

Application reference number	2025/0911
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Application Type	Full
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Proposal Description:	Erection of a first-floor extension to existing care home to create 3no additional rooms
Location:	Hoyland Hall Residential and Nursing Home, Market Street, Hoyland, Barnsley, S74 0EX

Applicant	A Croft
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Number of Third-Party Reps	None	Parish:	None
		Ward:	Hoyland Milton

Site Description

The site is located off Market Street, Hoyland, a busy route within the Principal Town of Hoyland. The premises are located within an area of a mix of uses, with residential properties to the east, south and west and Tesco supermarket to the north.

The building is stone built and is characterised by a mix of roof styles, and set lower than the highway and is bounded along the south-western boundary by a low level stone wall and mature trees.

Relevant Site History

<i>Application Reference</i>	<i>Application description</i>	<i>Status</i>
B/88/0861/HN	Extension to and refurbishing of former school to form residential home	Historical Application
B/95/0500/HN	Erection of extension to aged persons home	Historical Application

Proposal

The applicant seeks permission for the erection of a first-floor extension above an existing ground floor projection on the north-western elevation to provide 3no additional bedrooms.



proposed elevation A



proposed elevation C



proposed first floor plan

Policy Context

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 on 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 Urban Fabric within the Local Plan and as such the following policies are considered to be relevant to this application:

Local Plan Policy LG2 The Location of Growth

Local Plan Policy H4 Residential Development on Small Non-allocated Sites

Local Plan Policy H6 Housing Mix and Efficient Use of Land

Local Plan Policy GD1 General Development

Local Plan Policy D1 High Quality Design and Place Making

Local Plan Policy T4 New Development and Transport Safety Policy D1 High Quality Design and Place Making

Local Plan Policy SD1 Sustainable Development

Adopted Supplementary Planning Documents

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 is:

Design of Housing Development

Parking

National Planning Policy Framework (NPPF) (2024)

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. NPPF policy of relevance to this application includes:

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development.

Chapter 5 Delivering a sufficient supply of homes

Paragraph 61 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The

overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.

Paragraph 63 states that within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children; older people (including those who require retirement housing, housing with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes.

Relevant Consultations:

Adult Care Homes – No objections.

Highways DC – No objections.

Drainage – No objections – details to be checked by Building Control.

Ward Councillors – No objections received

Representations

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

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

Assessment

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that: 'Where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise'.

The NPPF (December 2024) at paragraph 2 states that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan and is a material consideration in planning decisions.

The main issues for consideration are as follows:

- The principle of the development
- The impact on the character of the area
- The impact on the highway network and highways standards
- The impact on neighbouring residential properties
- The impact on the existing trees

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 of development

The site lies within the Principal Town of Hoyland where the majority of growth is expected to take place during the Local Plan period. The Government is committed to ensuring that the planning system does everything it can to support the creation of new homes for different groups in the community, including older people, including those who require retirement housing, housing with-care and care homes.

The site lies in an area characterised by a mix of residential and commercial properties, on land allocated as Urban Fabric. Local Plan states that Policy GD1 General Development will be the starting point for making decisions on all proposals including those shown on the Policies Map as Urban Fabric.

All new development must ensure that the living conditions and overall standards of residential amenity are provided or maintained to an acceptable level for existing residents. In addition, development will only be granted where it would maintain visual amenity and not create traffic issues or reduce highway safety. An assessment of the proposals against those criteria and in relation to the other material planning considerations relevant to the assessment of the proposal and the relevant policies is set out below.

Residential Amenity

The proposed extension is to be located above an existing single storey projection on the north-western elevation of the building. As mentioned previously, the site is located on the periphery of Hoyland Town Centre, and is located in an area which is characterised by a mix of residential and commercial properties. The location of the proposed extension would not result in an increase in overlooking of any surrounding properties, nor would it lead to an increase in overshadowing or loss of outlook, this carries significant weight in favour of the application.

The rooms within the proposed extension are well proportioned, meeting or exceeding the technical guidelines set out in the South Yorkshire Residential Design Guide (SYRDG). As such, this carries significant weight in favour of the proposal.

It is in this regard that the proposed development complies with Local Plan Policy GD1 General Development and as such is acceptable.

Impact upon Character and Appearance of Surrounding Area

The proposed extension is to be located on the north-western elevation, whilst a facing away from the highway, it provides access to the premises and is visible from Market Street and when accessing the premises.

The proposed extension is to be located above an existing single storey hipped roof projection and is to be constructed from materials which match the existing extension and wider building. Whilst it would be visible from public vantage points, the site is set down from the highway and the band of trees along the southern boundary would provide some screening of the proposed extension.

The proposed extension is modest in size and whilst projecting forward of the front elevation, the building is set back within the site and as such the extension would not form a dominant feature within the street scene. It is acknowledged that the proposed extension is designed

with a flat roof, however, there are examples of flat roofs within the building and as such the inclusion of a flat roof on the proposed extension would not be out of character and is compatible with the existing building; this carries significant weight in favour of the application.

Overall, it is considered that the proposed alterations would have a positive impact on the character of the area and as such is in compliance with Local Plan Policy D1.

Highway Safety

The proposed first floor extension above an existing single storey extension would create an additional three en-suite rooms. The proposals would not result in the loss of any parking provision within the site.

The information provided within the application form indicates that small changes are proposed in terms of the number of full time and part time staff, however, based on the numbers provided there would be no increase in the total full-time equivalent number of staff. As such, the proposals do not necessitate increased parking provision within the site. The proposals do not affect the current access, parking and turning arrangements of the site or adversely impact upon the highway and are therefore considered acceptable from a highway's development control perspective.

Based on the above assessment it is considered that the proposed development would not have a detrimental impact on the highway network, the safe and free flow of traffic, this carries significant weight in favour of the application and as such is in compliance with Local Plan Policy T4.

Biodiversity and Trees

Biodiversity Net Gain (BNG) became mandatory for all applications in April 2024 except where one of the exemptions (as set out in the Planning Practice Guidance) are met. This application is exempt from the requirement to provide BNG as it meets the de minimis exemption where no more than 25 square metres of habitat will be affected.

The trees located along the south-western boundary with Market Street would not be impacted by the development as they are located a sufficient distance from it and at a higher level. It is therefore considered that the proposed development would not have a detrimental impact on the wellbeing of the trees and as such is acceptable; this carries significant modest in favour of the application.

PLANNING BALANCE & CONCLUSION

In accordance with Paragraph 11 of the NPPF (2024) the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be located within a sustainable location and would not impact on the character of the area, highway safety, or upon residential amenity, and this weighs considerably in favour of the application.

The proposal site lies on the periphery of Hoyland Town Centre, is allocated in the Local Plan as Urban Fabric which has no specific allocation and within a residential area. There have been no objections to the proposal from local residents, and an assessment of the proposal has demonstrated that there are no policy objections or material considerations which outweigh the benefits of the proposal and would result in 3no additional bedrooms in an existing care home. The site also lies within the Principal Town of Hoyland,

which is the focus of growth in the Local Plan and carries additional weight in favour of the proposal.

All other material planning considerations have been fully explored by the appropriate consultees who have raised no objections to the proposal subject to conditions in some cases and holistically this weighs moderately in favour of the application.

The proposal is therefore, on balance, recommended for approval.

RECOMMENDATION

APPROVE THE PROPOSED DEVELOPMENT SUBJECT CONDITIONS