

Planning Statement

Development: Erection of raised balcony and external steps attached to the rear elevation of the dwelling (Resubmission and amendment of refused application reference 2025/0482)

Site: 21 Locke Avenue, Barnsley, S70 1QH



Prepared for Miss Gabriella Williams

1.0 Introduction

- 1.1 The planning statement has been prepared on behalf of Mr Regan Wild and Miss Gabriella Williams, to assist Barnsley Metropolitan Borough Council (BMBC) in determining a householder planning application for the erection of a raised balcony area to the rear of a residential dwelling – 21 Locke Avenue, Barnsley, S70 1QH.
- 1.2 The application is a resubmission of a previously refused application for a similar development (reference 2025/0482) which was refused on 8th August 2025.
- 1.3 The application also follows on from pre-application advice (reference 2025/ENQ/00600) – dated 19th September 2025.
- 1.4 In addition to the statement, the following documents have been submitted to support the application:
 - Application form and fee
 - Site location plan
 - Block Plan
 - Floor Plans
 - Elevation drawings
 - Boundary treatment plan
 - Previous application decision notice (Ref 2025/0482)
 - Pre-application enquiry response (Ref. 2025/ENQ/00600)
 - 2 x Letters of support from existing residents
 - Correspondence with the LPA/Case Officer during previous application and enquiry process

2.0 Site and Surroundings

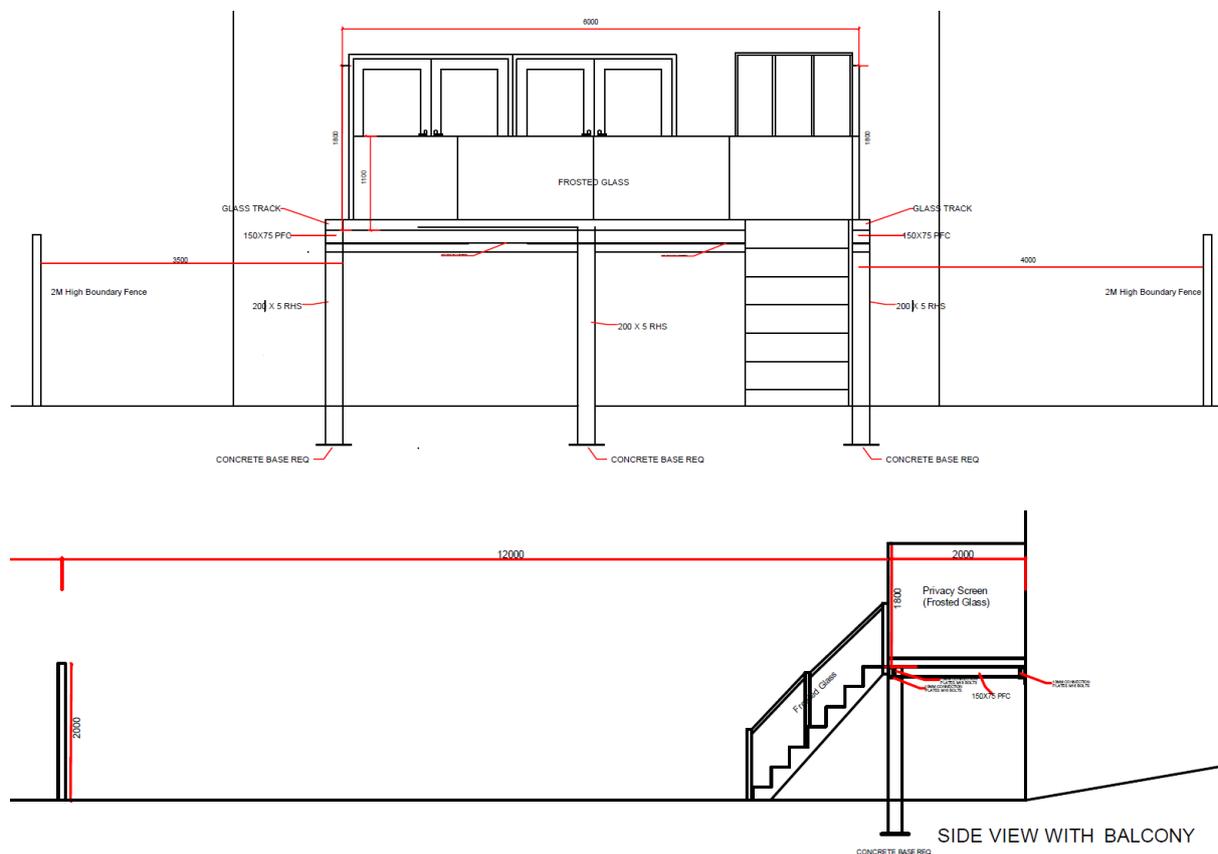
- 2.1 The application site is in relation to a residential dwelling – 21 Locke Avenue, Barnsley – located in land designated as Urban Fabric within Barnsley’s Local Plan Policies map. The dwelling is detached, split level with two-stories at the front and three-stories at the rear, with a basement level. The dwelling is constructed from stone and red brick, with render detailing, rosemary roof tiles and UPVC windows and doors. The property has a dormer window on the front roof slope. A vehicular access is located to the South side of the dwelling, leading to a parking area. The topography of the land falling from East to West to the rear boundary line. To the immediate rear of the site is an alleyway, leading to a number of garages serving the properties on neighbouring Blenheim Road.
- 2.2 The applicant’s purchased the property in 2024, which was in a poor state and required significant cosmetic repairs.

