
2026/0357

B Cook

179 Sack Up Lane, Darton, Barnsley

Erection of detached dwelling and garage following demolition of the existing (Custom/Self-Build)

Site Description

The application site is on the west side of Sack Up Lane, at the southern end and is the last property along this row of houses. It sits on a large plot and has only one adjacent neighbour to the north, with the southern and west sides surrounded by fields and open countryside. There is an existing prefabricated garage to the south of the site which is accessed directly from the driveway area at the front of the property.

The topography across the site varies, with the existing dwelling being built slightly into a slope making the dwelling almost appear as a bungalow rather than a two storey dwelling when viewed from the roadside. The dwelling itself has a unique design, it is split-level with mono-pitched roofs, and its exterior combines a mixture of timber cladding and brickwork.

The site is bounded by a mixture of boundary treatments, including a stone wall, hedging and timber fencing.

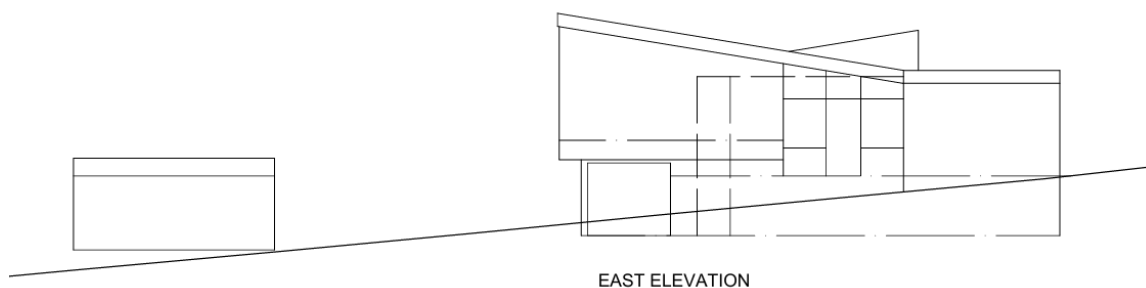
Planning History

There is no relevant site history.

Proposed Development

The application is proposing to replace the existing property with a three storey dwelling. The proposal would be on a comparable footprint to the existing property:

Existing:



Proposed:



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

Local Plan Allocation – Urban Fabric

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy H1: The Number of New Homes to be Built.***
- ***Policy LG2: The Location of Growth.***
- ***Policy GD1: General Development.***
- ***Policy POLL1: Pollution Control and Protection.***
- ***Policy D1: High quality design and place making.***
- ***Policy T3: New Development and Sustainable Travel.***
- ***Policy T4: New Development and Transport Safety.***
- ***Policy BIO1: Biodiversity and Geodiversity.***
- ***Policy CC2: Sustainable Design and Construction.***

Supplementary Planning Document(s)

- ***Design of Housing Development (Adopted July 2023).***

- **Parking (Adopted November 2019).**
- **Sustainable construction and climate change adaptation (July 2023).**

National Planning Policy Framework (December 2024)

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant sections include:

- **Section 9: Promoting sustainable transport.**

Paragraph 116. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

- **Section 12: Achieving well designed places.**

Paragraph 131. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 135. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Paragraph 136. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate

measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

Other Material Consideration(s)

- **South Yorkshire Residential Design Guide 2011.**
- **National Planning Practice Guidance (NPPG) (as amended).**

Consultations

Biodiversity	<i>No objection subject to conditions.</i>
Highways Development Control	<i>No objection subject to conditions.</i>
Pollution Control	<i>No objection subject to conditions.</i>
South Yorkshire Mining Advisory Service	<i>No objection subject to conditions.</i>
The Coal Authority	<i>No objection subject to conditions.</i>
Forestry Officer	<i>No objection, subject to conditions.</i>
Yorkshire Water Services Ltd	<i>Objection raised with regard to lack of information.</i>
Local Ward Councillors	<i>No comments received.</i>

Representations

Neighbour notification letters were sent to surrounding properties and one objection has been received from the adjacent neighbour. Details of this representation are given in the following report.

