

**Application Reference:** 2025/0310

**Proposal:** Demolition of existing outbuildings and erection of 2no. single storey, flat sedum roofed, staggered 'wing' extensions linking the existing dwelling with an existing outbuilding and creating a central courtyard area.

**Site address:** Stancliffe House Farm, Rainbow Hill Kennels, Woodhead Road, Wortley, Barnsley, S35 7DA

## **Introduction**

This application seeks full planning permission for 2x single storey 'wing' extensions to the existing dwellinghouse, creating a linkage with the existing outbuilding, in addition to the demolition of other existing outbuildings. The existing outbuilding would be converted to a habitable space.

This application follows on from the withdrawal of a previous scheme and pre-application discussions. Albeit both previous proposals were significantly different in form and appearance to what is hereby proposed.

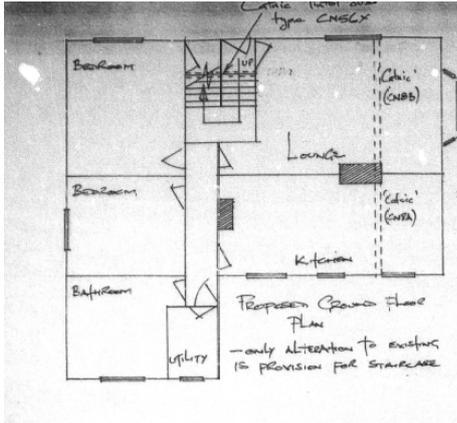
## **Relevant Site Characteristics**

Stancliffe House Farm consists of an existing dwellinghouse and various associated outbuildings. The wider site was formally used as a dog/cat boarding and kennel facilities (known as Rainbow Hill Kennels) but this use ceased in recent years. The site still includes the various equipment/arrangement associated with the former use with enclosed paddocks/exercise areas located off the kennel/cattery buildings.

Planning permission was granted last year (ref: 2023/1128) to demolish the former dog kennel building and replace with a new detached dwelling. That permission also involved the demolition of some existing smaller outbuildings (the cattery building and shed) to offset the increase in floor space and justify the generous scale of the proposed dwelling. The granted dwelling is generous in size, however due to the hillside position of the dog kennel building, the proposed dwellinghouse was considered acceptable as it would introduce minimal visual harm upon the openness of the Green Belt.

The existing dwellinghouse (to which this application relates) is a two-storey square shaped property and is positioned on the eastern part of the site. The property is finished in red brick at ground floor, with a light blue render finish at the upper floor and gable roof. The dwelling has a large driveway wrapping around the front and side. Flat roof single storey extensions project off the front and rear elevations, whilst a small, detached shed (building 6) is sited to the north of the property. The residential garden is to the west of the property between the dwelling and much larger outbuildings (labelled as building 1 and 2).

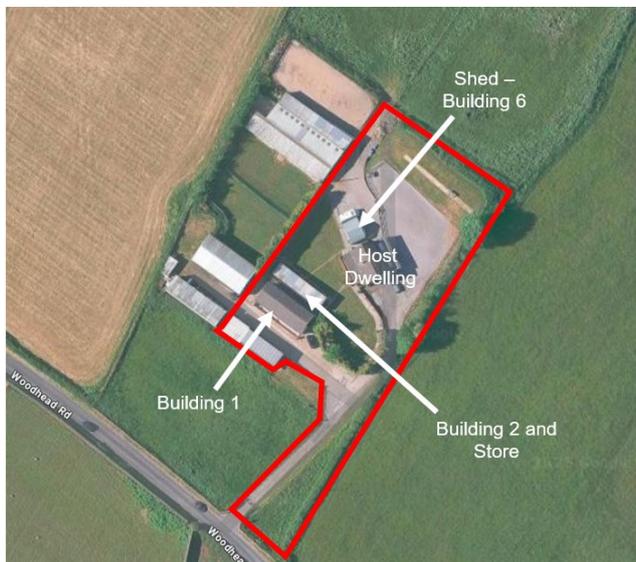
It is understood that the existing dwellinghouse has previously been extended, as per planning permission ref: B/86/1055/WO, with the current floorplans being consistent with those approved under this permission. The 1986 documents indicate that the dwellinghouse was originally a bungalow, which was the extended upwards and to the front and rear. The original layout is indicated on the following plan:



