Application Reference: 2025/0258

Site Address: 86 Furlong Road, Bolton upon Dearne, Barnsley S63 8HA

Introduction: Replace existing brick cladding effect on the front elevation with the same render to be applied to the rear, of 2 storey terraced dwelling.

Relevant Site Characteristics:
Located on a busy road in Bolton upon Dearne, opposite a Tesco Express store, the dwelling is a traditional, red brick, mid terrace house, which like many other similar dwellings within the immediate street scene has been painted, rendered or in this instance has been clad with cream coloured, painted faux stone effect cladding on the front elevation. The broader street scene varies, with a mixture of various styles, sizes and ages of buildings, predominantly most buildings are residential dwellings, and include more terrace houses which have been visually altered.

Site History
There is planning history for this address.

Detailed description of Proposed Works
Initially proposed was replacement cladding to the front elevation of the dwelling and for the same new cladding applied to the rear elevation of the dwelling. The new proposal is for both the front and rear elevations of the dwelling to be rendered in white.

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 revise 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 comments were 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. 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
Beyond any insignificant loss if the existing cladding is removed before the dwelling is to be rendered, there would be little or no impact on the scale of the dwelling.

The design of the dwelling would ultimately change from both the way it appears now and in how it would have originally appeared. Conversely, whilst the dwelling would not be restored to its original design of red brick, the proposed render would not be overtly out of synchronisation with the street scene, which in this section of the road features many rendered or painted red brick dwellings. It would therefore be considered the design would only have a modest impact on the character of the dwelling and limited impact upon the character of the broader street scene.

The colour choice of white render was confirmed by the applicant in an email. The choice of colour would match well with the adjacent next-door dwelling which currently features the same cladding as the application dwelling but painted in a bright white colour. Whatever colour was chosen for the render, it would be in contrast to other dwellings within the street scene, which vary from original red brick to shades of white, cream, yellow or grey, With consideration of this, the impact on the character of the dwelling and street scene would be considered as limited.

Impact on Neighbouring Amenity
With no external works other than rendering of the front and rear elevation of the dwelling, which may involve the removal of existing cladding, beyond the duration of these works, there would be little or no impact to the residential amenity of neighbouring or other dwellings within the vicinity.

Highways
There is no current parking provision at the address but equally there is no increase to the size of the dwelling or increase in number of bedrooms. As such there would be no impact upon parking provision or highway 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

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 initially proposed cladding was deemed not to be compliant with local policy D1: High Quality Design and Place Making.
- Render was offered as an alternative, as whilst not strictly in keeping with the original character of the dwelling, other dwellings nearby have been rendered,

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

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.