

Application Reference: 2025/0549

Site Address: Tanyard Farm, Long Lane, Penistone, Sheffield, S36 8YP

Introduction:

This application seeks full planning permission for variation of condition 2 on application 2021/0099 (Erection of single storey front extension and two storey side extension to dwelling) to allow changes to design and size of extensions

Relevant Site Characteristics

The detached stone-built property is located in an isolated position within the green belt. The dwelling occupies a large plot and benefits from multiple extensions and outbuildings. The dwelling is located adjacent to the back edge of the highway with the principal elevations facing into the site. The former porch on the western elevation (elevation H) has been demolished and the single storey extension approved under application 2021/0099 has been constructed.

Site History

Application Reference	Description	Status (Approved/Refused)
80/1785	conversion of hay loft to form part of dwelling	Approved
92/0401	Car Port/Stable block	Approved
92/1347	removal of condition 2 of application 92/0401	Approved
2021/0099	Erection of single storey front extension and two storey side extension to dwelling	Approved March 2021

Detailed description of Proposed Works

The applicant seeks permission to vary condition 2 of application 2021/0099 to allow an increase in width of the side extension from 4.5m to 5.5m, a reduction in the set back from 0.5m to 0.3m, the introduction of patio doors to the eastern elevation (elevation F) and a door to the southern elevation (elevation E) both at ground floor level.

The former porch on the western elevation (elevation H) has been demolished and the single storey extension approved under application 2021/0099 has been constructed. The development has therefore commenced; evidence has been submitted indicating that the development commenced within the required timescales.