Assessment

Principle of Development

The site is within a residential area and is defined as Urban Fabric in the Local Plan, meaning that there is no specific land allocation. There is an existing dwelling on the site so the use for one dwelling is already established. As such, residential development would be acceptable in principle however further consideration should be given to any impact that may arise on visual amenity/character of the area, residential amenity and highways safety. These matters are discussed in more detail below.

Impact upon Visual Amenity

The proposed development seeks to replace the existing dwelling with a new three-storey property. As discussed above, the site is characterised by varying land levels, with the existing dwelling designed to respond to the sloping topography through a split-level arrangement. The proposed dwelling will adopt a similar approach, being partially set into the slope of the site. As a result, whilst the property would comprise three storeys when viewed from the rear, it would appear predominantly as a two-storey dwelling from the street scene.

The proposal would result in an increase in the overall scale and bulk of the dwelling when compared to the existing property. However, this increase is considered appropriate within its context. The neighbouring dwelling at No. 1 Pennine View has been redeveloped in a comparable manner and given the site's varying topography, the proposed dwelling would appear broadly comparable in height to the adjacent property. Consequently, it is not considered that the proposal would result in significant harm to the visual amenity of the area or adversely affect the character and appearance of the surrounding street scene.

Furthermore, while the proposed design represents a contemporary architectural approach, it is noted that the existing dwelling is itself a distinctive building and does not closely reflect the prevailing design characteristics of neighbouring properties. The site therefore already functions as a standalone feature within the street scene. In this context, the introduction of a replacement dwelling with its own individual architectural identity would not appear incongruous or result in any additional harm.

Moreover, the proposed materials would complement those found within the surrounding area and would ensure that the dwelling integrates well within its setting.

Similarly, the proposed garage would also be sited within the footprint of the existing one and will be built in materials that match the host dwelling. As such the garage is considered to have a limited impact and would be proportionate to the dwelling.

There is an existing wall along the front boundary which varies in height from 1m to 1.7m as the road slopes downwards. The street scene elevation shows the continuation of this wall beyond the vehicular access where the existing fence is. The height and materials are suitable to the site context and this minor addition is acceptable.

Overall, the proposed dwelling is considered to respond appropriately to the site's topography and surrounding context, with its increased scale and contemporary design not resulting in harm to the character or appearance of the area. The proposed materials would further assist in integrating the development within its setting. As such, the proposal represents a high-quality and appropriate form of development that accords with Policies D1 and GD1 of the Barnsley Local Plan. This carries moderate weight in favour of the proposal.

Impact upon Residential Amenity

The proposed dwelling would largely occupy the same footprint as the existing property, albeit with an additional storey. Notwithstanding this increase in height, the dwelling would be positioned over 25 metres from the property opposite, No. 16 Roeburn Close, providing a comfortable separation distance that exceeds the minimum standards set out within the South Yorkshire Residential Design Guide (SYRDG). As such, it is not considered that the proposal would give rise to unacceptable overlooking or a loss of privacy. In addition, existing trees along the boundary of No. 16 provide further screening between the properties.

The proposed north elevation would contain four windows which face towards No1 Pennine View. Three of these would serve bathrooms and would be obscure glazed, which can be secured by condition. The remaining window would serve a home office. Whilst this window would face towards No. 1, there would be a separation distance of more than 25 metres between the proposed window and the rear elevation of No. 1 Pennine View. Furthermore, the respective windows would be angled rather than directly facing one another. Given these factors, it is not considered that the proposed office window would result in harmful overlooking or an unacceptable loss of privacy.

The SYRDG advises that windows directly facing neighbouring garden areas should generally be located at least 10 metres from the shared boundary. In this instance, the north elevation would be approximately 6 metres from the boundary with No. 1 Pennine View. Whilst this falls below the recommended guideline, the specific characteristics of the site including the sloping topography, first-floor relationship and substantial hedgerow along the boundary significantly restrict views between the properties, such that any impact on privacy would be limited and not sufficient to warrant refusal.

