

Application reference number	2026/0051
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Application Type	Full
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Proposal Description:	Erection of a two storey side/rear extension to existing hair salon
Location:	2A - 4A Eldon Street North, Barnsley, S71 1LF

Applicant	Mr J Murphy		
Number of Third-Party Reps	None	Parish:	None
		Ward:	Central

Site Description

The site is located at the junction of Eldon Street North, Mottram Street and Schwabish Gmund Way and consists of 2no triangular shaped plots, joined at the southern tip.

The original building is single storey and roughly triangular in shape and is constructed from artificial stone and render infill panels, with a shallow pitched asymmetrical roof. The land to the southern tip of the original building is subject to this application and is also triangular in shape.

The site is set lower than Mottram Street to the north and Schwabish Gmund Way to the south. The immediate vicinity of the site is characterised by a mix of uses, including residential properties, commercial properties, the transport interchange and Base 71 Youth Zone, all constructed from varying materials including natural stone, red brick and render.

Relevant Site History

<i>Application Reference</i>	<i>Application description</i>	<i>Status</i>
B/04/2168	Erection of new single storey betting office A2	Historical Application

Proposal

The applicant seeks permission for the erection of a two-storey extension to the southern elevation of the existing building. The extension is to be triangular in shape with a maximum dimension of 9.7m on the east/west axis and 9.2m on the north/south axis totalling 54m² footprint, creating a total of 91m² internal floor area. It is proposed to construct the extension from facing brick, art stone walling, and infill render panels.

