

Application reference number	2026/0307
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Application Type	Full
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Proposal Description:	Demolition of existing detached bungalow and erection of detached dwelling (Custom/Self Build) and erection of rear outbuilding and 1.5m wall and gates to the frontage of the site.
Location:	6 Bourne Walk, Staincross, Barnsley, S75 6JQ

Applicant	Chris and Bethany James and Clegg		
Number of Third Party Reps	1 st Consultation - 5 representations were received, which included 2 objections and 3 comments of support. 2 nd Consultation – 1 objection received	Parish:	
		Ward:	Darton East Ward

SUMMARY

The application seeks full planning permission for the demolition of the existing detached bungalow and erection of detached dwelling (Custom/Self Build).

The site lies within a residential area within an area of Urban Fabric as allocated within the Local Plan Proposals Map. There are no outstanding consultee objections or concerns. The proposal will have no adverse impact on highway safety, residential or visual amenity and is considered to be acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in line with paragraphs 7 and 8 of the National Planning Policy Framework (NPPF, 2026).

Recommendation: **GRANT Planning Permission subject to conditions**

Site Description

The site currently contains a detached bungalow with a hipped roof. The property is set on a large rectangular shaped plot with two outbuildings within the rear garden. The rear boundary is set adjacent to open agricultural fields. The site is accessed via a driveway off Bourne Walk. The front boundary consists of a low brick wall with timber fencing to the sides.

Bourne Walk is characterised by a mix of single and two storey detached dwellings of varying styles, some with hipped or pitched roofs, with various shades of brickwork and some with stone elements. It is accessed via The Balk which contains a number of recently built large replacement dwellings, of various styles and modern designs.

Relevant Site History

No planning history

Detailed Description of Proposal

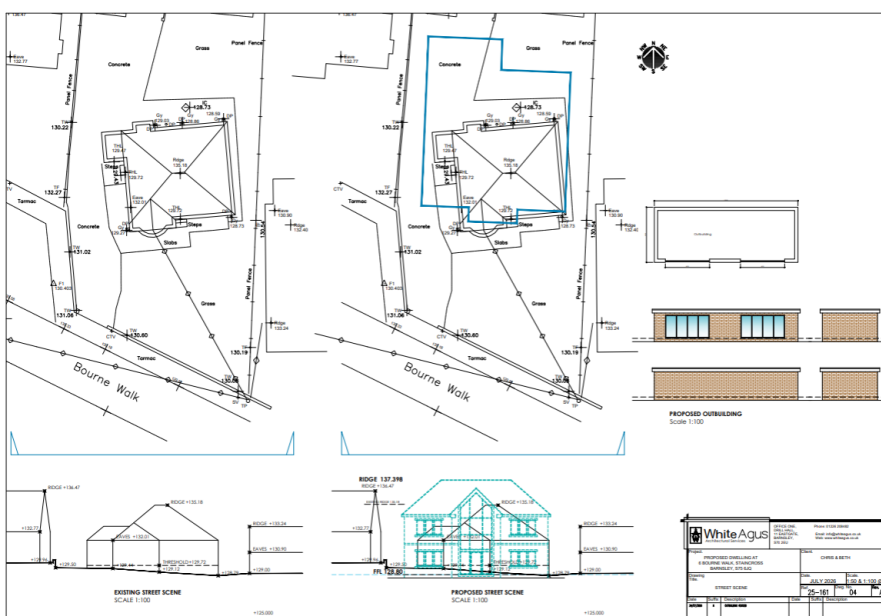
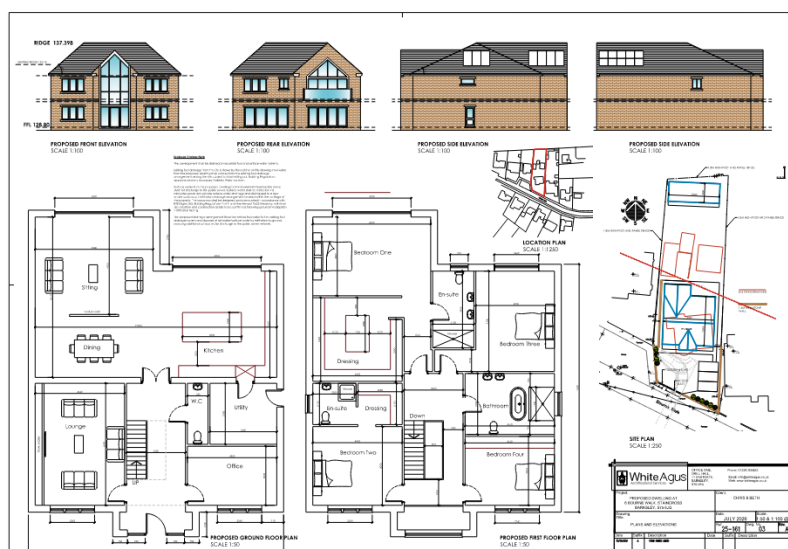
The application seeks full planning permission for the demolition of the existing detached bungalow and erection of detached dwelling, rear outbuilding and 1.5m wall and gates to the frontage of the site (Custom/Self Build).

