

**Application Reference:** 2026/0175

**Site Address:** 8 Borrowdale Close, Ardsley, Barnsley, S71 5ED

**Introduction:** Erection of a raised balcony to the rear elevation of dwelling

### **Relevant Site Characteristics**

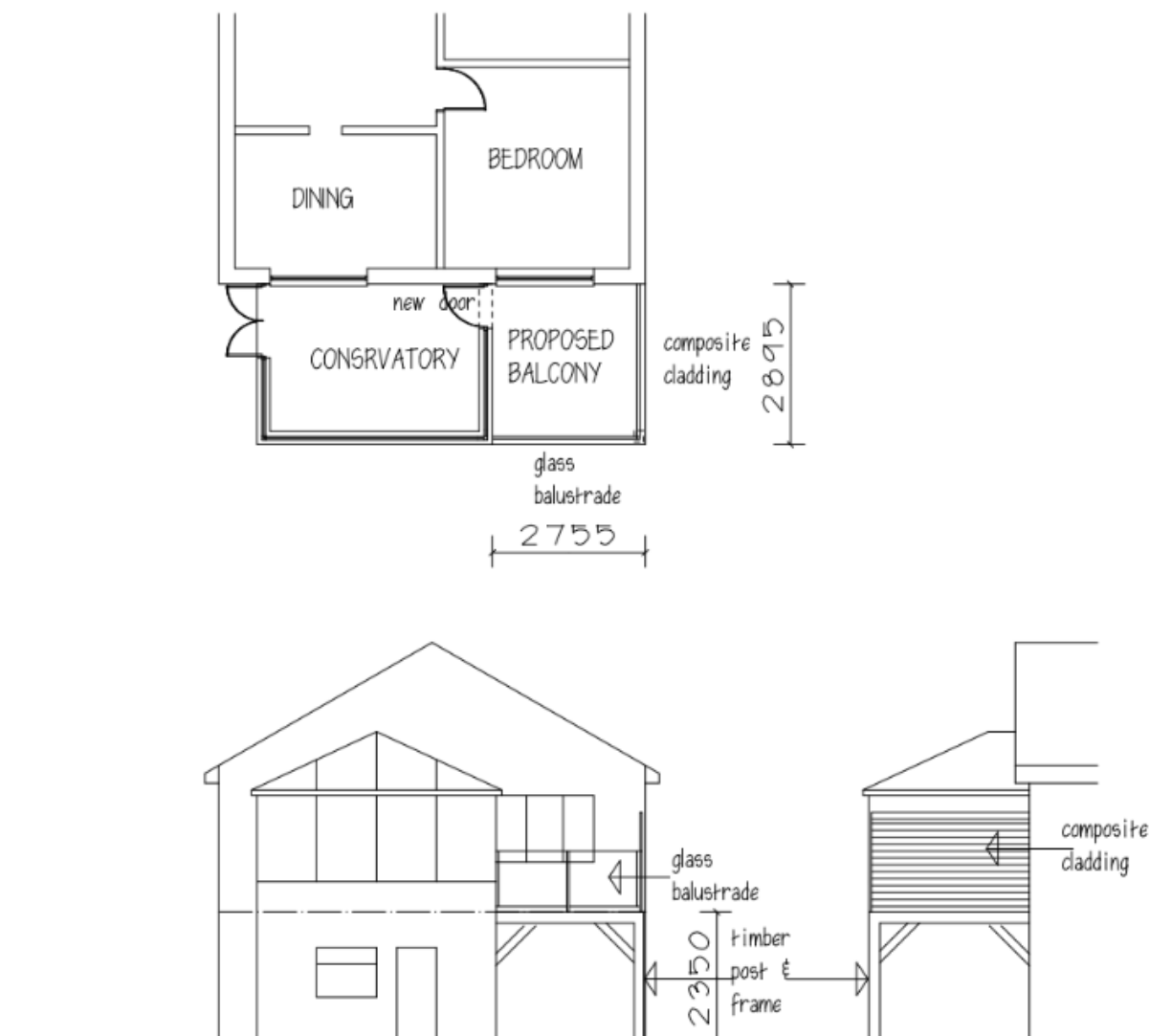
The property is a detached bungalow within the Ardsley area. The surrounding area is characterised by predominantly detached dwellings. The street scene itself consists of predominantly detached bungalows similar to the site dwelling. Street scene materials include red brickwork along with some cladding features.

