheme that would improve the visual amenity of the site and would not have a significant impact upon the openness of the Green Belt in accordance with the NPPF and the Local Plan.

RECCOMENDATION

GRANT Planning Permission subject to conditions. The S106 Agreement with application 2024/0292 does not require a Deed of Variation as it allows for subsequent Variation of Condition applications and should be read in conjunction with this decision notice.

The above objections, consideration and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

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.