

Application Reference: 2023/0834

Site Address: 4 Office Fold, Green Moor Road, Green Moor, Sheffield, S35 7DQ

Introduction:

This application seeks planning permission for the erection of a single storey detached annexe for a dependant relative.

Relevant Site Characteristics

The site is located in a small cul-de-sac development of converted agricultural buildings, within the village of Green Moor, an isolated village in western rural Barnsley, at the junction of Office Fold with Green Moor Road.

The site comprises of a detached stone-built property, with a single storey sideways projection, situated within a modest plot. The side elevation of the dwelling abuts the back edge of the highway with the principal elevations facing west into the cul-de-sac.

Detailed description of Proposed Works

The applicant seeks permission for the erection of a detached residential annex within the curtilage of 4 Office Fold, Green Moor.

The single storey building is to be located to the east of the host dwelling and approximately 20m from it and is to measure 5m by 9m, have a height of approximately 3.9m and be constructed from stone.

The applicant initially sought a full permission for the erection of an independent detached dwelling within its own curtilage. This was considered an unacceptable form of development within the Green Belt and as such amendments were submitted and the scheme is now for a detached residential annexe.

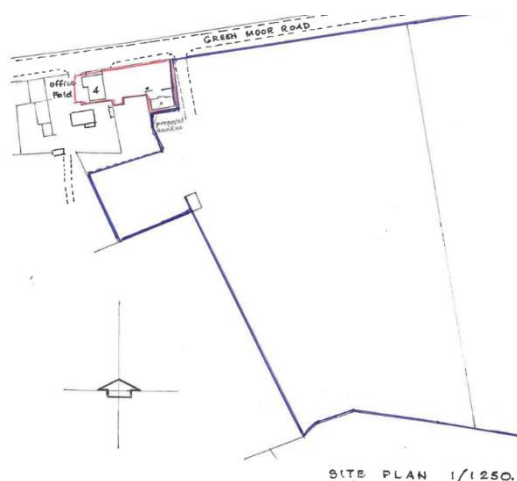


Figure 1 Location Plan

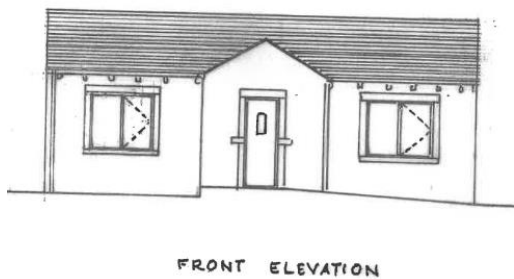


Figure 2 Front Elevation

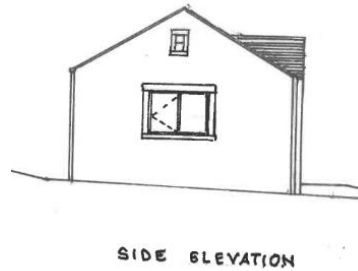


Figure 3 Side Elevation

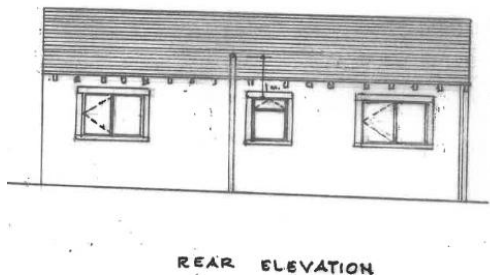


Figure 4 Rear Elevation

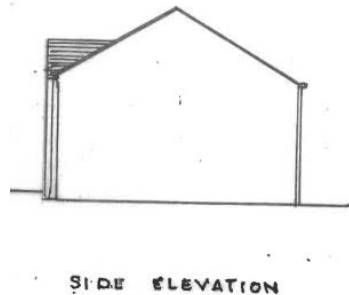


Figure 5 Side Elevation

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.

The following consultations were undertaken in relation to the original application for the erection of a detached dwelling. No further consultation took place following the submission of amended plans.

Drainage – No objections details to be checked by Building Control
Highways DC – No objections subject to conditions

Hunshelf Parish Council - Objections were raised to the erection of a new dwelling in the Green Belt.

Pollution Control –No objections subject to conditions

Yorkshire Water – No objections received

Ward Councillors – 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 GB2 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.

Section 7.29 of Supplementary Planning Document House Extension and Other Domestic Alterations states that an annex building, often referred to as a 'Granny Annex' may be permitted in a rear garden where it would not occupy a disproportionate amount of the garden and would not have its own separate access or garden area. An annex should normally have a close physical relationship with the host dwelling and maintain a reliance with it having some shared facilities, be single storey and their size shall be up to 39m²

The annex is located in the rear garden of the host property and does not take up a disproportionate amount of garden space and does not have its own access or garden area. Due to the location of the annex, it is located within close proximity to an existing access serving the agricultural land associated with the host property, however it is not a designated access for the annex and is a well-established, existing access.

