BARNSLEY
Metropolitan Borough Council

Place Directorate
Regeneration and Assets
Planning, Policy, and Building Control

AUTHORITY UNDER LOCAL GOVERNMENT ACT 2000
DELEGATED POWERS

Application Reference	2026/0820
Site address	22 High Ridge, Worsbrough, Barnsley, S70 5HN
Description of Development	Installation of raised accessibility deck with glazed balustrade to rear of bungalow.
Case Officer	Louis Bailey
RECOMMENDATION	Approved with Conditions
Date of Recommendation	20/11/2026

Senior Officer/Group Leader Declaration

I certify that in my opinion, the determination of the application is in accordance with the National Scheme of Delegation.

This is a Schedule 1 Application. By virtue of Regulation 4 Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026, it must be dealt with under delegated powers.

Delegation and Recommendation Authorised by:

Name: **E Ward** **Date: 20th November 2026**

	Please tick Schedule 1 category and/or Council Interest Application.	√
1	An application for certificates of appropriate alternative development S17(1) of the Land Compensation Act 1961	
2	Certificate of lawfulness of proposed work S 26H(1) of the Listed Buildings Act	
3	A householder application.	√
4	A minor commercial application (*application for development of an existing building or part of a building currently in use for any of the purposes falling within Part A of the Schedule to the Town and Country Planning (Use Classes) Order 1987.* *PART A* ***Class A1**. Shops. Use for all or any of the following purposes—* ***(a)** for the retail sale of goods other than hot food,*	

National Scheme of Delegation – Schedule 1

	(b)** as a post office,* ***(c)** for the sale of tickets or as a travel agency,* ***(d)** for the sale of sandwiches or other cold food for consumption off the premises,* ***(e)** for hairdressing,* ***(f)** for the direction of funerals,* ***(g)** for the display of goods for sale,* ***(h)** for the hiring out of domestic or personal goods or articles,* *(**I**)for the reception of goods to be washed, cleaned or repaired, where the sale, display or service is to visiting members of the public.* ***Class A2**. Financial and professional services. Use for the provision of* ***(a)** financial services, or* ***(b)** professional services (other than health or medical services), or* ***(c)** any other services (including use as betting office) which it is appropriate to provide in a shopping area, where services are provided principally to visiting members of public.* ***Class A3**. Food and drink* *Use for the sale of food or drink for consumption on the premises or of hot food for consumption off the premises.* ***Does not include applications that involve a change of use, a change to the number of units in a building, or development that is not wholly at ground floor level or that would increase the gross internal area of a building)	
5	A minor residential application (*application for planning permission for development that* ***(I)**includes only dwellings and development for purposes incidental to the enjoyment of dwellings,* ***(ii)** comprises at least one but not more than nine dwellings, and* ***(iii)** is to be carried out on a site having an area smaller than 0.5 hectares)*	
6	An application for permission in principle	
7	An application under section 73(1) of TCPA 1990 where the original planning permission was a Schedule 1 planning permission.	
8	An application made under section 96A(4) of TCPA 1990 (non-material changes to planning permission or permission in principle)	
9	In respect of a planning obligation that the authority concerned considers is connected with a Schedule 1 approval **(a)** a request to agree to modify or discharge that obligation under section 106A(1)(a) of TCPA 1990 (modification and discharge of planning obligations) **(b)** an application to modify or discharge that obligation under section 106A(3) of TCPA1990 (modification and discharge of planning obligations	
10	An application made under section 191(1) of TCPA 1990 (certificate of lawfulness of existing use or development)	
11	An application made under section 192(1) of TCPA 1990 (certificate of lawfulness of proposed use or development	
12	Submission of a biodiversity gain plan under para 13(2)(a) of Schedule 7A to TCPA 1990	
13	A reserved matters approval application in respect of an outline planning permission other than a large outline permission (*a 'large outline planning permission' means an outline planning permission which permits development involving either or both of-* ***(a)**the provision of 500 or more dwellings;* ***(b)**the provision of a building or buildings where the floorspace to be created by the development is 50,000 square metres or more)*	
14	An application made under article 27(1) of DMPO (discharge of condition).	
15	An application pursuant to provision in Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (**j**) for **(a)** prior approval, or **(b)** determination as to whether prior approval is required.	
16	Council Interest application i.e. submitted by the Council, Councillor or Council officer	