2.3 The site is located in a predominantly residential area, centrally located within Barnsley – in close proximity to the Town Centre (c.600m to the South). Locke Park is located to the Southern end of Locke Avenue.

3.0 PROPOSED DEVELOPMENT

3.1 The applicant is seeking householder planning permission for the installation of a raised balcony and associated external steps to the rear of the existing residential dwelling. The application is essentially a resubmission of a previous scheme – reference 2025/0482, albeit seeks to reduce the scale of the development.

3.2 The balcony is proposed to project 2m from the rear elevation of the dwelling, with a width of 6m. The primary supporting structure would be powder coated steel (colour TBC but likely silver or black), frosted glass balustrading, and timber decking. External steps are proposed from the balcony to the garden, which would enable external access to the basement level below.



4.0 Planning History and Background

4.1 The only relevant planning history associated with this site is the previous refused application – reference 2025/0482. This was described as ‘Erection of a raised rear balcony’ and was refused on 8th August 2025, with a single reason for refusal based on amenity concerns. The full reason for refusal was:

'In the opinion of the Local Planning Authority, the balcony is excessive in size and is located in very close proximity to neighbouring residential properties and would result in significant levels of overlooking. The proposed development would have a significant detrimental impact upon the residential amenity enjoyed by neighbouring properties and is contrary to Local Plan Policy GD1: General Development.

4.2 The reference for the aforementioned pre-application enquiry is 2025/ENQ/00600. The applicant sought the LPA's advice on a reduced scheme, measuring 2.5m x 6m, with steps leading down to the garden area. The applicant received an enquiry response, dated 19th September 2025, which will be submitted to support the application. The following key points are referred to within the enquiry response:

- The relevant policy – specifically the 'decking and raised platforms' section of the Council's SPD is referenced.

- The proposal outlines that decking is not normally acceptable in high prominent positions, and any future proposals should utilise materials which are of high quality and standard in order to not detract from the visual amenity of the property. There are viewpoints of the decking from the alley to the rear of the property.

- The reduced size of 18 metres is still considered to be a significant area for which gatherings of multiple people could occur. This would still have amenity issues, as outlined in the original refused application.

- The use of privacy glass is 'beneficial' in terms of restricting overlooking to the side, although wouldn't restrict overlooking to neighbours at the rear. The separation distance of 11m to the rear boundary is retained and 14m to the rear neighbours. Levels of overlooking would still remain detrimental to the rear neighbours.