The proposed dwelling has been designed with a main hipped roof and a feature two storey gable to the front and a two storey gable projection to the rear. The frontage has a symmetrical appearance with glazing to the front gable and windows to the sides at ground and first floor. The rear features a gable which features a Juliet style balcony window and bi-folding doors to the ground floor. Two secondary windows and a door are shown to the side elevations, however they are not habitable rooms.

The property consists of a living/dining/kitchen, lounge, utility/wc and office at ground floor, with four bedrooms two ensuites and a main bathroom.

The plans have been amended during the course of the application and the amendments include:-

- The reduction in height of the building and change in roof style
- Removal of front double garage and replacement with a rear outbuilding with a flat roof
- Confirmation of the line of the sewer at the request of Yorkshire Water
- 1.5m high stone wall to site frontage
- Bat Survey submitted including locations of bat and bird boxes



Policy Context

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 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.

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.

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 GD1 'General Development' provides a starting point for making decisions on all proposals for development setting out various criteria against which applications will be assessed.

Local Plan Policy H4 Residential Development on Small Non-allocated Sites, proposals will be supported where they are located on previously or part developed land, are within a village, are accessible and have good access to a range of shops and services.

Local Plan Policy T3 'New Development and Sustainable Travel'

Local Plan Policy T4 'New Development and Transport Safety'

Local Plan Policy D1 'High Quality Design and Place Making'

Local Plan Policy Poll1 'Pollution Control and Protection'

Local Plan Policy BIO1 'Biodiversity and Geodiversity'

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 SPD's in this case are:

Biodiversity and Geodiversity

Parking

Design of Housing Development

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Other Guidance

South Yorkshire Residential Design Guide

National Planning Policy Framework (NPPF) (2026)

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. It has replaced the previous version published in December 2024 and 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, with paragraph 17 setting out the three overarching objectives of sustainable development: economic, social and environmental. 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.

Relevant Consultations:

Biodiversity- No objections subject to a condition

Highways DC – No objection to amended plans subject to conditions

Drainage – Details to be checked by Building Control

Yorkshire Water – No objections to amended plans subject to conditions

Pollution Control – No comments received

Demolition – The applicant must enter a S80 notice to demolition after planning permission agreed and before demolition works take place. - 6 weeks' notice must be given.

If dropped kerb needs to be extended for the new access gate they must apply to streetworks for a S184.

Representations

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

Neighbour notification letters were sent to surrounding properties, a site notice was placed nearby and the application has been advertised on the Council website.

The application was subject to two rounds of consultation due to amended plans being submitted. The following comments have been received in response:-

1st consultation

5 representations were received, which included 2 objections and 3 comments of support. The objections raised the following material planning issues:

- Concerns regarding the use of stone which would be out of keeping with the area
- The proposal to build an additional garage at the front of the property would effectively restrict the view up or down the street for all residents.
- The buildings on Bourne Walk are all bungalows. I feel that the design of replacing it with a two storey house will not fit in with surrounding properties
- The proposed design is inconsistent with the character of neighbouring properties
- Impact on visual amenity
- Loss of bungalow accommodation

3 comments of support –

- The proposal is a positive enhancement and compliments the existing character of the street scene
- The scheme will make a valuable contribution to the community
- the current dwelling appears dated and is not in keeping with the quality and appearance of many of the nearby properties.
- The proposed development would provide a significant visual improvement to the area, creating a more attractive and modern property that would better reflect the character of the adjacent street, where similar styles of housing already exist.
- From the public viewpoints across the surrounding fields, the new development would present a much more appealing appearance than the existing building.

2nd consultation (amended plans, including a reduction in height of the dwelling and removal of garage etc) One objection was received from a previous objector who raised the following issues:-

- The proposed design is inconsistent with the character of neighbouring properties
- Impact on visual amenity
- Loss of natural daylight due to its height and overbearing design and loss of privacy.
- Loss of bungalow accommodation

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 (2026) at paragraph 3 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 on the character of the area
- The impact on the highway network and highways standards
- The impact on neighbouring residential properties
- 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:

