

Application Reference: 2025/0129 and 2025/0176 (Joint Report)

Site Address: Stable Cottage, Moorend Lane, Silkstone Common, Barnsley, S75 4RA

Introduction:

This application seeks both Planning Consent and associated Listed Building Consent for the erection of single storey rear extension.

Relevant Site Characteristics

The stone-built barn conversion is located within a farmstead setting along with three neighbouring dwellings and a Grade II listed structure, resulting in the dwelling being located within the curtilage of a listed building. When originally converted, the barn was two individual dwellings which shared the overall footprint with an integrated garage not seemingly associated with either dwelling. Application 2017/0033 allowed for the merger of the two dwellings and the inclusion of the previously unrelated garage. Apart from interior, and some small external alterations, and despite approved applications for a rear extension, the dwelling retains the same external footprint as the original barn conversion, and subsequent merger of individual units within.

A slate tiled side gable roof compliments the original stone structure of the building, which also features an external side elevation staircase to the first floor of the dwelling. The dwelling does not benefit from a front garden, instead sharing a courtyard with neighbouring dwellings. The rear garden is quite large with an approximate 15m distance between the rear elevation and the rear boundary.

Site History

Application Reference	Description	Status (Approved/Refused)
2023/0135	Erection of single storey rear extension (Listed Building Consent)	Approved
2023/0065	Erection of single storey rear extension	Approved
2020/1369	Erection of stables and menage	Approved
2018/1370	Erection of single storey rear extension. (Listed Building Consent)	Approved
2018/1369	Erection of single storey rear extension.	Approved
2017/0033	Conversion of 2 cottages into 1 dwelling, internal alterations and associated works. Listed Building Consent	Approved

Detailed description of Proposed Works

The proposal is revised application for a ground floor extension to the rear elevation of the dwelling. In addition to the existing approved proposal of 2023/0065, which currently remains valid, a similar proposal for a ground floor extension in the same location was approved in 2018 through application 2018/1369, but this approval has since expired. If this new proposal was approved and subsequently constructed, it would prevent the existing proposal from being constructed.

For this application the proposal would be for a ground floor extension with an approximate rear projection of 4.5m, and a width of 8.6m. The roof has been described as an overspill flat roof with recessed lighting constructed of dark grey fiberglass. The proposed eaves and roof heights would stand at approximately 2.42m and 2.9m respectively. The proposed materials of stone and dark grey aluminium windows are proposed to match the existing dwelling. An external wooden side door is proposed for the side elevation of the extension.

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 HE2: Heritage Statements and general application procedures
- Policy HE3: Developments affecting Historic Buildings
- Policy GB1: Protection of 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 16 - Conserving and enhancing the historic 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.

Planning (Listed Buildings and Conservation Areas) Act 1990

Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be had to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

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. Additionally, a site notice was posted near the address, and a press notice was published in the local newspaper.

No representations have been received.

Conservation: No objections subject to conditions

Parish Council: No comments were received

Historic England: Confirmed that the proposed works does not require their consultation

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

The site falls within Green Belt. Extensions and alterations to a domestic property are acceptable in principle 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. Because of the dwelling's location within the curtilage of a listed building, approval from the council's Conservation Officer is required for any proposed works, and consideration is given to any potential impact on the listed building or its setting. Further consideration must be given to the appropriateness of the development and its potential impact upon the openness of the Green Belt.

Scale, Design and Impact on the Historical Features & Character of The Dwelling

The proposal is a revision of a twice approved application for a similar ground floor rear extension. The scale and overall design of the proposal would be acceptable, and would be of a modest size in comparison to the original host dwelling, resulting in a limited impact to the overall scale or design or character of the dwelling, in accordance with Local Plan Policies, GB1, GB3, D1 and the SPD.

The conservation officer has again raised no objection to the proposal, and approved the proposed design, materials and the method of pointing proposed on the plans. Conditions have been requested to be added to any decision notice to ensure such specified materials and methods are utilised to ensure the resulting development only has a limited effect on the character and historical features of the application dwelling, and to have little or no impact on the nearby listed building, in accordance with Local Plan policy HE3.

Impact on Neighbouring Amenity

With both the unique location of the dwelling, and specifically the proposed location of the ground floor extension, located on the rear elevation, and out of view and impact of neighbouring dwellings, there would be little or no impact on the amenity of any neighbouring dwellings, in accordance with Local Plan policy GD1.

Impact on the Green Belt

Although visible from within the Green Belt which encompasses the development site, the proposal would not be considered inappropriate, would only be an increase of approximately 32.7sqm or 13.7% compared to the original dwelling size of approximately 283sqm, as originally believed to have been converted in the 1970's and combined into one single dwelling in 2017.

To further safeguard the openness and visual amenities of the Green Belt, and in a similar manner to the previous approval 2023/0065, which has not been enacted, and in accordance with Local Plan Policy GB1 Protection of Green Belt, Permitted development rights usually allowed through Town and Country Planning (General Permitted Development) Order 2015 would be removed as a condition of the approval being granted.

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 make contact with 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.