The wider site is a rectangular shape extending from Woodhead Road in a north-eastern direction. Woodhead Road is at the highest level, with the site levels falling away fairly steeply. A long access drive extends from Woodhead Road along the southern boundary with the existing dwellinghouse accessed at the end. The built form is set back from the road, with a large field fronting the site, with two further enclosed fields to the rear of the site.

Hedges and post and rail fences define the boundary of the site, with a stone wall along the Woodhead Road. A line of trees are positioned along an internal pathway and around the residential garden, but overall, the site is fairly open in nature with uninterrupted views from across the landscape.

The site is an isolated location with no immediate neighbours. Agricultural fields surround the site in all directions and due to the changes in levels, the site is not within direct view from any neighbouring sites/properties.



## Site History

2024/0749 - Erection of two storey side and rear extensions to dwelling with some external modifications to existing house, and bin store and gates- WITHDRAWN (*the LPA advised that the proposal would not be acceptable due to the harm upon the openness of the Green Belt*).

2023/1128 - Demolition of existing boarding kennel block and outbuilding and construction of new 2 storey dwelling with associated landscaping works and erection of bin store, GRANTED, 12/8/2024

2012/0143 - Installation of 1no 10KW wind turbine (12m HUB height) WITHDRAWN

2010/0219 - Erection of detached bungalow (Outline) REFUSE, 4/5/2010

2010/1036 - Erection of 1 no. dormer bungalow, REFUSE, 10/5/2011

B/98/0927/WO - Erection of boarding kennels, GRANTED, 12/10/1998

B/94/1376/WO - Erection of barn, glasshouse and tied dwelling (dormer bungalow) REFUSED, 19/1/1995

B/86/1055/WO - Extension to convert single storey dwelling into two storey dwelling, GRANTED, 4/11/1986

B/86/0236/WO - Conversion of farm outbuildings to form boarding kennels and cattery GRANTED, 1/5/1986

B/80/1359/WO - Change of use from smallholding and Turkey Farm to Nursery Garden Centre, REFUSED, 28/8/1980

## Proposal

Supplementary statements have been submitted on 16<sup>th</sup> May and 19<sup>th</sup> May 2025. In the statement dated 16/5/2025, alternative options/ alterations to the proposal are suggested, however amended plans have not been received. On this basis the proposal has been assessed based on the submitted plans received within the original submission.

The development includes the erection of a large U-shaped extension which has been described as 'wings' off the rear elevation of the existing dwellinghouse. The extensions would extend westwards, in a horseshoe-like shape to form a central courtyard area and join to the existing outbuilding (labelled as building 1). Although single storey, the extension would be at various levels due to the slope of the site. This results in the eaves height of the most eastern part of extension being level with the eaves of the existing dwellinghouse, as shown below:

