



Planning Statement

**VARIATION OF CONDITION 2 OF THE PLANNING PERMISSION
PURSUANT TO APPLICATION 2023/0597 FOR THE DEMOLITION OF
THE EXISTING PROPERTY AND OUTBUILDINGS AND THE
ERECTION OF 5 DETACHED DWELLINGS**

23 BAR LANE, STAINCROSS, BARNSELEY, S75 6GE

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1.0 INTRODUCTION

This statement has been prepared to support a Section 73 application to vary condition 2 of approved application 2023/0597. The application sought permission for the demolition of the existing buildings within the site, and the erection of five detached dwellings. The application was approved on 12 August 2026.

Condition 2 of the approval states:

“The development hereby approved shall be carried out strictly in accordance with the amended plans (Nos. 1, S1 Rev A, House Type 1A Elevations, House Type 1A Plans and Sections, House Type 2A Elevations, House Type 2A Plans and Sections, House Type 3 Plans and Elevations Double Garage, House Type 3 Plans and Elevations Single Garage, Plan and Elevation of New Wall, Preliminary Ecological Appraisal Report, the Bat Survey Report, Biodiversity Mitigation Strategy, Coal Mining Risk Assessment) and specifications as approved unless required by any other conditions in this permission.

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 current application seeks to vary condition 2 to substitute the approved plans in order to allow for changes to the approved scheme.

The changes remain entirely within the scope of the planning permission, with five detached dwellings still proposed. Plot 1 still faces the Bar Lane highway, with plots 2 and 3 either side of the internal access drive. Plots 4 and 5 continue to occupy the northern section of the site, but have been rotated through 90 degrees to achieve a more cohesive overall layout. The density of development remains unchanged.

Design changes have been made to each plot, with the scheme as a whole continuing to deliver a high-quality design that is wholly appropriate for the character of the locality. A separate access point for plot 1 has been provided.

The proposed amendments do not alter the operative description of development. It remains the erection of five dwellings, and the proposed changes can, therefore, be achieved through substitution of the approved drawings under Condition 2.

It is demonstrated below that the proposed amendments result in no adverse impacts in respect of all relevant planning considerations. An updated Highways Assessment is submitted to demonstrate that the minor change to the access arrangement continues to deliver a safe and suitable means of access to the development.

This statement should be read in conjunction with the supporting plans supplied by Fox Architecture and Design which demonstrate the credentials of the scheme in more detail. It is anticipated that the Local Planning Authority (LPA) will adopt a progressive approach to this sustainable scheme.

2.0 THE SITE

The application site comprises the derelict dwelling house at 23 Bar Lane and the associated land to the rear. There are also a number of dilapidated outbuildings within the site.

Existing residential properties lie to the south, east and west, with further residential development underway on the land to the north.

The site is identified as falling within the Urban Fabric under the provisions of the Barnsley Local Plan.

3.0 THE PROPOSAL

A variation of condition 2 of the recent approval for the redevelopment of the site to provide five new houses is sought.

The proposed changes involve alterations to the layout and house types in order to provide a more cohesive scheme and higher standards of amenity for future occupiers. A minor change to the access arrangement is also proposed.

The as proposed and as approved site layout plans are shown below:

Proposed:



Approved:



An example of the comparative elevations is also shown below (see submitted plans for details for all plots). It can be seen that changes still deliver detached dwellings of comparable height and massing, but with design changes that fully respect the character of the locality. All of the new houses would now have accommodation over two floors, rather than three floors as in the approved scheme.

Proposed:



Plot 1 South Elevation

Approved:

second Floor



4.0 PLANNING HISTORY

The relevant planning history for the site comprises application 2023/0597 for the demolition of the existing property and outbuildings and the erection of 5 detached dwellings.

The application was approved by the LPA on 12 August 2026.

5.0 ALLOCATION AND POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the Development Plan consists of the Barnsley Local Plan

Material considerations exist in the form of national policy and guidance contained within the National Planning Policy Framework (NPPF) as updated in August 2026 and the suite of documents comprising National Planning Practice Guidance (NPPG).

Allocations

The site lies within the Urban Fabric as identified under the development plan.