Whilst the annex is located approximately 20m from the host dwelling, due to the topography of the site and surrounding area, the annex is designed without a kitchen, which retains a reliance on the host dwelling.

It is acknowledged that the floor area of the annex exceeds the guidance in the SPD by 6m², however the annex is for a disabled dependant relative and sufficient space is required internally to turn a wheelchair.

Therefore, the principle of the development is acceptable subject to further considerations detailed below.

Green Belt Assessment

The property lies within Green Belt where proposals to extend dwellings (domestic outbuildings within the curtilage of the dwelling will be treated as part of the dwelling or an extension to it) are acceptable in principle provided that, the total size of the proposed and

previous extensions or alterations do not exceed the size of the original dwelling and the original dwelling forms the dominant visual feature. In addition, the construction of the extensions should be of a high standard of design and reflect the architecture of the building.

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

The sizes of a building as existing and proposed will be compared by reference to their gross floorspace, using the following guidelines:

- Floorspace will be calculated by external measurements of the building.
- Floorspace within roof spaces will not be taken into account.
- Outbuildings will not be taken into account when calculating original floorspace (but will be taken into account when calculating the cumulative additions to the original dwelling).

As mentioned previously the property benefits from a single side projection, after consulting historical mapping it is unclear whether this forms part of the original dwelling or is an extension to it. Therefore, for the purposes of calculating the original floorspace the applicant has been given the benefit and the stone built side projection is considered to form part of the original dwelling.

The original dwelling as calculated utilising LPA mapping as no elevations or plans of the original dwelling have been provided as part of this application.

Two storey main dwelling $(7.8 \times 12.9) \times 2 = 201.24\text{m}^2$

Single storey side projection $(7.8 \times 2.4) = 18.72\text{m}^2$

Total 219.96m²

Proposed Annex

$5 \times 9 = 45\text{m}^2$

Total Proposed 45m²

Total Existing and Proposed

There are no existing extensions or outbuildings

Proposed 45m²

Total 45m²

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

Due to the orientation of the host dwelling in relation to the highway, the amenity space associated with the dwelling is prominent within the street scene and as such the proposed annex would be visible from public vantage points. Nevertheless, the annex has been designed with matching features to the host dwelling such as sawn stone heads, cills and jams and is to be constructed in matching materials, a condition has been included to ensure that the type, coursing and face dressing match the host dwelling.

The design of the proposed annex relates well to that of the original dwelling in terms of roof style, pitch and detailing and the materials proposed, in addition the fenestration of the proposed matches that of the original dwelling. This carries considerable weight in favour of

the application, and it is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1.

Impact on Neighbouring Amenity

The host dwelling is located in a small cul-de-sac development of converted agricultural buildings, within the village of Green Moor, an isolated village in western rural Barnsley.

The annex has been sited within the rear garden of 4 Office Fold and is positioned such that it would not increase levels of overlooking or overshadowing or reduce levels of outlook from the neighbouring dwellings and that it can benefit from the amenity space associated with the host dwelling and does not reduce the amenity space of the host dwelling to a detrimental level.

In light of the above, 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 which carries considerable weight in favour of the application and as such is in compliance with Local Plan Policy GD1 General Development and Supplementary Planning Document House Extensions and Other Domestic Alterations.

Highways

The proposed annex is located within the curtilage of 4 Office Fold and would not impact on the existing off-street parking provision. The development could require an additional provision, however there is sufficient space for additional parking to be accommodated within the site without impacting on the highway network; this carries significant weight in favour of the application.

As such is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport 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

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application. The applicant initially sought a full permission for the erection of a detached dwelling within its own curtilage, with its own access and had a footprint comparable to a family dwelling. This was considered an unacceptable form of development within the Green Belt; amendments were sought to reduce the footprint and relocate it within the curtilage of the host dwelling.

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

3 Years

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

Location Plan

Proposed Block Plan and Elevations received 12th November 2025

Proposed Site Plan and Floor Plan received 12th November 2025

Design and Access Statement received 5th November 2025

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 materials used in the construction of the proposed annex shall match those used in the construction of the host dwelling, 4 Office Fold, including type, coursing and face dressing.

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

The annexe hereby permitted shall only ever be used as ancillary residential accommodation by immediate family members of the application property (4 Office Fold, Green Moor Road, Green Moor, Sheffield, S35 7DQ) and shall not be sold or rented as a separate dwelling or planning unit at any time.

Reason: In the interest of residential amenity and in accordance with Local Plan Policy GB1 Protection of Green Belt.