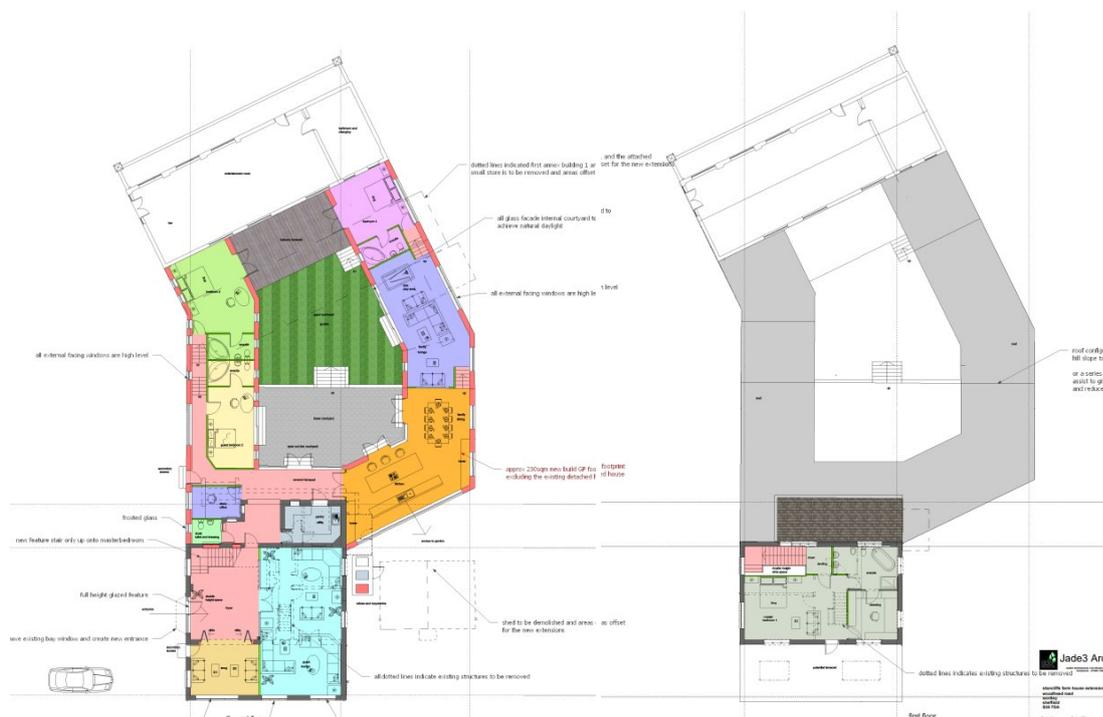


The extension would have a flat green roof and be finished in white render, whilst the central courtyard would be partly lawned with two terrace areas. The extension itself would provide an additional 230sqm of internal floorspace, accommodating 3 en-suite bedrooms, a kitchen and dining area, family lounge and other small rooms.

The proposed extension would extend off the rear of the existing dwellinghouse, with the current single storey projection amalgamated into the U shape design. The existing single storey extension to the front would also be retained, with a balcony/terrace created above. The existing dwelling would be altered internally to create an entrance hallway and formal living spaces, with one master bedroom at the 2<sup>nd</sup> storey.

The proposal includes demolishing some of the existing outbuildings and smaller structures. This includes the detached shed building to the north of the dwelling (building 6) and the small lean-to shed, which is attached to the northern elevation. The larger outbuilding (building 2) and attached store would be removed, though building 1 would be retained and converted into an entertainment room and bathroom. Building 1 would abut the proposed U-shape extension, though would not be accessed internally.

The development also includes associated alterations to the existing dwellinghouse including re-rendering the property and changing/adding windows, in addition to the 2<sup>nd</sup> storey balcony works mentioned above. Building 1 would also be finished in a white render.



## **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.

### Site Designation/ Allocation

The entire site is washed over by Green Belt as defined in the adopted Local Plan.

The site is within a high-risk development area as designated by the Mining Remediation Authority, and also within Flood Zone 1 (low risk).

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
- Policy BIO1: Biodiversity & Geodiversity
- Policy POLL1: Pollution Control and Protection

### 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  
Section 15 – Conserving and Enhancing the Natural Environment

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
- Design of Housing Development, July 2023
- Residential Amenity and the Siting of Buildings, May 2019
- Biodiversity and Geodiversity, May 2019
- Trees and Hedgerows, May 2019

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

#### **Publicity**

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

- Site notice, consultation expiry 29/5/2025

No representations have been received in response to the above publicity.

