

Application Reference: 2026/0483

Site Address: Ruggen House, Berry Lane, Howbrook, Sheffield, S35 7EJ

Proposal: Erection of a detached timber outdoor kitchen

Relevant Site Characteristics

The site is an isolated site located within the Howbrook area and to the southeast of Berry Lane. The dwelling is a two-storey dwelling featuring a combination of a pitched and gable roof form. The dwelling is constructed from stone. The original dwelling had an approximate floorspace of 122.75m². A detached garage is located on site to the northwest of the dwelling. The site features a large garden space surrounding the dwelling. Trees are located to the northwest boundary of the site.

Agricultural fields are located to the south and east of the site. The site is designated as Green Belt.

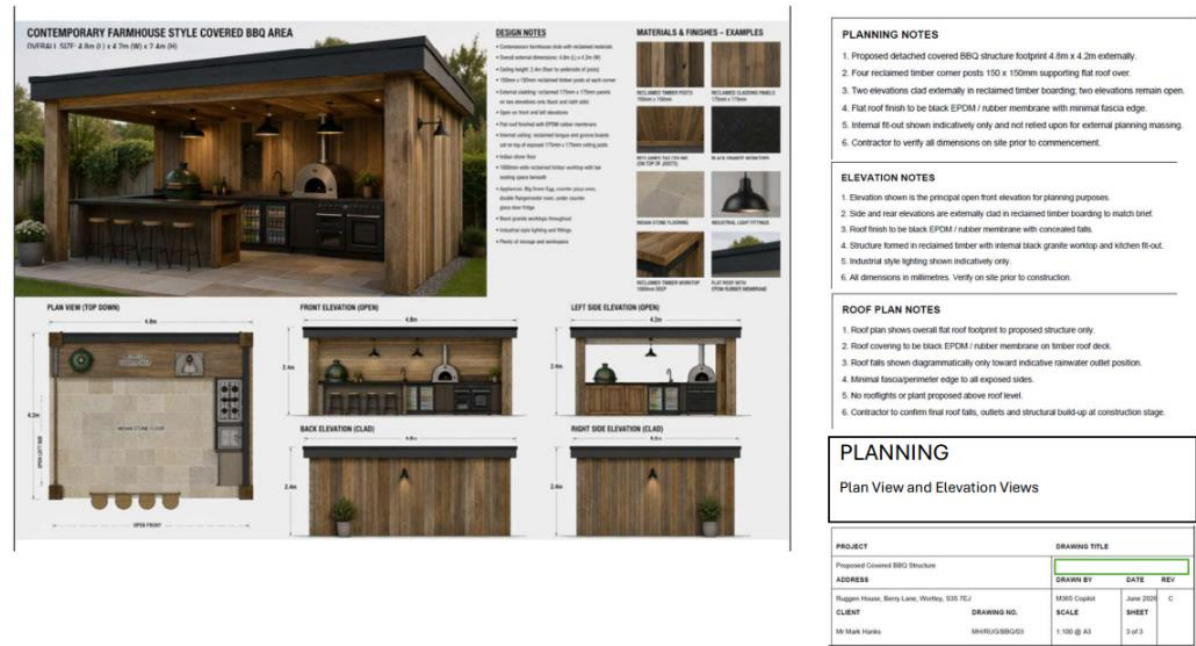
Planning History

Reference	Description	Decision
2010/1235	Erection of detached garage, stables and store with hobby room above	Refuse
2011/0052	Erection of stables and tack room with incorporated storage areas.	Refuse
2011/0458	Erection of stable block extension to existing garage.	Approve with Conditions
2021/1599	Upward extension to convert existing bungalow into two storey dwellinghouse with two storey rear extension and changes to external facing materials and fenestration details (Application for prior approval of a proposed enlargement of a dwellinghouse by constructing additional storeys)	Prior Approval - Granted
2022/0693	Upward extension of existing bungalow to convert into two storey dwellinghouse with new first floor and increased roof ridge and eaves heights, two storey extension on northern side elevation and at the rear, with first floor balcony above existing single storey side extension on southern side and	Approve with Conditions

	changes to the fenestration details (retrospective)	
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Detailed description of Proposed Works

The applicant is seeking permission to erect a single storey detached timber outdoor kitchen. The structure would have flat roof with an approximate height of 2.4 metres. The structure would have an approximate width of 4.8 metres and an approximate length of 4.2 metres. The rear and side elevation would be constructed from timber cladding. The front and opposite side elevation would be open elevations with the roof supported by a timber pillar. The structure would house cooking and facilities.