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

Principle of development

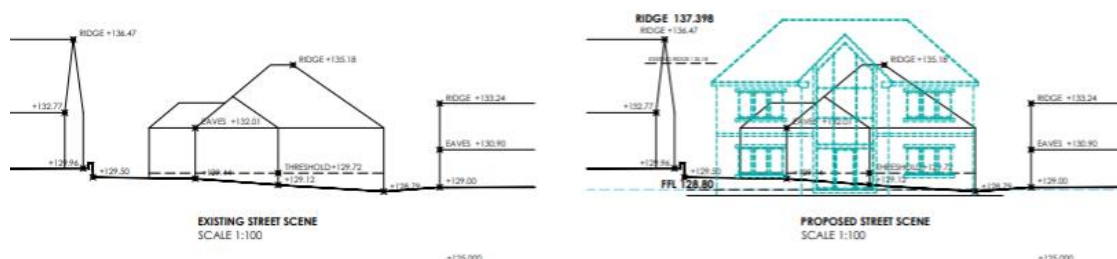
The site is located within an area of Urban Fabric where Local Plan Policies GD1 'General Development' and H4 'Residential Development on Small Non-allocated Sites' apply. These require that development should be compatible with its surroundings, in this case the existing dwelling on site is to be replaced and the site is a plot between other residential properties, therefore the proposal is acceptable in principle subject to the detailed assessment below.

Impact upon Character and Appearance of Surrounding Area

Local Plan Policy D1 High Quality Design and Place Making, sets out the principles that will apply to the consideration of planning applications for new housing development, including conversions, infill and backland development. Whilst this is a replacement dwelling the policy in relation to infill development is of relevance in this case. Developments on infill sites should, in accordance with the guidance contained in the SPD contribute to the character and appearance of an area. In particular, new buildings should follow existing building lines and respect the existing pattern of development.

Bourne Walk is characterised by a mix of single and two storey detached dwellings of varying styles, some with hipped or pitched roofs, with various shades of brickwork and some with stone elements. It is accessed via The Balk which contains a number of recently built large replacement dwellings, of various styles and modern designs.

The property is set between existing bungalows, therefore the scale of the proposal must be carefully considered. The property proposed is a two storey dwelling, however the design of the proposed dwelling has been amended during the course of the application and a reduced ridge height and a hipped roof style has been proposed, in order to reduce the impact of the two storey dwelling upon the street scene. A street scene plan has also been submitted to show the ridge heights of the adjacent dwellings in comparison to the proposal as below:-



Bourne Walk also slopes up to the west, resulting in number 8 being set at a higher level, further reducing the impact of the proposal. There are also other examples of two storey properties set between bungalows on the street scene, with a two storey property set immediately adjacent to the site.

The proposed dwelling has been designed with a main hipped roof and a feature two storey gable to the front and a two storey gable projection to the rear. The frontage has a symmetrical appearance with glazing to the front gable and windows to the sides at ground and first floor. Whilst the dwelling is of a modern appearance, this is considered acceptable as there are a variety of different dwellings along Bourne Walk, and on the wider street scene along The Balk, there are a variety of different styles of replacement dwellings, including modern properties, of a mix of materials, with brick, render and stone detailing. The dwelling has been designed with hipped roof to match the other properties on the street and the street scene shows that the proposal would fit in comfortably within the existing street scene. Subject to the submission of material samples to be agreed, the proposal is considered to be acceptable when measured against Local Plan Policies GD1 and D1.

In terms of the proposed 1.5m stone wall to the frontage there are no objections as there are a number of different front boundary treatments of varying heights and materials along Bourne Walk and The Balk. In terms of the proposed rear outbuilding, this would not be visible from the street scene and there are no objections to the design or scale, given that it is of a limited height, designed with a flat roof. The proposed garage which was set to the front of the dwelling has now been removed from the proposal as it was considered detrimental to the street scene.

Overall, it is considered that the proposed replacement of the bungalow which is in a poor condition with this dwelling which has been specifically designed for this plot, would have a positive impact on the character of the area and as such is in compliance with Local Plan Policy D1; this carries moderate weight in favour of the application.

The impact on the highway network and highways standards

The proposed redevelopment of the site includes adequate parking and turning provision. With regard to access arrangements it is evident from the site layout plan that the proposed vehicular access point is positioned further along the site frontage than its current position; as such, the existing dropped kerb would need to be extended. The previously proposed garage has been removed, the frontage driveway/parking area is now shown to have three external parking spaces of sufficient size along with room to turn within the site.

It is noted that the height of the proposed boundary wall has been increased from 1m to 1.5m, however, the gated access is still shown to have a width of 4m which is sufficient to allow the required 2m x 2m pedestrian intervisibility splays to be achieved.

Highways have raised no objections to the proposal subject to conditions. Based on the above assessment it is considered that the proposed development would not have a detrimental impact on the highway or parking provision and as such is in compliance with Local Plan Policy T4; this carries moderate weight in favour of the application.

The impact on neighbouring residential properties

As this is an infill plot, one of the main considerations would be the impact of the proposal upon the residential amenity of the surrounding residential properties, in particular the adjacent bungalows. The proposal is for a replacement dwelling, however it is much larger than the existing bungalow in footprint, scale and height. The proposal also includes a large detached flat roofed outbuilding to the rear garden.