As such, it is unlikely the proposal would introduce any overlooking or loss of privacy for neighbours.

Given the position of the proposed dwelling to the south of No. 1 Pennine View, it is acknowledged that the increased height of the replacement dwelling could result in a modest increase in

overshadowing, particularly during the winter months when the sun is lower. However, the presence of the existing hedgerow already casts shadow across the lower part of the neighbouring garden. In addition, the rear garden of No. 1 is extensive and open in nature, with the proposal not affecting the most circulated amenity areas. On balance, any additional overshadowing or reduction in light is considered to be limited and would not result in significant harm to residential amenity.

The proposed garage is sited to the south of the site away from any neighbouring properties. It is proportionate to the site and proposed dwelling and would not cause harm to any neighbouring properties.

Overall, whilst the proposed dwelling will appear somewhat more dominant than the existing property given its height and scale, the proposal is positioned a suitable distance from neighbouring properties and there are no concerns with regard to neighbour amenity. As such the proposal is considered to be in accordance with policies GD1 and D1 of the Local Plan. This carries moderate weight in favour of the proposal.

Impact upon Highway Safety

The Council's Highways Officer has raised no objection to the proposal. The replacement dwelling would provide an increase in internal living accommodation compared to the existing property; however, adequate off-street parking provision would be retained through the existing driveway and the provision of a larger double garage.

The Design and Access Statement indicates that the existing vehicular access would be retained and incorporated within a new stone boundary wall with gated access which are shown on the street elevation drawing. Highways DC have recommended conditions to ensure suitable vehicular and pedestrian visibility splays are retained in the interests of highway safety.

Overall, the Highways Officer does not consider the proposal would cause harm to Highways Safety and therefore is in compliance with policy T3 and T4 of the Local Plan.

Impact on Trees

There are a number of small trees, shrubs and hedges within the site. The applicant has submitted a Tree Survey and Arboricultural Impact Assessment. There are no protected trees within the site and the trees to be removed are not worthy of retention. Furthermore, the retained trees are predominantly outside of any root protection areas and can be adequately protected with tree protection measures. These details will be secured via condition.

The Tree Officer raised no objection to this approach as such the proposal is considered to have limited harm to trees.

Drainage

Yorkshire Water raised an objection to the proposal due to the lack of drainage information however given the proposal is for a replacement dwelling with existing drainage systems in place, the objection seems unwarranted. The applicant has confirmed the existing drainage systems will be reused and that surface and foul water will be disposed of separately as recommended by Yorkshire Water. Given the scale of the proposal, the LPA consider this to be adequate and a condition has been included to ensure that the drainage connection points are agreed.

Furthermore, the Council's Drainage Engineer raised no objection to the proposal and considers it suitable for the details to be checked by Building Control during the construction phase.

Subject to a condition requiring the drainage connection details to be agreed, the proposal is considered acceptable in drainage terms and would not give rise to any significant flood risk or drainage concerns.

Representations

One representation has been received from a neighbouring property, the representation raises concerns with regard to the following matters:

- Loss of outlook and views
- Overbearing scale
- Impact on residential amenity
- Impact on character of the area

The concerns raised regarding the loss of outlook and views are acknowledged, however, the planning system does not protect rights to a particular view or outlook, and the loss of a view is not, in itself, a material planning consideration. The assessment of the proposal must instead focus on whether it would result in unacceptable harm to residential amenity through matters such as overlooking, overshadowing, overbearing impact, or loss of light. These are matters that have also been considered separately within this report. Whilst the proposed replacement dwelling may alter the existing outlook experienced from neighbouring properties, this is an inevitable consequence of development and, on its own, does not provide grounds for refusing the proposal. Accordingly, the objection relating solely to loss of outlook is afforded limited weight in the planning balance.

The other matters relating the scale, appearance and residential amenity have been addressed above and in this case, it is considered the proposal would have limited harm.

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 conditions.

**Recommendation -
Approve with Conditions**