

**Application Reference:** 2025/0634

**Site Address:** Swallow Barn. Sheffield Road, Crow Edge, S36 4HF

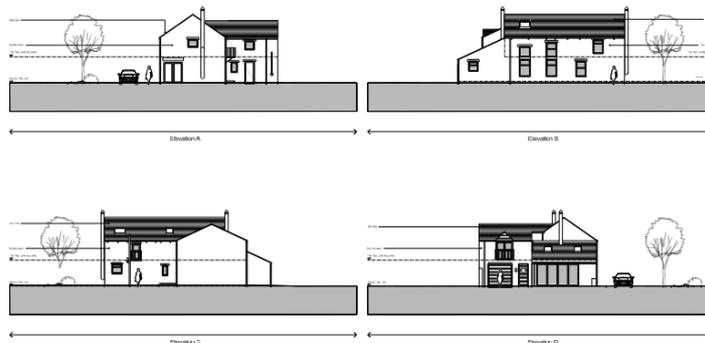
**Introduction:**

This application seeks full planning permission for the addition of 11 photovoltaic (PV) solar panels to one side of the main roof (southwest orientation) of dwelling.

**Relevant Site Characteristics**

The site is one of a cluster of four buildings located within a greenbelt valley accessed from an access road off the A1616 Sheffield Road. The valley is located in Crow Edge which is a small village located to the west of the borough. The dwellings are constructed of red brick and stone. On the adjacent side of Sheffield Road is a small settlement comprising of contemporary yellow stone dwellings before progressing to circa mid twentieth century red brick bungalows.

The site consists of a converted barn, permission to convert was given in 2004. The conversion included a first floor extension. The property is constructed in red brick with a slate roof, cross gabled. The property is surrounded by green fields bound with a mix of hedges and dry stone walls. The property is set back from the road in the valley, but the southwest orientation is viewable from Sheffield Road.