National

The NPPF is reflective of the guidance contained within the NPPG. The following sections of the revised NPPF are considered of direct relevance to the current proposal:

- Achieving sustainable development
- Decision-making
- Delivering a sufficient supply of homes
- Achieving well-designed places
- Conserving and enhancing the natural environment

The overarching message of the NPPF is that LPAs should adopt a positive and pro-active approach to planning proposals, particularly those that result in sustainable development. LPAs should not place unnecessary burdens on developers and should look to support appropriate schemes such as this.

Barnsley Local Plan

The following policies are considered of relevance:

- H4 'Residential Development on Small Non-allocated Sites'
- H6 'Housing Mix and Efficient Use of Land'
- T3 'New Development and Sustainable Travel'.
- T4 'New Development and Transport Safety'
- D1 'High Quality Design and Place Making'
- BIO1 'Biodiversity and Geodiversity'

SPDs

- Design of Housing Development
- Parking
- Biodiversity and Geodiversity
- South Yorkshire Residential Design Guide

6.0 ASSESSMENT

Principle of Development

The approval of application 2023/0597 has established that the redevelopment of the site to provide five detached dwellings is an appropriate and sustainable form of development.

The NPPF has been revised since the approval of the previous application. However, the revised NPPF only serves to reiterate through policy S4 that this type of sustainable redevelopment within an existing settlement is wholly acceptable in principle.

As such, it remains the case that the principle of development is entirely acceptable, as established by the recent approval.

Design

The proposed amendments have been carefully designed to provide a higher quality of redevelopment that is wholly appropriate for the character of the area. The layout continues to respect the grain and pattern of existing development in the locality. The layout as now proposed follows a similar pattern as previously approved, with the main difference being the rotating of plots 4 and 5. This, however, would have little visual impact from outside of the site, and remains fully compatible with the character of the surrounding area in any case.

The design changes to each of the plots achieve a more consistent approach throughout the development than the previously approved scheme. The as proposed house designs are based on a traditional hipped roof form, which is commonly found in the locality. The use of glazing provides contemporary notes to the otherwise traditional design approach, adding architectural interest whilst fully reflecting and respecting the existing built environment.

The proposed amendments would continue to deliver a redevelopment scheme that is fully acceptable in respect of visual amenity and character considerations. The overall pattern and grain of the development, as well as architectural detailing and the provision of appropriate hard and soft landscaping, remains entirely appropriate. The amendments would still deliver a high-quality redevelopment scheme that is wholly compliant with policies D1, H4, the Design of Housing Development and South Yorkshire Residential Design Guide, as well as the relevant policies of the revised NPPF.

Transport and Accessibility

The access arrangement from Bar Lane to plots 2-5 remains as previously approved. There are minor alterations to the internal road and parking layout to allow for the slight changes to the house positions. However, all of the proposed dwellings continue to be provided with safe and suitable means of access and appropriate parking and manoeuvring space.

The main change in respect of access matters is the provision of a separate access point for plot 1 from Bar Lane. The accompanying Highways Statement demonstrates that the proposed access to plot 1, as well as the access for the development as a whole, is appropriate and would cause no harm in respect of highways safety and efficiency.

As such, the proposal is fully policy compliant in this regard.

Residential Amenity

The proposed amendments would continue to deliver a redevelopment that would provide a high standard of housing amenity for future occupiers of the new dwellings, without causing any adverse impact on the occupiers of neighbouring dwellings. Appropriate spaces between dwellings and garden spaces are maintained, and the layout of the proposed houses continues to ensure no harm by way of overlooking, oppressiveness or overshadowing.

The proposal is fully policy compliant in respect of amenity considerations.

Ecology

The demolition of the existing buildings and redevelopment of the site has already been found acceptable in ecology terms. There is no material change in this regard. Condition 6 of the existing permission requires the development to be carried out in accordance with the submitted PEA and Bat Survey report, and this condition can be carried over.

The amendments will have no material impact on ecology interest or protected species.

The proposal is fully policy compliant in this respect.

7.0 CONCLUSION

The proposed variation of condition 2 to allow amendments to the approved scheme represents a sustainable form of development that would not have any unacceptable impact for the reasons set out above.

The proposal would continue to deliver five much needed and good quality new homes, in a manner that is fully compliant with adopted policy. The proposal would have no adverse impact in respect of visual, amenity, highways and environmental considerations.

The proposal is fully policy compliant.

The Applicant is willing to discuss any issues that may arise during the consideration of the proposal with the LPA.