The dwelling is constructed from brickwork and features a gable roof form. The site dwelling provides a modest front and rear garden. Due to the topography of the site, the rear garden is significantly lower than the front garden and the house floor level. A conservatory extension is located to the rear of the dwelling. A driveway is located to the east of the site, providing access to the rear flat roofed garage. Substantiated boundary treatment is located to the rear of the site.

Agricultural fields are located to the rear of the site and is land allocated as Green Belt.

### **Detailed description of Proposed Works**

The applicant is seeking permission to erect a rear balcony. The balcony would service the bungalows rear conservatory. The balcony would provide a rearward projection of approximately 2.9 metres and an approximate width of 2.7 metres. The balcony would have a floor height of approximately 2.3 metres. The balcony would be located to the west of the existing conservatory. The proposed balcony would detail a glass balustrade with a height of approximately 1.1 metres to the rear elevation and a composite cladding privacy screen of approximately 1.8 metres to west 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 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

### 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

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.

### **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 Urban Fabric where 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.

### Scale, Design and Impact on the Character

The Supplementary Planning Document for House Extensions states 'Decking and raised platforms are commonly used where the rear garden is below the floor area of the dwelling in order to allow improved access to the rear garden and to provide a convenient outdoor amenity area on the same level as the dwelling. Decking and raised platforms are also used in other circumstances but can often give rise to increased overlooking of neighbouring dwellings and particularly their gardens.

In view of this, decking and raised platforms will only be allowed where the privacy of neighbouring residents is not detrimentally affected by significantly increased overlooking (e.g. where the decking is located away from the boundary and where there is sufficient permanent screening, such as a high boundary wall or an outbuilding in an adjacent garden). In addition, decking and raised platforms should not have a significantly detrimental impact on visual amenity and for this reason decking will not be allowed where it is prominently located and can be easily viewed from public vantage points.'

The proposed balcony would provide a modest rearward projection of approximately 2.9 metres and would not project further than the existing rear conservatory. The topography of the site results in restricted access to the rear garden space. The proposed balcony would therefore provide a more user-friendly outdoor amenity space. The use of a glass balustrade is considered to be a modern design which would not detract from the character of the dwelling. The composite cladding would be located to the rear of the dwelling and therefore would not impact the street scene.

It is therefore considered that the proposed balcony is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making and as such carries significant weight in favour of the application.

### Impact on Neighbouring Amenity

The proposed balcony provides an approximate rearward projection of 2.9 metres and an approximate width of 2.7 metres, providing a balcony with a floor space of approximately 7.8 square metres. This area is not considered to be an area for which gatherings of multiple people could occur. As such, the proposed balcony would not be likely to allow for increased level of external activities and usage at an elevated position which would be detrimental to neighbouring amenity to the east and west.

The proposal is elevated at a level which is above boundary treatment to the west, however the implementation of a 1.8 metre privacy screen detailed to the west elevation of the balcony will allow for a reduction in overlooking to an acceptable level.

The neighbouring dwelling and attached garage to the west of the site extends further to the rear of the site dwelling by approximately 4 metres. The proposed balcony would therefore not project further to the rear of the dwelling than the neighbouring property. The location of the neighbouring property and the existing boundary treatment will therefore assist in further reducing the opportunity for overlooking from the proposal and prevents any neighbouring loss of outlook or overshadowing.

The residential amenity space of the neighbouring property to the east is completely screened by the applicants and the neighbouring detached garages and the existing conservatory. The proposal would therefore not result in any detrimental overlooking to the east.

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 and is in compliance with Local Plan Policy GD1 General Development. This carries considerable weight in favour of the application.

#### Highways

The proposal does not result in the increase of bedroom facility at the site or any reduction in parking facility. As such the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety. This carries little to no weight in favour of the application.

#### 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 regarding any amendments to the proposal.

**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:**

- 1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

**Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.**

- 2) The development hereby approved shall be carried out strictly in accordance with the approved plans:

20260175 Location Plan Received 3<sup>rd</sup> March 2026

20260175 Block Plan Received 3<sup>rd</sup> March 2026

20260175 Plans and Elevations Received 3<sup>rd</sup> March 2026

and specifications as approved unless required by any other conditions in this permission.

**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making and Local Plan Policy HE1 The Historic Environment.**

- 3) The proposed privacy screen shall be installed prior to the balcony being brought into use and retained as such thereafter.

Reason: In order to safeguard amenities of the occupiers of the dwelling to the west in accordance with Local Plan Policy GD1 General Development.

**Informative(s):**

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

2. This permission shall not be construed as granting rights to carry out works on, under or over land not within the ownership, or control, of the applicant.