#### **Consultations**

Biodiversity Officer – **Objection**, the application has been supported by a preliminary ecological appraisal and a preliminary roost assessment however both of these were undertaken by an arboriculturist rather than a qualified ecologist. The reports conclude that the existing buildings have potential to support roosting bats and therefore at least one dusk emergence survey should be undertaken to assess the use of the buildings by bats.

The applicant has confirmed that they have not undertaken the emergence survey. Therefore, the Ecologist cannot assess the impact of the proposals and objects to the development.

Parish Council – No comments received

Forestry Officer - No comments 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:

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

### Principle of Development

Section 13 of the NPPF relates to the Green Belt. Paragraph 153 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. '*Very special circumstances*' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 154 states that development in the Green Belt is inappropriate unless one of the following exceptions apply:

C) 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;

H) iv – the reuse of buildings provided that the buildings are of permanent and substantial construction;

Local Plan Policy GB1 states the Green Belt will be protected from inappropriate development in accordance with national planning policy.

Local Plan Policy GB2 relates to replacement and alterations of buildings in the Green Belt and builds upon the above stating that provided there will be no harmful impact upon the appearance or character and will preserve the openness of the Green Belt, the following development will be supported:

- Extension or alteration of a building where the total size of the proposed and previous extensions do not exceed the size of the original building;

Policy GB2 continues stating that all development is expected to be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale, massing, elevation design and materials. The development should have no adverse effect on the amenity of local residents, the visual amenity of the area or highway safety.

Section 2 of the House Extension and Other Domestic Alterations SPD sets out the general principles for house extensions as follows:

1. Be of a scale and design which harmonises with the existing building and be subordinate.
2. Not adversely affect the amenity of neighbouring properties.

3. Maintain the character of the street scene and;
4. Not interfere with highway safety.

Section 3 of the House Extension and Other Domestic Alteration SPD refers to extensions and alterations to properties in the Green Belt. The SPD states: Within the Green Belt, extensions, roof alterations, outbuildings and other domestic alterations will be considered against the general principles and the following criteria:

1. The total size of the proposed and previous extension should not exceed the size of the original dwelling.
2. The original dwelling must form the dominant visual feature of the dwelling as extended.

Domestic outbuildings within the curtilage of the dwelling will be treated as part of the dwelling or an extension to it, except for the purposes of calculating the original size of the dwelling.

The proposed extension is vast in its footprint and size. Although the extension is proposed to the rear of the existing dwelling, it would harmfully impact the character of this Green Belt site. In attempt to justify the proposed development, the agent has suggested that the proposal achieves '*very special circumstances*' for the following reasons:

- Lack of historical interest;
- Extensions will be visually screened;
- Accessible living design/layout;
- Inclusion of green roofs/energy efficient features;
- Multi-generational living.

The '*very special circumstances*' summarised above are not considered to be justified reasons to enable this significantly sized extension in the Green Belt. The extension is substantial in size and is disproportionate in comparison to both the existing and the original dwellinghouse, thus fails to accord with NPPF Paragraph 154(c).

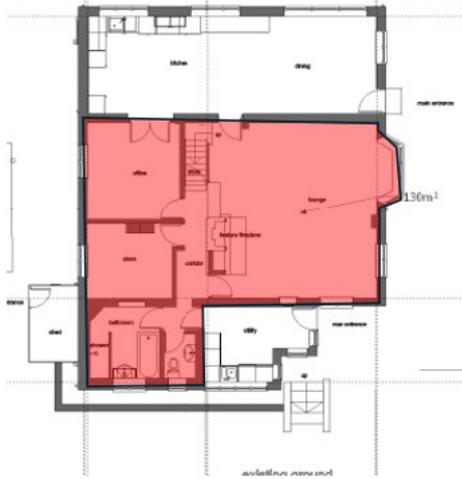
The proposal includes only a partial element of re-use, with Building 1 to be converted to an entertainment/additional living space. The re-use of this building does not outweigh the harm introduced by the significantly sized extension, which is assessed in further detail below.