- Amendments are recommended including a reduction in the projection of the balcony, in order to reduce the floor space and prevent opportunities for large gatherings. A reduction akin to a walkway providing access to the rear garden, rather than a balcony would be a 'preferred' option.

- There is potential for boundary treatment to be conditioned on any approval in order to further protect the residential amenity of rear neighbours, however the greater the reduction, the less necessity for this condition.

- Materials of high quality and standard should be used to ensure no detriment to the visual amenity of the property.

4.3 Whilst it is not pertinent to this particular application, the applicant would like to raise that there is some disappointment in how the planning application and enquiry has been handled by the LPA so far. Firstly, the application was decided 2 weeks after the statutory expiry date, with no direct contact from the Case Officer explaining the delay, or to request changes, or to request an extension of time. The first piece of written correspondence received by the applicant was the refusal notice. During this time, the applicant requested an update from the Case Officer on two occasions

using the phone number on the validation letter which did not go through to the Case Officer. Rather, it reached a member of the planning support team who indicated that the Case Officer would call back after his holiday. No such returned call was made. The applicant then questioned the decision notice, which led to a brief email correspondence which has been summarised by the applicant below:

- The first email was the decision notice of refusal. We had no correspondence before this. Further details below of phone calls.
- I then questioned the decision notice and received an email back as can be seen in the email chain.
- I then emailed back with information and confirming I would do the pre-application as advised. I received nothing back from this.
- I then chased up when a response on the pre-application would be available this was between phone calls as listed out below.

4.4 In relation to the phone calls referred to above, the applicant has provided the following transcript/summary of attempted phone calls:

'My call log shows:

- outgoing call to 01226 772595 on the 26th Aug 14:04 for 40 seconds - office closed at 12:30?
- On the 27/08/25 10:35am to 01226 772595 for 7 minutes (waiting time included).
- On the 27/08/25 11:31am to 01226 772595 for 11 minutes (waiting time included)
- On the 11/09/25 11:22am to 01226 772595 for 6 minutes
- On the 11/09/25 11:30am to 01226 772595 for 3 minutes
- On the 17/09/25 10:31am to 01226 772595 for 9 minutes
- On the 19/09/25 11:42am to 01226 772595 for 2 minutes

During the above phone calls, I was told the following (again not by the case officer but the person answering the phone – I believe it was from the building control side?):

That the re-submission of planning was free (not up to date information).

That the pre-application, post application, would be beneficial and that the case officer would not only tell me what to do going forward for the re-submission but how to do it. I feel that this was not the case after spending a further £70 and 5 weeks.

To call the number on the planning application that would go straight to the case officer but again this did not work. I phoned straight back to say this did not work. The lady that answered this time appeared to be as frustrated as me in a way, she noted my name, number and planning pre-application number and said she would leave this with the case officer to be in touch the following week when returning from holiday again. She said she could see that the pre-app response was overdue and if he wasn't to get in touch early that week then to call back and speak to his manager. At the time of this phone call the pre-application response was overdue the 4-week period to respond from submitting on the 14th August to receiving a response on the 19th September. With no correspondence in-between with the actual case officer.'