Plans as approved under application 2021/0099



Figure 1 Elevation F as approved

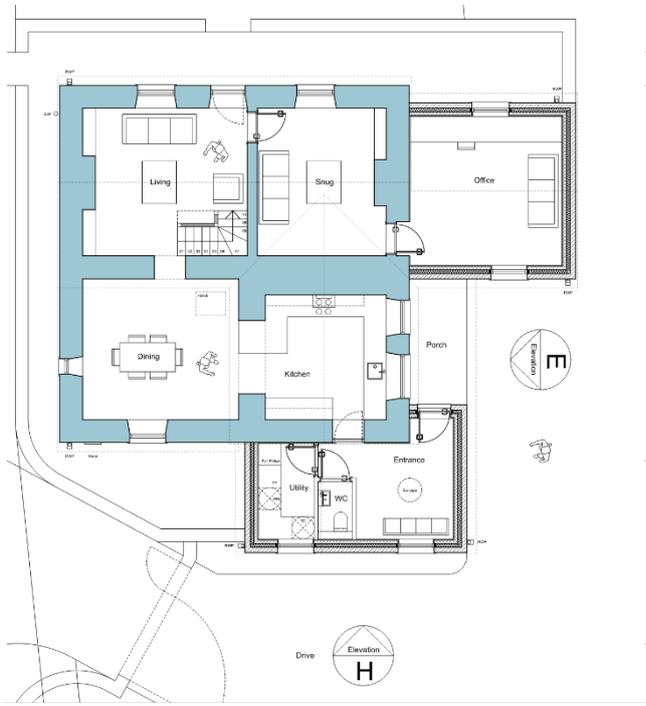


Figure 2 Ground Floor Plan as approved

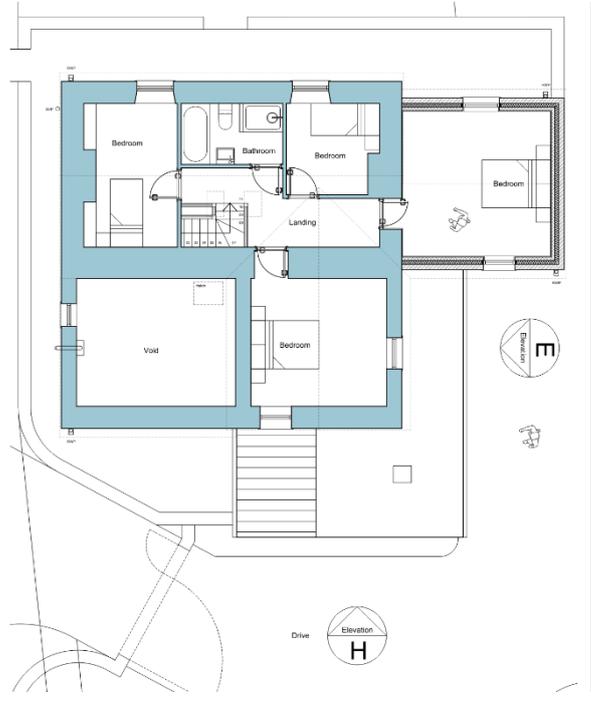


Figure 3 First Floor Plan as approved

Plans as proposed



Figure 6 Elevation F as proposed



Figure 6 Ground Floor Plan as proposed

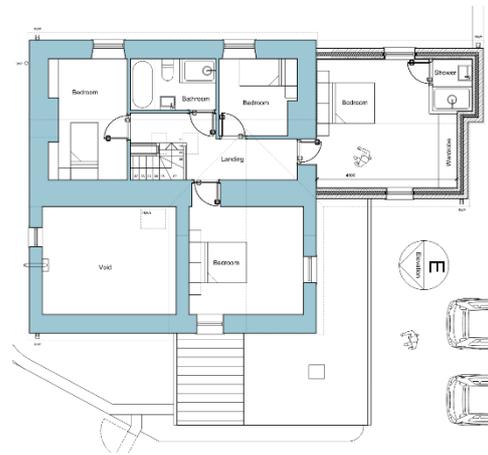


Figure 6 First Floor Plan as proposed

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 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.

The following Local Plan policies are relevant in this case:

- Policy GB1: Protection 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
- Policy SD1: Presumption in favour of Sustainable Development.

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

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It 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. This 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 which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social, and environmental; each of these aspects are mutually dependent. The most relevant sections are:

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

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 SPDs 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.

Consultations

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

The application has been advertised on the Council website and a site notice posted adjacent to the site; no representations have been received.

Town Council - No objections received.

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 unless the NPPF establishes a specific weight:

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

Principle

The site falls within the Green Belt, Policy GB3 allows for extensions and alterations to a domestic property provided, that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties. Therefore, the principle of the development is acceptable subject to further considerations detailed below.

Green Belt Assessment

As mentioned previously it is obvious the dwelling has had multiple extensions and outbuildings however using historical mapping it is unclear when these were constructed, therefore the applicant has the benefit and it is considered that the stone built extensions and the stone built outbuilding are considered part of the original dwelling, and whilst the outbuilding is original, in line with policy, it doesn't not count towards the original floor area.

The rear porch extension on the western elevation has not been calculated as this has been demolished to allow for the single storey extension on this elevation.

The two timber outbuildings are clearly not original and have been calculated as an extension to the dwelling.

Original dwelling as calculated from the existing plans submitted as part of this application

Ground floor 91.7m²
First floor (not including roof void) 71.4m²
Total 163.1m²

Existing Extensions and outbuildings
Outbuildings (taken information within report 2021/0099)

Outbuilding 1
3.6 x 3.2
3.5 x 3.4
Total 23.42m²

Outbuilding 2
3.8 x 2.73
3.87 x 3.4
3.85 x 2.33
Total 32.5m²

Total Existing 55.92m²

Proposed Extensions

Two storey extension
26.19 x 2 = 52.38m²

Single storey extension
19.53m²

Total Proposed 71.91m²

Total Existing and Proposed

Existing 55.92m²
Proposed 71.91m²
Total 127.86m²

Total floor area of existing, and proposed extensions fall within 100% of the floor area of the original dwelling and is acceptable in terms of Green Belt impact.

Scale, Design and Impact on the Character

The two-storey side extension is located on the southern elevation, away from the highway and it not highly visible from public vantage points, nevertheless the extension is set in from the eastern elevation resulting in a vertical break in the materials and a corresponding lowering of the ridge line. Given the dwellings orientation and location, the side extension has more of an appearance as a rear extension, however at 5.5m wide the proposed extension complies with the two thirds width, and in addition would not be out of character as a rear extension and is in accordance with policies GD1 and D1 of the Local Plan.

Impact on Neighbouring Amenity

The dwelling is located in an isolated position, and the amendments to the proposed extensions would not increase levels in overlooking or overshadowing or reduce levels of outlook.

Highways

The proposed single storey extension to the western elevation would not impact the drive access to the property and neither extension would result in the loss of parking with sufficient space to park and turn vehicles within the site.

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 contact the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

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

The development hereby approved shall be carried out strictly in accordance with the amended plans and specifications as approved unless required by any other conditions in this permission.

Plan References

2064-D-20-002-Rev A Existing and Proposed Site Plans

2064-D-20-004 Rev A Proposed Ground and First Floor Plans

2064-D-20-006 Rev A Proposed Elevations

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

The external materials shall match those specified within the plans outlined above.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1.