Whilst the dwelling is larger than the bungalow it replaces, there should not be any significant impact upon the adjacent bungalows to the east and the west. The property is sited to the front of the site so that there would be only modest overshadowing created by the proposal. There may be some overshadowing to the frontage of number 8 Bourne Walk, which is set back and set to the west of the proposed dwelling, however this would be limited to the morning only and would not impact the rear elevation. There may also be some overshadowing to part of the rear garden of number 4 which is set forward of the proposed dwelling, however this would only impact a small area of garden to the east of the proposed dwelling and would be limited to the evening.

The SPD Designing New Housing Development also states that 'in order to ensure adequate levels of privacy are provided/maintained, to ensure residential development does not result in unacceptable levels of overshadowing or loss of outlook and in order to provide adequate amenity space, development will usually be expected to comply with the external spacing standards.'

The site plan shows that the dwelling would not cause any significant overbearing or overlooking impact to the adjacent dwellings. The SPD states that there should be a minimum of 12m between a blank gable and habitable room windows and 21m between habitable room windows of the proposed dwelling and of adjacent dwellings. The submitted layout plan shows that the proposal is designed to meet the required separation distances set within the SPD. There are windows shown on the side elevations, however these are to bathrooms and not habitable rooms.

The SPD and South Yorkshire Residential Design Guide also provides guidance in relation to amenity areas and states that 'rear gardens of proposed dwellings should be at least 50sqm in the case of two bedroom houses/bungalows and 60sqm for houses/bungalows with three or more bedrooms.' Whilst the property is large and a large outbuilding is proposed within the rear garden, the amenity area is still of a sufficient size in order to comply with the SYRDG and SPD in relation to amenity standards. The room sizes and overall floor area of the property would meet the requirements of the SYRDG.

In terms of noise and disturbance, the plot is large and allows for sufficient separation from the adjacent properties. The proposal would be able to provide separate parking areas and garden areas, and once constructed should not cause significant harm in terms of noise and disturbance.

In terms of the proposed 1.5m stone wall to the frontage there are no objections as this would not cause any significant overshadowing/overbearing impact upon neighbouring gardens. The proposed rear outbuilding would be set along the rear boundary and would not cause any significant overlooking or overshadowing of the neighbouring properties or their gardens, given its limited height and due to the 1.8m high proposed fence which would partially screen the building and its windows from view. The rear boundary of the site also backs onto agricultural land which further reduces any impact.

Given the above, it is considered that the proposal complies with Policies GD1 and the Council's Supplementary Planning Document 'Designing New Housing Development' and The South Yorkshire Residential Design Guide. As a result of the above, it is not considered that the development proposed would significantly impact the amenity of the residents, this carries moderate weight in favour of the application.

The 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 is a custom/self build dwelling.

As the development involves the demolition of an existing bungalow and outbuildings on site, the application has been supported by a Preliminary Bat Roost Assessment report and subsequent Bat Emergence Survey Report. Survey work has been largely undertaken to the Bat Conservation Trust survey guidance (2023) by appropriately qualified ecologists, including an initial inspection and assessment of the buildings, where the bungalow was assessed as having a moderate potential for roosting bats. Two emergence surveys were then undertaken in August and indicate the likely absence of a bat roost on site.

The preliminary bat roost assessment report advises that the buildings have potential to support nesting birds. Habitats on site such as shrubs/trees to the north are also likely to be suitable for nesting birds. An informative can be added to the decision notice, if permission is granted for precautionary works in relation to nesting birds. The emergence survey report also provides details of the location of integral bat and swift boxes on the proposed dwelling which is acceptable and should be conditioned. As a result, the Ecology Officer has no

objections to the proposal and the impact upon Biodiversity and protected species is considered to be limited.

Any Other Material Planning Considerations

The proposed rear outbuilding should be used as ancillary accommodation to the existing dwelling and any further uses such as the use of the outbuilding as an annex, business or commercial uses may require separate planning permission.

An objection has been raised with regard to the loss of the bungalow accommodation, however there are no policy restrictions which relate to the replacement of bungalows with two storey dwellings.

PLANNING BALANCE & CONCLUSION

In accordance with National decision making policy S3 of the NPPF (2026) 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 significantly impact the character of the area, highway safety, or upon residential amenity, and this weighs in favour of the application. All other material planning considerations have been fully explored by the appropriate consultees who have raised no objections to the proposal and this weighs moderately in favour of the application.

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.

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 reduction in height of the building and change in roof style
- Removal of front double garage and replacement with a rear outbuilding with a flat roof
- Confirmation of the line of the sewer at the request of Yorkshire Water
- 1.5m high stone wall to site frontage
- Bat Survey submitted including locations of bat and bird boxes