

<b>Application Reference Number:</b>	2025/0338.
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<b>Application Type:</b>	<i>Prior Notification – Enlargement of a dwellinghouse by construction of additional storeys.</i>
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<b>Proposal Description:</b>	<i>Upward extension to convert existing bungalow into two storey dwellinghouse (Prior Notification - proposed enlargement of a dwellinghouse by constructing additional storeys Class AA).</i>
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<b>Location:</b>	<i>Gravels Farm Bungalow, Gravels Farm, Schole Hill Lane, Penistone, S36 9AN.</i>
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<b>Applicant:</b>	<i>Mrs Emily Askey.</i>
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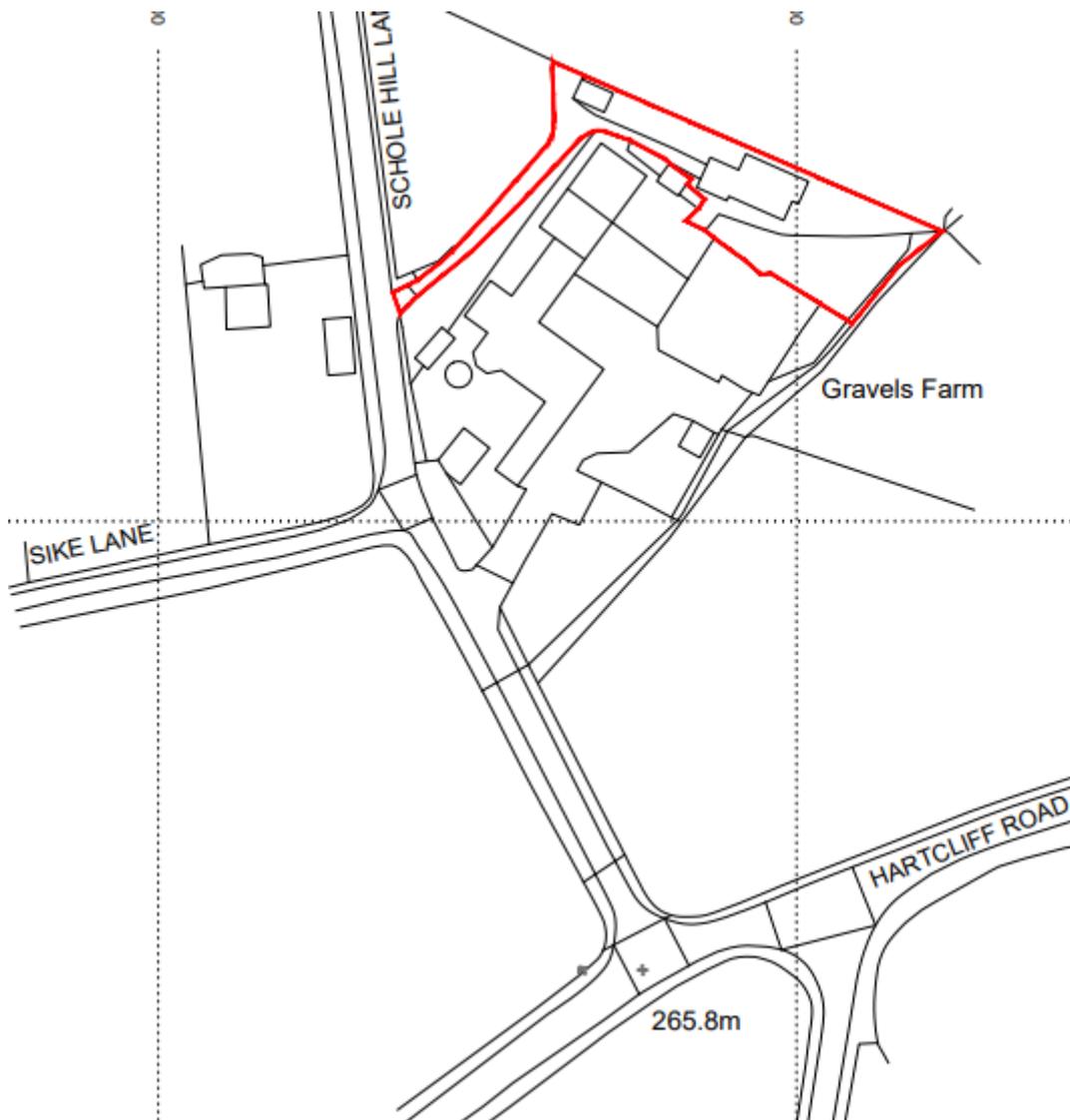
<b>Third-party representations:</b>	<i>3no. Objections.</i>	<b>Parish:</b>	<i>Penistone.</i>
		<b>Ward:</b>	<i>Penistone West,</i>