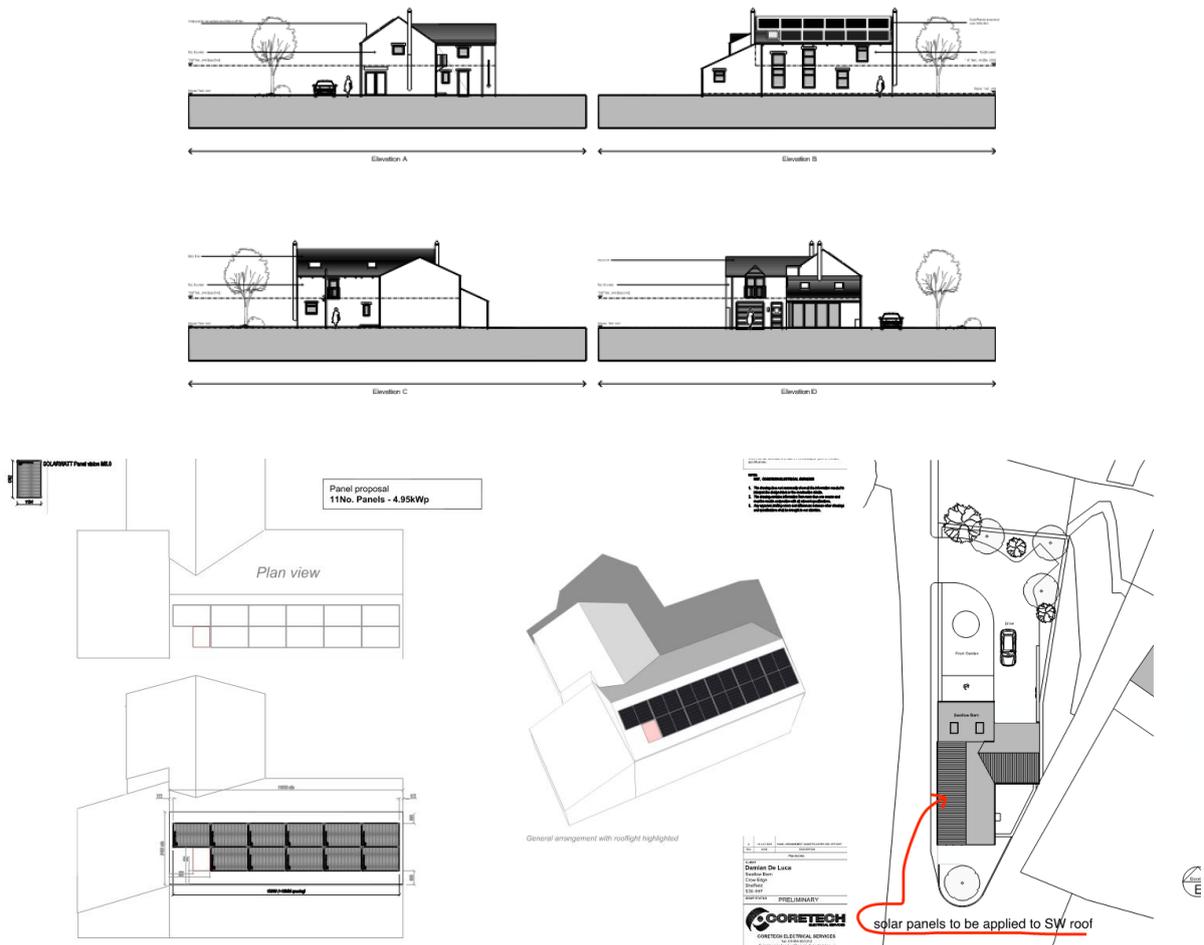


## Site History

Application Reference	Description	Status (Approved/Refused)
B/02/04/1811/PR	Conversion of building to dwelling	Granted, PD rights removed
B/04/1811/PR	Conversion of barn to dwelling with first floor extension	Granted, PD rights removed
2022/1294	Front and rear extensions and additional windows	Grant subject to conditions

## Detailed description of Proposed Works

The proposal is to install 11 photovoltaic (PV) solar panels to the southwest facing main roof of the property.



## 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 CC1: Climate Change
- Policy GB1: Protection of the 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

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 14: Meeting the challenge of climate change, flooding, and coastal change.

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
- Sustainable construction and climate change adaption
- Barn Conversions

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.

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.

Dunford Parish Council – No comments recieved

### **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**

Permitted development rights have been revoked for this property therefore any additions will require planning permission.

The Council will seek to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have. Policy GB1 of the Local Plan states that the Green Belt will be protected from inappropriate development in accordance with National Planning Policy.

The application is for the alteration of an existing building within the Green Belt therefore GB2 is appropriate. Planning permission for extensions/alterations to existing buildings are acceptable provided they will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt. Extensions are acceptable if the extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building.

All such development will be expected to be of a high standard of design and respect the character of the existing building and its surroundings. Respect the character of the existing footprint, scale and massing, elevation design, and materials. The proposal should also have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.

Any development in the Green Belt must preserve the openness of the Green Belt and not conflict with the purposes of including land in Green Belt.

The installation of the solar panels on the existing roof would not result in disproportionate additions to the original property, and would not have a significant impact on the openness of the green belt as they would lay flat on the existing roof, therefore in principle the proposal is acceptable in terms of the impact to the surrounding Green Belt.

NPPF para 167 states that Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights). Policy CC1 indicates that the Council will seek to reduce the causes of and adapt to the future impacts of climate change by promoting and supporting the delivery of renewable and low carbon energy. This is also supported within SPD: Sustainable construction and climate change adaptation.

The proposal is to provide solar panels on an existing property which is fully supported by the above and as such acceptable in terms of climate change.

#### Scale, Design and Impact on the Character

The proposed solar panels will be located on the southwest elevation facing the road. It is noted that although the property is located in green belt it is not located within a conservation area nor close to a heritage asset. The solar panels will be located on the roof only and are expected to provide domestic energy efficiency in line with Local and National Policy.

When taking into account the above in this instance the proposed solar panels are acceptable in line with Local Plan Policy CC1 and SPD: Sustainable construction and climate change adaptation. The design and location of the proposals when viewed in their entirety are not expected to be visually detrimental within the surroundings and as a result the proposal is in compliance with Local Plan Policy GD1 and House Extensions SPD.

Moderate weight has been given to the design and impact on the character of the area. Significant weight has been given to the impact on climate change.

#### Impact on Neighbouring Amenity

Due to the size and location of the proposed solar panels in relation to the neighbouring properties, the proposals are not expected to cause any disproportionate injurious impact in terms of residential amenity.

The application is therefore acceptable in terms of residential amenity in compliance with Local Plan Policy GD1 and D1.

Limited weight has been given to the impact on residential amenity.

#### Highways

The proposed solar panels are located on the roof of the existing property set back from the A1616 Sheffield Road. As such, the scheme is acceptable from a highways development control perspective in compliance with Local Plan Policy T4 New development and Transport Safety.

Limited weight has been given to highway safety.

### 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 was not necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application.

**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.**