Overall, the proposal is discordant with the principles of the NPPF in terms of development in the Green Belt and the Local Plan policies and is therefore not acceptable in principle. The failure to accord with overarching planning policy is afforded substantial weight.

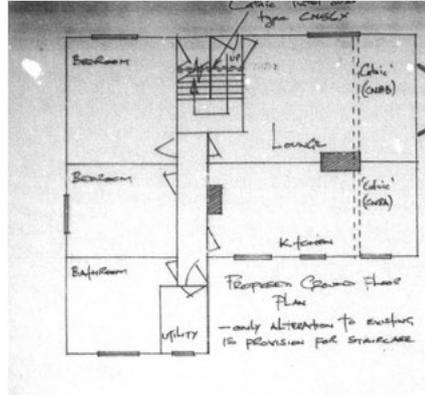
#### Scale, Design and Impact on the Openness and Character of the Green Belt

As summarised above, the original host dwelling was a single storey bungalow, which had a smaller footprint than the current/existing dwellinghouse. The floorplan of the original bungalow is indicated on the plans below:

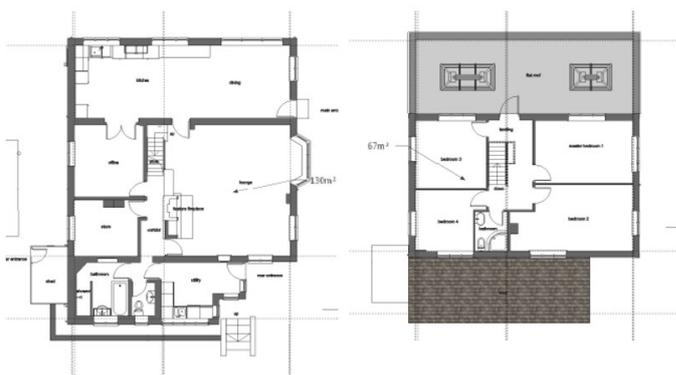
Existing Dwelling Ground Floor (original bungalow in red)



Original Dwelling (Bungalow) Floorplan



The current dwellinghouse has a total of floorspace of 194sqm across two storeys (excluding the loft storage which is not considered usable floor area). However, the current dwellinghouse has already been extensively extended with the 'original' dwellinghouse indicated on the plans for application ref: B/86/1055/WO (see above). The plans associated with the 1986 application demonstrate that the original dwellinghouse was a bungalow form with a total floorspace of 77sqm. The 1986 permission related to the 1<sup>st</sup> floor extension to convert the bungalow to a two-storey dwellinghouse, with extensions to the front and rear later added. Based on the original bungalow floorplan and the existing floorplans, it is understood that the subject dwellinghouse has already been extended by 117sqm which equates to an increase of 151.9%. The existing floorplans are shown below for ease:



Section 3.1.1 of the House extensions and Other Domestic Alterations SPD (adopted March 2024) makes it clear that *'the total size of the proposed and previous extension should not exceed the size of the original dwelling'* (emphasis added). When applying this policy, this means that the subject dwellinghouse has already been extended above its maximum size.

It is understood that the current owner now wants to make alterations to the dwellinghouse, and modernise it so that it is more in-keeping with the recently approved dwelling adjacent.

On this basis, the local planning authority have taken a pragmatic approach and been willing to work with the applicant to agree a suitable/appropriately sized extension. However, the development hereby proposed is wholly inappropriate and would significantly alter the character and appearance of this Green Belt site.

The proposal includes a vast U-shape extension which would create an additional 230sqm of floorspace, in addition to the proposed Building 1 conversion. When measuring the entirety of the proposed dwellinghouse including the entertainment room, this would create a dwellinghouse with an internal floor area of 546sqm (Ground floor – 479sqm, 1<sup>st</sup> floor – 67sqm). These measurements exclude the proposed 1<sup>st</sup> floor balcony and interior courtyard gardens with further add domestic living space. Overall, the proposal would result in a dwellinghouse which is 609% larger than the original bungalow, and is 181% larger than the current dwellinghouse. The proposal is therefore discordant with NPPF Paragraph 154 which requires extensions to not be disproportionately larger, and section 3.1.1 of the adopted SPD which supports a maximum 100% increase.