<p><b>Summary:</b></p> <p>The applicant is seeking prior approval for the erection of an additional storey to convert an existing bungalow into a two-storey dwellinghouse. The proposed additional storey would extend the original part of the dwelling upwards by approximately 2.8 metres.</p> <p>This application is being considered within the scope of Class AA, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO).</p> <p>The proposed development is considered acceptable in relation to its external appearance and impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light, and the proposal complies with the relevant legislation. As such, prior approval should be granted subject to conditions.</p> <p>Recommendation: <b>Prior Approval – Granted subject to conditions.</b></p>
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## Site Description

This application relates to a modest sized detached bungalow located at the end of a residential-cul-de-sac, Schole Hill Lane. The surrounding area is a mix of residential, agricultural and commercial uses in the Green Belt. Schole Hill Lane is characterised by a row of terraced properties of varying scale and appearance, which are principally residential derived from barn conversions. One property is being partially used as a children's day nursery. There is parking at the south-western end of the cul-de-sac. There is an eastern access road that runs adjacent to properties on Schole Hill Lane that serves additional parking areas. There is a western access road that runs adjacent to properties on Schole Hill Lane that serves the development site. The topography of the area falls gradually north-east to south-west and north-west to south-east.

The application bungalow is constructed of buff brick with a pitched concrete tiled roof. The bungalow benefits from an existing flat roof projection on its north-west gable elevation constructed of red brick. The bungalow is surrounded by an entirely gravelled surface. The development site is bounded by stone walls with vegetation and fencing behind in some locations. There is a single tree to the north-east corner within the plot.



## Planning History

No applications within the last 40 years.

## Proposed Development

The applicant is seeking prior approval for the erection of an additional storey to convert an existing bungalow into a two-storey dwellinghouse. The proposed additional storey would extend the original part of the dwelling upwards by approximately 2.8 metres.

## 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 Green Belt within the adopted Local Plan. For standard Householder planning applications that are not submitted through the prior approval route, the following Local Plan policies would be relevant:

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

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

In December 2024, the Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. The revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. For standard Householder planning applications that are not submitted through the prior approval route, the following NPPF sections would be relevant:

- *Section 2: Achieving sustainable development.*
- *Section 4: Decision-making.*
- *Section 12: Achieving well designed places.*
- *Section 13: Protecting Green Belt land.*

## 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. For standard Householder planning applications that are not submitted through the prior approval route, the following SPDs would be relevant:

- *House extensions and other domestic alterations (Adopted March 2024).*
- *Parking (Adopted November 2019).*

## Other Material Considerations

For standard Householder planning applications that are not submitted through the prior approval route, the following would also be relevant:

- *South Yorkshire Residential Design Guide 2011.*
- *Penistone Neighbourhood Development Plan 2019.*

## Consultations

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. Three objections were received from two addresses, which are summarised below:

- Overbearing appearance and impact on the architectural style of the area.
- Severe re-levelling with hardcore and limestone to the south-east corner.
- The property has been vacant and is now being used by the nearby nursery business.
- Removal of neighbouring outbuilding without consent.
- Loss of privacy.

Penistone Town Council	<i>No comments received.</i>
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This application is being considered under the prior approval procedure for the enlargement of a dwellinghouse by construction of additional storeys under Class AA, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO).

Paragraphs AA.3. 12(a) and 12(b) requires the local planning authority (LPA), when determining an application, take into account any representations made to them as a result of any notice given under sub-paragraph (5) and any consultation under sub-paragraph (6) or (8); and have regard to the National Planning Policy Framework issued by the Ministry of Housing, Communities and Local Government in July 2021, so far as relevant to the subject matter of the prior approval, as if the application were a planning application.

Consequently, whilst all concerns are acknowledged, only those relevant to the subject matter of the prior approval can be taken into account. In this instance, the subject matter being the erection of one additional storey to an existing bungalow. The LPA will therefore consider concerns raised regarding loss of privacy and appearance but cannot consider concerns raised regarding re-levelling and the removal of a neighbouring outbuilding without consent as these are separate to the additional storey to the bungalow.