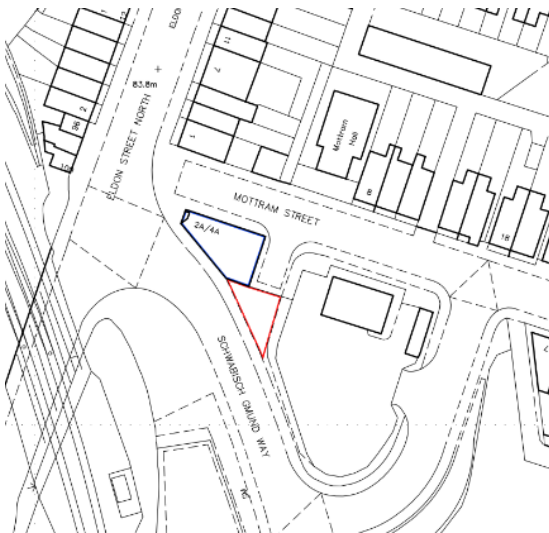


Figure 4 Location Plan

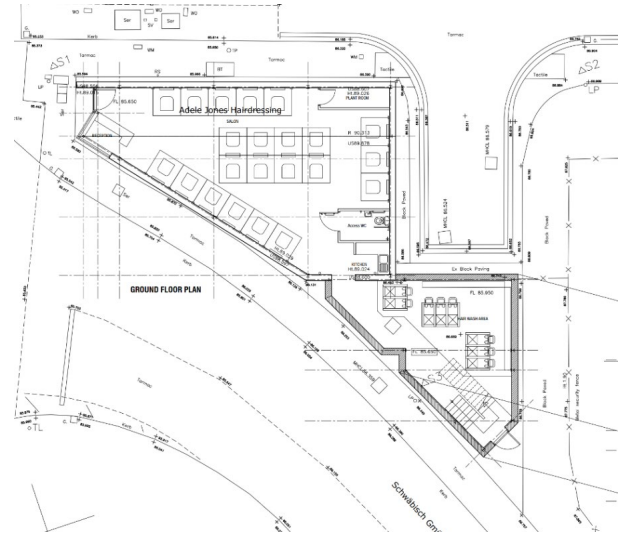


Figure 4 Ground Floor Plan

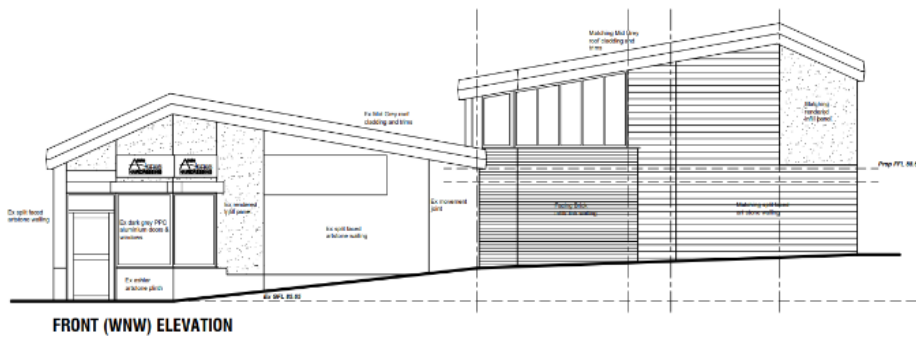


Figure 4 View from Eldon Street North

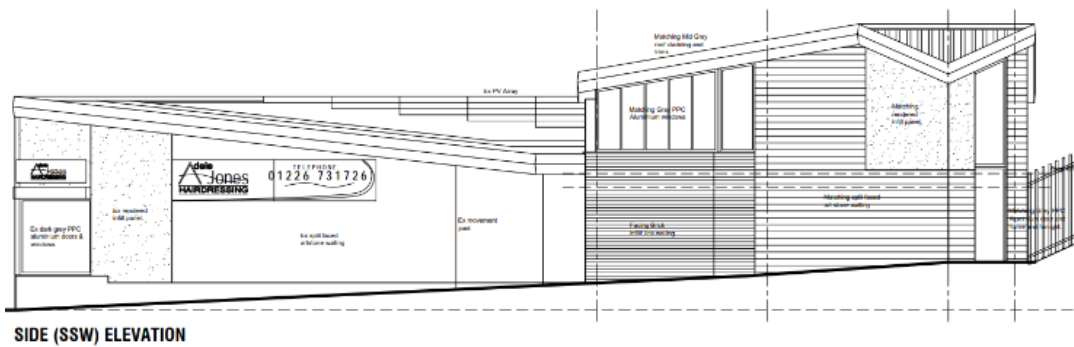


Figure 4 View from Schwabish Gmund Way

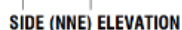


Figure 6 View from neighbouring building to east

The Development Plan

The Local Plan was adopted in January 2019 and is accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

Local Plan

The site is identified as Urban Fabric within the Local Plan and as such the following policies are considered to be relevant to this application:

Local Plan Policy LG2 The Location of Growth
Local Plan Policy GD1 General Development
Local Plan Policy D1 High Quality Design and Place Making
Local Plan Policy T4 New Development and Transport Safety Policy D1 High Quality Design and Place Making
Local Plan Policy CL1 Contaminated and Unstable Land
Local Plan Policy SD1 Sustainable Development

Adopted Supplementary Planning Documents

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 SPDs in this case is:

Parking

National Planning Policy Framework (NPPF) (2024)

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. NPPF policy of relevance to this application includes:

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development.

Relevant Consultations:

Highways DC – No objections.
Drainage – No objection – details to be checked by Building Control.
Pollution Control – No objection subject to conditions
South Yorkshire Mining Advisory Service – No objection subject to conditions
The Mining Remediation Authority – No objection subject to conditions
Yorkshire Water – No objections received
Ward Councillors – No objections received

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

The application was advertised on the Council website, and a site notice was posted adjacent to the site; no representations have been received.

Assessment

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that: 'Where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise'.

The NPPF (December 2024) at paragraph 2 states that planning law requires that applications for planning permission be determined in accordance with the development plan

unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan and is a material consideration in planning decisions.

The main issues for consideration are as follows:

- The principle of the development
- The impact upon character and appearance of surrounding area
- The impact on the highway network and highways standards
- The impact on neighbouring residential amenity
- The impact on mining legacy
- The impact on biodiversity

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of development

The site lies within Urban Barnsley where the majority of growth is expected to take place during the Local Plan period. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth, and planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system.

The site lies in an area characterised by a mix of residential and commercial properties, adjacent to Barnsley Transport Interchange and on land allocated as Urban Fabric. Local Plan states that Policy GD1 General Development will be the starting point for making decisions on all proposals including those shown on the Policies Map as Urban Fabric.

All new development must ensure that the living conditions and overall standards of residential amenity are provided or maintained to an acceptable level for existing residents. In addition, development will only be granted where it would maintain visual amenity and not create traffic issues or reduce highway safety. An assessment of the proposals against those criteria and in relation to the other material planning considerations relevant to the assessment of the proposal and the relevant policies is set out below.

Impact upon Character and Appearance of Surrounding Area

Two storey extensions to single storey buildings are generally not considered acceptable, as extensions should remain subordinate to the host building to ensure the original building remains the dominant feature.

As previously noted, the site and existing building present a number of challenges due to the building, plot constraints and level changes, which have influenced the design approach.