Application Reference: 2026/0820

Site Address: 22 High Ridge, Worsbrough, Barnsley, S70 5HN

Proposal: Installation of raised accessibility deck with glazed balustrade to rear of bungalow.

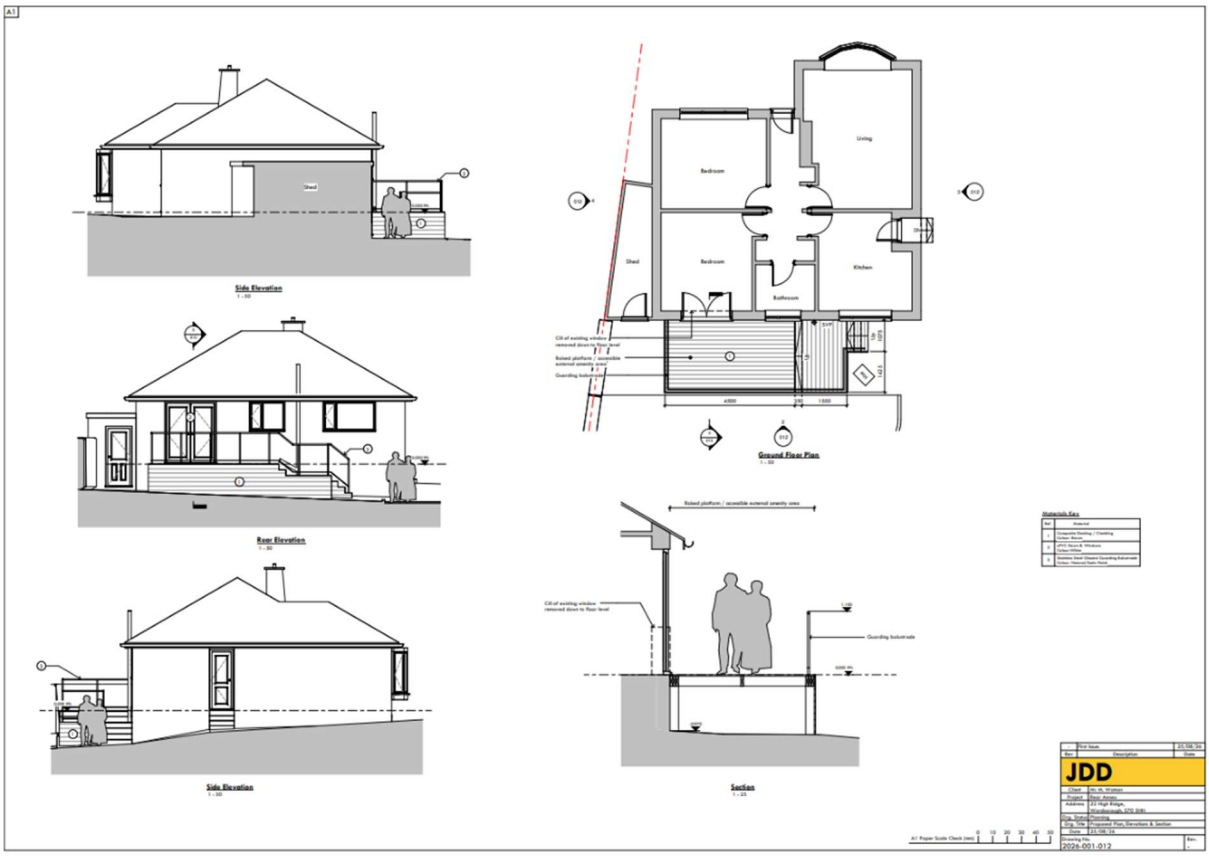
Relevant Site Characteristics

The property is a detached bungalow within the Worsbrough area. The dwellings features a hipped roof form. A modest garden is located to the side rear of the dwelling. A driveway is located to the side of the dwelling providing access to a detached garage. The dwelling is constructed from red brickwork. The site provides significant boundary treatment to the east, south and west in the form of hedges and the existing detached garage. The site falls towards the rear and east of the site, preventing access to the rear elevation of the dwelling from the rear garden space.