Whilst the issue of the application property being vacant for several years and being used in conjunction with a nearby children's day nursery's operations was raised, there was no evidence of

this seen during a site visit undertaken on 6<sup>th</sup> June 2025 and therefore, it is considered that the use of the application property remains as Class C3 (dwellinghouses).

## **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:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

## **Principle of Development**

This application is being considered within the scope of Class AA, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO).

## **Permitted Development**

*AA. The enlargement of a dwellinghouse consisting of the construction of—*

- a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys; or*
- b) one additional storey, where the existing dwellinghouse consists of one storey,*

*immediately above the topmost storey of the dwellinghouse, together with any engineering operations reasonably necessary for the purpose of that construction.*

## **Development not permitted**

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

- a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, O, P, PA or Q of Part 3 of this Schedule (changes of use);*
- b) the dwellinghouse is located on—*
  - i. article 2(3) land; or*
  - ii. a site of special scientific interest;*
- c) the dwellinghouse was constructed before 1st July 1948 or after 28th October 2018;*
- d) the existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouse, whether in reliance on the permission granted by Class AA or otherwise;*
- e) following the development the height of the highest part of the roof of the dwellinghouse would exceed 18 metres;*

- f) *following the development the height of the highest part of the roof of the dwellinghouse would exceed the height of the highest part of the roof of the existing dwellinghouse by more than—*
  - i. *3.5 metres, where the existing dwellinghouse consists of one storey; or*
  - ii. *7 metres, where the existing dwellinghouse consists of more than one storey;*
- g) *the dwellinghouse is not detached and following the development the height of the highest part of its roof would exceed by more than 3.5 metres—*
  - i. *in the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall); or*
  - ii. *in the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated;*
- h) *the floor to ceiling height of any additional storey, measured internally, would exceed the lower of—*
  - i. *3 metres; or*
  - ii. *the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse;*
- i) *any additional storey is constructed other than on the principal part of the dwellinghouse;*
- j) *the development would include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development; or*
- k) *the development would include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations.*

## **Conditions**

AA.2. —(1) *Development is permitted by Class AA subject to the conditions set out in sub-paragraphs (2) and (3).*

(2) *The conditions in this sub-paragraph are as follows—*

- a) *the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;*
- b) *the development must not include a window in any wall or roof slope forming a side elevation of the dwelling house;*
- c) *the roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse; and*
- d) *following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.*

(3) *The conditions in this sub-paragraph are as follows—*

- a) *before beginning the development, the developer must apply to the local planning authority for prior approval as to—*
- i. *impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light;*
  - ii. *the external appearance of the dwellinghouse, including the design and architectural features of—*
    - (aa) *the principal elevation of the dwellinghouse, and*
    - (bb) *any side elevation of the dwellinghouse that fronts a highway;*
  - iii. *air traffic and defence asset impacts of the development; and*
  - iv. *whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012 issued by the Secretary of State;*
- b) *before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated;*
- c) *the development must be completed within a period of 3 years starting with the date prior approval is granted;*
- d) *the developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion; and*
- e) *that notification must be in writing and include—*
- i. *the name of the developer;*
  - ii. *the address of the dwellinghouse; and*
  - iii. *the date of completion.*

The proposed development comprising one additional storey to an existing detached bungalow falls within the parameters of AA.1.(a-k) and can therefore be considered under the prior approval process. As such, the LPA can only assess this application on the following grounds, which are explored below.

### Impact on Green Belt

The development site is allocated as Green Belt in the adopted Local Plan. The National Planning Policy Framework (NPPF) states that development in the Green Belt is inappropriate unless one of the specified exceptions applies. Paragraph 154(c) of the NPPF lists the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building as an exception. The proposed development is therefore acceptable in principle.

Extensions and alterations to an existing building will be allowed where the total size of the proposed and previous extensions would not exceed the size of the original building by not amounting to more than a doubling of the size of the original building. Original means as existed in 1948 or, in relation to a building constructed later, as it was built. Floorspace will be calculated by external measurement of the building and floorspace within roof spaces will not be taken into

account. Outbuildings will only be taken into account when calculating the cumulative additions to the original dwelling.