The initial proposals were considered unacceptable due to the relationship between the original building and the proposed extension. In particular, the height and form of the awkward junction between the two, which created an overly prominent addition, especially when viewed from Eldon Street North to the north-west and Schwabish Gmund Way to the south-east.

The amended scheme addresses these concerns to a degree. While the eaves height remains unchanged when viewed from Eldon Street North, the revised roof design reduces the perceived massing of the extension and improves the visual transition between the existing building and the proposed extension.

In terms of design, the extension reflects the form and detailing of the original building, including the roof style, pitch, and materials. The use of facing brick, art stone walling, and infill render panels introduces a varied but complementary palette. Although facing brick is not present on the existing building, it is a common material within the surrounding street scene, including the adjacent building to the east. Its inclusion helps to avoid awkward junctions between old and new art stonework, reduces reliance on render, and enhances the relationship with the wider street scene.

As such it is considered that the inclusion of the extension would not be out of character and is compatible with the existing building; this carries significant weight in favour of the application.

Overall, it is considered that the proposed alterations would have a positive impact on the character of the area and as such is in compliance with Local Plan Policy D1.

Impact on the Highway Network and Highways Standards

The proposal seeks permission for the erection of a two-storey extension to the existing hair salon, increasing the floorspace from 104m² to 195m². This would allow for an increase in staff numbers, with an additional 5 full-time employees and 1 part-time employee.

The site does not benefit from any designated off-street parking, and none is proposed as part of this application. However, the salon is located within a highly sustainable town centre location, in close proximity to the transport interchange and several substantial public car parks; this carries considerable weight in favour of the application.

Highways DC have been consulted on the application and raise no objection to the proposal nor are any highway specific conditions requested

Based on the above assessment it is considered that the proposed development would not have a detrimental impact on the highway network, the safe and free flow of traffic, and as such is in compliance with Local Plan Policy T4.

Impact on Residential Amenity

Whilst Mottram Street is predominantly characterised by residential properties, the proposed extension would be located at the head of the Mottram Street turning head, directly opposite Mottram Hall – Gateway Church. The development is set away from the nearest residential property, 8 Mottram Street, which lies approximately 25m to the north-east.

Given this separation distance and the positioning of the extension, it is considered that the proposed extension would not result in any detrimental impact on residential amenity by means of overlooking, overshadowing, or loss of outlook. This carries considerable weight in favour of the application.

It is in this regard that the proposed development complies with Local Plan Policy GD1 General Development and as such is acceptable.

Impact on Mining Legacy

The application site falls within the defined High Risk Development Area due to the presence of possible presence of shallow coal and the potential for unrecorded shallow coal mine workings and as such the Mining Remediation Authority (formerly the Coal Authority) and the South Yorkshire Mining Advisory Service (SYMAS) were consulted.

The application has been supported by a Coal Mining Risk Assessment which details the coal mining legacy risks and recommends that an intrusive site investigation is required to fully evaluate the ground conditions, and as such the Mining Remediation Authority and SYMAS raise no objection to the proposal subject to conditions. This carries moderate weight in favour of the application.

Impact on Biodiversity

Biodiversity Net Gain (BNG) became mandatory for all applications in April 2024 except where one of the exemptions (as set out in the Planning Practice Guidance) are met. This application is exempt from the requirement to provide BNG as it meets the de minimis exemption where no more than 25 square metres of habitat will be affected.

PLANNING BALANCE & CONCLUSION

In accordance with Paragraph 11 of the NPPF (2024) the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be located within a sustainable location and would not impact on the character of the area, highway safety, or upon residential amenity, and this weighs considerably in favour of the application.

The proposal site lies within Urban Barnsley and is allocated in the Local Plan as Urban Fabric which has no specific allocation. There have been no objections to the proposal from local residents, and an assessment of the proposal has demonstrated that there are no policy objections or material considerations which outweigh the benefits of the proposal.

All other material planning considerations have been fully explored by the appropriate consultees who have raised no objections to the proposal subject to conditions in some cases and holistically this weighs moderately in favour of the application.

Whilst the amended proposals are not without limitations it is considered that on balance the changes made represent an improvement on the scheme initially submitted whilst achieving the desired outcomes for the applicant.

The proposal is therefore, on balance, recommended for approval.

RECOMMENDATION: Approve subject to conditions

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.

Justification

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

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 extension was initially designed with a flat roof, this was considered an inferior form of construction which was at odds with the dwelling and located in a prominent position.

The proposed extension was considered to form an awkward junction between the original building and the extension, which created an overly prominent addition, especially when viewed from Eldon Street North to the north-west and Schwabish Gmund Way to the south-east.