

2026/0517

Mrs Karen Fox

Retrospective planning permission for the retention of a rendered external finish to the approved two-storey side and rear extension granted under Planning Permission 2019/0596.

36 Jebb Lane, Haigh, Barnsley, S75 4BU

Planning History

2019/0596 - Two storey rear/side extension to dwelling and detached garage – Approved subject to conditions which required matching materials

84/0348 – Installation of septic tanks to serve two dwellings – Approved

Site Description

The property is a detached and extended L-shaped stone built dwelling, which was once two separate properties known as 36 and 38 Jebb Lane. The property has external finishes which include a mix of stone and render. There are a number of trees surrounding the site. The property is set within a small cluster of 4 dwellings and is set within the Green Belt. The property has an existing access off Jebb Lane.

The applicant has provided photographs showing that the building has been fully rendered in the past prior to the applicant purchasing the property. The applicants restored the building and removed this render during the refurbishment. The applicant has stated that sections of the stonework, including parts of the roadside elevation and areas to the rear, had deteriorated and were therefore re-rendered. The extensions were also rendered to match.

Proposed Development

This is a retrospective planning application for the retention of a rendered external finish to the approved two-storey side and rear extension granted under Planning Permission 2019/0596. The extension was conditioned to be constructed of matching materials to the original dwelling. At the time of the site visit in 2019, the original render to the dwelling had been removed.

The materials shown on the plans were to be natural stone to match the existing dwelling and with an artificial slate tile roof. Part of the dwelling has also been rendered as can be seen on the submitted photographs

The applicant has provided the following justification as part of the application:-
'The property was purchased completely covered in render and external insulation. During the renovation works, these materials were removed, revealing the original natural stone beneath.

Wherever the stone was found to be in a sound and repairable condition, it was retained and left exposed to preserve the original character of the building. However, sections of the stonework, including parts of the roadside elevation and areas to the rear, had deteriorated beyond practical repair and were therefore re-rendered to provide a durable and cohesive external finish.

Whilst I appreciate that Condition 3 required the external materials to match those of the existing building, I hope the Council will consider that the completed development nevertheless fulfils the underlying objective of the condition. The property now presents a

high-quality appearance which respects the character of the original dwelling and sits comfortably within the surrounding street scene.

Neighbouring properties within the hamlet are wholly or partially rendered, and therefore understandably in my view the development integrates well with the established character and appearance of the locality, consistent with the aims of Local Plan Policy D1.

For ease of reference, I have attached photographs showing the original external finish of the property together with photographs of the completed property (already submitted) and examples of nearby rendered properties within the hamlet.'

Policy Context

The site is set within the Green Belt as allocated within the Local Plan Proposals maps.

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 GB2 Replacement, extension and alteration of existing buildings in the Green Belt: Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:

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, in its footprint, scale and massing, elevation design and materials; and
- Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.

The supporting text states:-

The NPPF states that an extension to a building is not inappropriate if it does not result in disproportionate additions over and above the size of the original building. We will allow

extensions provided that cumulatively they would not amount to more than a doubling of the size of the original building. Original means as existing in 1948 or, in relation to a building constructed later, as it was built. A house which has been subdivided will not be considered as the original building. In the case of a replacement building, the original building means the building that was replaced.

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).

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

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

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.

Given this application has been submitted due to an enforcement complaint, the Enforcement Team have been consulted. No comments have been received.

Neighbours

1 letter of support has been received which states the following:-

‘As a neighbouring resident, I fully support this application. The rendered finish is sympathetic to the surrounding area and reflects the appearance of several other nearby properties. It has not caused any loss of amenity or visual harm, and I consider it to be an appropriate and attractive finish. I therefore support the grant of retrospective planning permission.’

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

The extension has already been approved as part of planning application 2019/0596 in accordance with policy GB2 and D1 of the Local Plan. This application relates to the retrospective change of materials used in the construction of the extension and this aspect is assessed below.

Visual Amenity

Condition 3 of 2019/0596 required the extension to be constructed of matching materials, which at the time were natural stone to match the existing dwelling. The plans also referenced natural stone. The applicant has stated that the render was required to be replaced in part due to the condition of the stone revealed underneath the render. The extension was also rendered so create a more cohesive appearance.

The dwelling is set within a cluster of buildings set within the Green Belt. Neighbouring properties within the area are wholly or partially rendered. The applicant has also provided historic photographs showing that the original dwelling was rendered and was being refurbished and the render removed, prior to the site visit taking place in 2019 for the original application. The render finish is considered to be acceptable given that render is also a feature on other dwellings in the area and the existing dwelling was previously had a render finish. The extensions to the dwelling and renovation of the dwelling have been completed to a high standard and are of benefit to the visual amenity of the area. In the planning balance, the impact of the render finish upon the visual amenity is considered to be little or no impact.

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.

Recommendation

Approve