Original dwelling = 92.47m<sup>2</sup>  
Existing additions = 14.32m<sup>2</sup>  
Proposed additions = 68.09m<sup>2</sup>  
Total existing and proposed = 82.41m<sup>2</sup>

The total cumulative additions would not exceed the size of the original building by not amounting to more than a doubling, in accordance with Policy GB2 and paragraph 154(c) of the NPPF.

Considering the above, this is considered to weigh significantly in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policy GB1: Protection of Green Belt and Local Plan Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt and is considered acceptable.*

#### Impact on Neighbouring Amenity

The proposed extension would be erected atop the principal part of the original footprint of the existing bungalow, which is located to the north-east of adjacent neighbouring properties. Whilst some overshadowing could occur, any potential impact is likely to occur in the morning and not at peak times for use of rear gardens. Moreover, any potential impact is likely to be limited to the application curtilage because of the existing separation distance between the application property and the southern boundary opposite. Neighbouring vegetation and fencing in this location is likely to contribute to any existing level of impact experienced and could also function as mitigation, lessening the extent of any potential additional overshadowing impact. As such, it is not considered that the proposal would contribute to significant overshadowing or loss of light.

During the application process, concerns were raised regarding loss of privacy. The existing bungalow is orientated within its plot to face a southerly direction towards an adjacent parcel of land. Whilst children's play equipment was present on this adjacent land during a site visit, an assessment of historical OS maps, aerial imagery and the adjacent land's planning history has led to a determination that the likely lawful use of the land is as a paddock or similar, and not as domestic curtilage. As the proposed extension would be erected atop the principal part of the original footprint of the existing bungalow, the proposal would not directly overlook adjacent domestic gardens and a sufficient separation distance of approximately 33 metres would be maintained to the north-east elevation of Gravels Farm. Existing boundary vegetation and fencing within neighbouring plots could also offer some screening, lessening the extent of any potential impact. As such, it is not considered that the proposal would contribute to significant overlooking and loss of privacy or reduced outlook.

Considering the above, it is not considered that the proposal would contribute to significantly increased levels of overshadowing and loss of light, overlooking and loss of privacy or reduced levels of outlook, and would not have an overbearing impact on the amenity of neighbouring residents. As such, this is considered to weight significantly in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and is considered acceptable regarding residential amenity.*

#### Scale, Design and Impact on Character

During the application process, concerns were raised from the objectors regarding the overbearing appearance of the proposal and its impact on the architectural style of the area.

Schole Hill Lane is characterised by a row of terraced properties of varying scale and appearance, including varying external materials of stone and render and varying roof types, which are principally residential derived from barn conversions. The application property is a modest sized

detached bungalow of a modern appearance compared with neighbouring properties and is located at the northern end of the cul-de-sac within a backland plot. The proposed extension would be erected atop the principal part of the original footprint of the existing bungalow and would be constructed of closely matching external materials, including buff brickwork and roof tiles. The proposed extension would adopt a sympathetic form and features, including a pitched roof, and would maintain the modern appearance of the existing bungalow, which already contrasts with the architectural style of other neighbouring properties. As the proposed extension relates to an existing detached property located within a backland plot that is not readily visible from the public realm to the south, it is not considered that the proposal would significantly alter or detract from the character of the street scene by being an overtly dominant or prominent feature.

The proposed development would not result in disproportionate cumulative additions to the original building, would be in-keeping with the character of the existing building, and would be attached to the application property. As such, it is not considered that the proposal would be harmful to the character, permanence or openness of the Green Belt.

Considering the above, this is considered to weigh significantly in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policies D1: High Quality Design and Placemaking, GB1: Protection of Green Belt and GB2: Replacement, extension and alteration of existing buildings in the Green Belt and is considered acceptable regarding visual amenity.*

#### Other Matters

The proposed development is not located in an area which would impact on air traffic and defence assets impacts nor would the proposal impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012 issued by the Secretary of State.

#### Planning Balance and Conclusion

In accordance with the provisions of paragraph 11 of the NPPF(2024), the proposal is considered in the context of the presumption in favour of sustainable development and therefore, for the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant legislation and prior approval should be granted subject to conditions.

**RECOMMENDATION: Prior Approval – Granted subject to conditions.**

#### **Justification**

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

In dealing with the application, the Local Planning Authority (LPA) has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- *To amend the proposed external materials to comply with the relevant legislation condition.*
- *To show the floor and ceiling lines on the proposal drawings.*
- *To provide confirmation that the proposed development would not include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations.*

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.