The surrounding area is characterised by predominately detached bungalows, featuring similar roof types and matching materials to the site.

Detailed Description of Proposed Works

The applicant is seeking permission to install a raised accessibility deck to the rear of the dwelling. The deck is proposed to include a glass balustrade. The proposal would project to the rear by approximately 2.5 metres. The floor height to the west of the proposal would be approximately 1 metre in height. The site floor level falls towards the east and as a result the floor height of the proposal increases to approximately 1.2 metres towards the east. Stairs are located to the east of the proposal, providing access to the garden. A 1-metre-tall glass and steel balustrade is detailed to the side and rear of the deck. The rear window is proposed to be altered to a set if French doors, providing access from the bedroom.



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

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework 2026 sets out the overarching planning framework for England and has replaced the previous version published in December 2024. It has introduced a revised structure comprising national decision-making policies organised by policy code rather than paragraph number. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development and states that in all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in the NPPF should be approved without delay.

Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The most relevant sections are:-

Section 3 – Decision-making policies

Section 4 - Achieving sustainable development

Section 14 - 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.

Three representations have been received objecting to possible glare issues as a result of the proposed glass and steel materials detailed for the balustrade.

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 which has no specific land allocation; however, the site and surrounding area is made up principally of housing. Extensions, alterations and outbuildings to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

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 raised deck would provide a modest rearward projection of 2.5 metres. The topography of the site results in restricted access to the rear garden space from the existing bedroom. 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. Given the proposal is to the rear and of a modest size, the proposal would be unlikely to have a detrimental impact on the visual amenity of the dwelling and street scene.

It is therefore considered that the proposed extension 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 substantial weight in favour of the application.

Impact on Neighbouring Amenity

The proposal provides an approximate rearward projection of 2.4 metres to the balustrade and an approximate width to the stairs of 6 metres, providing a useable floor space of approximately 14.4 square metres. This area is not considered to be an area for which gatherings of multiple people could occur. As such, the proposal 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, west and south. The proposal would be elevated at a modest height of approximately 1 metre above ground level. The site provides significant boundary treatment to the east, west and south reducing the opportunity for overlooking to an acceptable level and preventing any detriment to neighbouring residential amenity.

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 significant weight in favour of the application.

Highways

The proposal would not result in the loss of any parking facility or increase the number of bedrooms at the property. The proposal would therefore not impact highway safety.

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 and SPD 'Parking'. This carries significant weight in favour of the application.

Materials

Three representations have been received objecting to possible glare issues as a result of the proposed glass and steel materials detailed for the balustrade

The proposed glass and steel construction of the balustrade would be unlikely to result in glinting or glaring to a degree which would detrimentally impact the residential amenity of neighbours to the south. Although there is potential for steel and glass to result in some glinting, this would be on very rare occasions. Furthermore, the highest part of the balustrade which faces southwards would only span approximately 4.5 metres and is only raised approximately 1 metre above ground level and would therefore be significantly screened by the boundary treatment between the site and the dwellings to the south. Additionally, the glass on the balustrade would provide no more glinting or glaring and be no

more significant or impactful than the existing glazing on the existing dwelling or any possible substantial amounts of glazing on a rear extension which could be constructed under permitted development.

As such, the proposed materials are not considered to provide glaring to the detriment of neighbours to the south.

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

Amendments have not been requested during the process of this application.

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.