Relevant policies

The Development Plan

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 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.

The following Local Plan policies are relevant in this case:

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy D1: High Quality Design and Place Making.
- Policy GD1: General Development.

- Policy T4: New Development and Transport Safety
- Policy GB1: Protection of Green Belt
- Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt

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

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 and has replaced the previous version published in December 2024. It has 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 and states that in all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in the NPPF should be approved without delay.

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 13 – Protecting Green Belt land

Section 14 - Achieving well-designed places

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.

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. The most pertinent SPD's in this case are:

- House extensions and other domestic alterations
- Parking

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

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

No representations have been received.

Consultees

Wortley Parish Council	No Response
Tree Officer	No Objection subject to conditions

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

The site falls within Green Belt where proposals to extend dwellings are acceptable in principle provided that, the total size of the proposed and previous extensions does not exceed the size of the original dwelling and the original dwelling forms the dominant visual feature. In addition, the construction of the extension should be of a high standard of design and reflect the architecture of the building.

Extensions will only be allowed where they do not exceed 100% increase above the size of the original dwelling.

Floor Space Calculations

Original Dwelling

Ground Floor =122.75m²

Total =122.75m²

The total floor area of original dwelling is therefore 122.75m². The retrospective application approved under 2022/0693 evidence the dwelling has constructed an additional floor area of approximately 142.8m². The dwelling has therefore already exceeded its 100% increase in floorspace above the original dwelling.

Green Belt

Although the site has already exceeded its floor space increase, given the proposed structure is considered relatively small scale in the context of the size of the site, the proposed increase of approximately 20.16 m² is considered minimal and given the proposal features two open elevations, the addition would not be considered to be disproportionate addition and would not detrimentally impact the openness of the Green Belt.

Scale, Design and Impact on the Character

The Supplementary Planning Document for House Extensions states 'Detached garages and outbuildings should relate sympathetically to the main dwelling in style, proportions and external finishes. In most cases, it will not be appropriate for a garage to be sited between the house and the road.

Detached garages and outbuildings should be single storey structures and the eaves height should not normally exceed 2.5 metres from ground level, whilst the ridge height should not exceed 4 metres.'

The proposal is acknowledged to be between the dwelling and the highway, however due to the arrangement of the site, alternative locations to the rear of the dwelling would not be appropriate. Furthermore, the site is already home to a detached garage between the dwelling and the highway, and the site provides significant boundary treatment which would significantly screen the proposal from view and screens the highway which is set lower than the site, preventing views of the proposal.

The use of a flat roof is not normally preferred, however on this occasion, the use of a flat roof would reduce the dominance of the proposal and assist in retaining the openness of the Green Belt. Given the structure proposed two of the four elevations to be open, the use of reclaimed timber cladding would not detract from the character of the site.

It is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making and as such carries significant weight in favour of the application.

Impact on Neighbouring Amenity

The proposal is considered a small scale development and given the isolated character of the site, the proposal would have no impact on the residential amenity of any neighbours.

It is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1 General Development. This carries substantial weight in favour of the application.

Highways

The proposal would not increase the number of bedrooms on site or reduce the on-site parking facility.

As such the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety. This carries significant weight in favour of the application.

Trees

The tree officer has been consulted and agreed the proposal would only result in a minor encroachment on the rooting area of T3. As such the method statement will be conditioned to be adhered to, in order to protect the trees.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject

to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and is therefore recommended for approval.

RECOMMENDATION: Approve subject to conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

It has not been necessary to request amendments from the applicant.

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 objections, 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.

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
2. The development hereby approved shall be carried out strictly in accordance with the approved plans and method statement

Block and Site Location Plan MH/RUG/BBQ/03
Plan View and Elevation Views MH/RUG/BBQ/03
Block Plan – Proposed MH/RUG/BBQ/03

And

Arboricultural Method Statement AWA7636AMS

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

Informatives

- 1) The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

- 2) This permission shall not be construed as granting rights to carry out works on, under or over land not within the ownership, or control, of the applicant.