In attempt to justify the scale of the proposed extension, the proposal does include the demolition of some existing outbuildings including Building 2 (81sqm), Building 6 (31sqm) and the store (11sqm). Collectively this results in the demolition of 123sqm.

The SPD states '*Domestic outbuildings within the curtilage of the dwelling will be treated as part of the dwelling or an extension to it, except for the purposes of calculating the original size of the dwelling*'. It is difficult to establish when these outbuildings were erected and when their use became domestic and/or ancillary to the existing dwellinghouse. Nevertheless, even when deducting these from the size of the proposed U-shape extension, the development would result in at least 107sqm of additional floorspace, over and above the size of the existing (extended) dwellinghouse. This equates to a 290% increase in comparison to the original bungalow. Therefore, even when taking into account the proposed demolition and the conversion of Building 1, the development would result in a dwellinghouse is significantly larger than the original dwelling and therefore fails to accord with the relevant policies set out in the NPPF, Local Plan and adopted SPD.

In terms of the scale and appearance of the proposal, this would harmfully impact the openness of the Green Belt, as well as the site's rural character. It is recognised that the application site is on a slope and therefore views from Woodhead Road are somewhat screened. However, the proposal includes amalgamating the existing dwellinghouse with Building 1, via 'wing' style extensions. By joining the currently detached buildings, the open, rural-like character would be diminished. The entirety of the existing residential garden would be developed and open views through the site would be replaced by the side elevations of the extension.

The projection of the proposed extensions is not appropriate, together with the stepped-eaves height. The U-shaped extension would dominate the appearance of the dwellinghouse and the site, particularly when viewed from the south. Whilst it is recognised that flat green roofs have been proposed to minimise harm when viewed from Woodhead Road, the proposed design and appearance is not reflective of the existing dwelling's traditional character. Similarly, the stepped floor levels emphasise the oppressive appearance of the extension.

The local planning authority recognises that a modern, large dwellinghouse has recently been approved on the adjacent site. However, this was granted on the basis that it replaced an existing building and did not encroach further into Green Belt land. Whereas this development would result in the joining of existing buildings, diminish the open views

through the site and alter the character of the dwellinghouse. Collectively, the two large residential properties would significantly change the rural appearance of the site which would harmfully impact the Green Belt.

Taking the above into account, the proposed extension is not acceptable. Its scale, form, design and appearance are not appropriate in this Green Belt location and fails to accord with the adopted policies and design guidance. The proposal would significantly exceed the maximum 100% increase, being 290% larger than the original bungalow. The proposed demolition does not offset the harm introduced by the proposal, which would detrimentally urbanise and domesticate this traditional site. The proposed development therefore fails to accord with Paragraphs 153 - 154 of the NPPF, Local Plan Policies GB1 and GB2 and the Section 3 of the adopted SPD. The harm upon the openness of the Green Belt is afforded substantial weight.

### Biodiversity Considerations

Local Plan Policy BIO1 states that development will be expected to conserve and enhance the biodiversity and geodiversity features by protecting and improving habitats; maximising biodiversity opportunities in and around new developments and encouraging provision of biodiversity enhancements.

Section 7.6 of the Biodiversity and Geodiversity SPD states that applications should be supported by ecological appraisals, impact assessments and roost assessments where appropriate. Section 7.7 follows on to state that these surveys should be undertaken by competent persons with suitable qualifications and experience and need to be carried out at the appropriate time of year.

