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**Application number:** 2026/0007

**Description:** Proposed certificate of lawful development for the creation of a base and outbuilding measuring 4m X 2.4m X 2.4m

**Location:** Water Hall House, Water Hall Lane, Penistone, Sheffield, S36 8EQ

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### **Site Location & Description**

The application site is located at Water Hall House, Water Hall Lane, Penistone, Sheffield, S36 8EQ. The site is a detached property adjacent to Watermeadows Park in Penistone. The site has a large driveway and has off street parking. The surrounding area is predominately residential in character, and includes a mix of detached, semi-detached and terraced dwellings. The site is accessible via road routes, and the site is just off the A628 Barnsley Road. There are a small number of commercial properties nearby including a Vet and pubs. Penistone is situated West of Barnsley Town Centre and has direct road and rail routes to Barnsley.

### **Proposed Development**

The applicant has submitted a certificate of lawfulness for the erection of an outbuilding measuring:

- Height: 2.41 metres.
- Eaves height: 2.2 metres.
- Width: 4.0 meters
- Depth 2.39m

The applicant has stated that the use is incidental to the enjoyment of the main dwellinghouse, specifically for use to house a hyperbaric chamber and sauna used in the treatment of a medical condition. It will not be used separate, self-contained living accommodation. The building will be used to assist an occupant who has been diagnosed with a life limiting illness in which continued heat treatment (sauna) and hyperbaric chamber is proven to assist with the condition.

The materials to be used would be wood with metal accents.

The applicant has provided a document from a medical practitioner confirming the medical needs of the applicant.

### **Policy Context**

Class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

### **Consultations**

No consultations undertaken.

### **Representations**

No letters were received from members of the public.

### **Relevant History**

- 2018/1560 - Demolition of existing agricultural buildings and erection of single dwelling with detached garage and tennis court – Approved subject to conditions

### **Assessment**

An application has been made for a lawful development certificate under Class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

### **Development not permitted**

**E.1** Development is not permitted by Class E if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

(b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

(c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;

(d) the building would have more than a single storey;

(e) the height of the building, enclosure or container would exceed—

(i) 4 metres in the case of a building with a dual-pitched roof,

(ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or

(iii) 3 metres in any other case;

(f) the height of the eaves of the building would exceed 2.5 metres;

(g) the building, enclosure, pool or container would be situated within the curtilage of a listed building;

(h) it would include the construction or provision of a verandah, balcony or raised platform;

(i) it relates to a dwelling or a microwave antenna;

(j) the capacity of the container would exceed 3,500 litres

(k) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

The applicant has stated that the proposed development is for the purpose of providing a hyperbaric chamber and sauna used in the treatment of a medical condition. The applicant has

provided evidence of this condition, and the scheme would also comply with the Permitted development rights listed above.

Based on the information submitted, the proposal meets the requirements set out in Schedule 2, Part 2 Class E of the General Permitted Development Order.

**Recommendation**

**Section 192 Permission not required (Certificate granted)**