The application submission includes a Preliminary Ecological Appraisal and Preliminary Roost Assessment document (Issue 2.1 dated 7/8/2024). However, the consultant's details on the submitted document refer to only arboricultural qualifications and therefore the Biodiversity Officer has raised some concerns regarding the competency of the consultant, in accordance with Paragraph 7.7 of the SPD. It is also important to note that the development proposals referred to at Appendix 1 of the report is the previously withdrawn scheme and not the development hereby proposed.

Nevertheless, the report assesses the potential impacts upon various species, with the assessment confirming that at least one bat emergence survey is required to confirm the presence/absence of a bat roost within the impacted buildings.

It is understood that the emergence survey has not been undertaken. When requested, the applicant advised that the additional bat emergence survey should be conditioned. However, the Biodiversity Officer has confirmed that bat activity surveys cannot be conditioned because the local planning authority has a biodiversity duty (S40 of the Natural Environment & Rural Communities Act 2006) and it must conserve and enhance biodiversity when making all its decisions. Furthermore, the PPS9 ODPM Circular 06/2005 requires Local Planning Authorities to consider the presence of European Protected Species as a material consideration. Paragraph 99 of that document states: *'it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before planning permission is granted, otherwise all relevant material considerations have not been addressed in making the decision'*.

On this basis, the Biodiversity Officer objects to the proposed development due to the absence of necessary information meaning they cannot be satisfied that the proposed development would not harmfully impact protected species, by virtue of the

demolition/alterations/extension of existing buildings. The proposal is therefore discordant with Local Plan Policy BIO1 and Section 7.6 of the adopted SPD. The failure to submit satisfactory documents is afforded substantial weight.

### Impact on Neighbouring Amenity

Local Plan Policy GD1 states that proposals for development will be approved if there are no significant adverse effect on the living conditions and residential amenity of existing and future residents. Proposals should be compatible with neighbouring land and should not significantly prejudice the current or future use of neighbouring land.

Local Plan Policy POLL1 states that development will be expected to demonstrate that there would be no unacceptable effect or cause a nuisance to the natural and built environment or to people.

The proposed development would not impact neighbouring residential amenity. Currently, the dwellinghouse is in an isolated location with no immediate neighbours. However, it is recognised that permission has been granted for a new dwelling adjacent to this proposal. Nevertheless, given the separation distance between the two sites and the position of the windows, it is not expected that harmful overlooking or overshadowing would occur.

Whilst there is considered to be no impact upon amenity, this does not outweigh the concerns raised above.

### Highways

NPPF Paragraph 116 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

Local Plan Policy T4 states that new development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

The development would not harmfully impact the current highways arrangements, with a sufficiently sized driveway and parking area to be retained. Whilst there is considered to be no issues in terms of highways, this does not outweigh the concerns raised above.

### Planning Balance and Conclusion

The proposed development is not an acceptable form of development in the Green Belt and fails to comply with the relevant Local Plan, NPPF and SPDs in this regard. The size, scale and appearance of the proposal would harmfully impact the openness and character of the Green Belt as well as the appearance of the host dwelling and site.

The proposed U-shape extension is abnormally large and would result in a dwelling 290% larger than the original bungalow (when deducting the proposed demolition). Together with the conversion of the existing outbuilding, formation of balconies and gardens, the development would urbanise this rural site and significantly alter the appearance of the Green Belt.

Although a modern development has recently been granted adjacent, this current proposal is not considered appropriate. The extensions would dominate the appearance of the host dwelling, failing to be subservient or reflective of the existing character.

The applicant has failed to set out justifiable '*very special circumstances*' and is therefore inappropriate development within the Green Belt and discordant with NPPF Paragraph 153 and Local Plan Policy GB1 and GB2.

The application submission does not include the necessary ecology surveys, meaning the Biodiversity Officer objects to the development due to the potential impacts upon roosting bats. The development is discordant with Local Plan Policy BIO1.

The application is therefore refused.

**RECOMMENDATION: Refuse**

**Justification**

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

In dealing with the application referred to above, despite the Local Planning Authority wanting to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application, in this instance this has not been possible due to the reasons mentioned above.

**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.**