- 4.5 The pre-application enquiry was submitted as advised by the Case Officer, but unfortunately the enquiry process also proved to be disappointing. Again, a response was received late – 8 days after 28-day contact period that is advised on the Council's website. Although, it is appreciated that this is an informal target date, rather than a statutory period. During this time, a handful of phone calls were attempted to the Case Officer to no avail. The applicant did again speak with a member of the support team on a couple of occasions and requested a call back from the Case Officer, which was not received. On one of the occasions, inaccurate information was received by a member of the support team indicating that any resubmission within 12 months of the decision date would be free. However, the right to a free go was abolished in December 2023, taking effect in April 2025 – alongside householder planning fees doubling in cost. A written enquiry response was received which is considered somewhat helpful as it indicates that there is at least a way forward with a reduced scheme. Although, some of the advice given could be considered vague, with no information as to what external materials would be acceptable and the expected level of reduction and separation distances to neighbouring properties. There was no request by the Case Officer to meet on site, set up a phone call or otherwise discuss the key considerations with the applicant.
- 4.6 As per the above comments, there is no evidence that the Case Officer has visited the site, with no attempt to organise a site meeting with the applicants. As explained later in this statement, an extensive (including walking the adjacent alleyway) site visit is considered fundamental for this application to enable the LPA to fully assess the key considerations.
- 4.7 Notwithstanding the above, the applicant is more than willing to work with the Council to achieve an appropriate and acceptable scheme, and the development has been amended in an attempt to comply with the pre-application enquiry response and wording of relevant policies. However, they are generally disappointed that they are now in a position that requires them to pay another substantial (recently doubled in cost) fee of £528 to get a decision on an amended scheme whereby such changes could have been recommended during the initial application stage. It is hoped, and respectfully requested that the LPA will seek to work positively and creatively with

the applicant during this new application process, as required by paragraph 39 of the National Planning Policy Framework (NPPF).

5.0 Planning Context

5.1 Barnsley's Local Plan was adopted in 2019 and remains the key part of the development plan for the Barnsley borough. In relation to this application, the following policies are considered to be relevant. The relevant wording of the policy (and subtext, where appropriate) in relation to this application has been summarised below.

SD1 – Presumption in favour of Sustainable Development:

When considering development proposals, we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

GD1 – General Development:

Proposals for development will be approved if:

- There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;
- They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;
- They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land.

T4 – New Development and Transport Safety:

New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement. If a development is not suitably served by the existing highway, or would create or add to problems of safety or the efficiency of the highway or any adjoining rail infrastructure for users, we will expect developers to take mitigating action or to make a financial contribution to make sure the necessary improvements go ahead. Any contributions will be secured through a planning obligation or planning condition.

D1 – High Quality Design and Place Making:

Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including:

- Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;
- Views and vistas to key buildings, landmarks, skylines and gateways; and
- Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design, development should:

- Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;
- Complement and enhance the character and setting of distinctive places;
- Help to transform the character and physical environments that have become run down and are lacking in distinctiveness;
- Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;
- Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;
- Make the best use of high-quality materials.

Poll1 – Pollution Control and Protection:

Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

The Council will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against. Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

- 5.2 The only relevant Supplementary Planning Document (SPD) for this development would be the Council's House Extensions and Other Alterations SPD. The current version of this SPD was adopted in March 2024 following a series of amendments made to the document by the LPA, following a public consultation.

Supplementary Planning Document (SPD): House Extensions and Other Domestic Alterations:

- 5.3 As outlined in paragraph 2.1, the general principles for house extensions, roof alterations, outbuildings and other domestic alterations should meet several criteria, including the following:
1. Be of a scale and design which harmonises with the existing building and be subordinate.
 2. Not adversely affect the amenity of neighbouring properties.

3. Maintain the character of the street scene and;

4. Not interfere with highway safety

5.4 There are several paragraphs (paragraphs 7.30-7.32) within this document which are relevant to the proposed development, including a dedicated section in regard to decking and raised platforms (including balconies).

5.5 Paragraph 7.30 acknowledges that 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 convenient outdoor amenity area on the same level as the dwelling. Although, it is referenced that these features can often give rise to increased overlooking of neighbouring dwellings and particularly their gardens.

5.6 The following policy guidance is given within paragraph 7.31, which states that 'development will only be allowed' subject to the following criteria:

- Where the privacy of neighbouring residents is not detrimentally impacted by significantly increased overlooking.

- For example, where the decking is located away from the boundary and there is sufficient permanent screening such as a high boundary wall or an outbuilding in an adjacent garden.

- The 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.

5.7 Paragraph 7.32 then builds on the above referring to the possible use of privacy screens on decking or raised platforms to reduce overlooking. This is subject to these features not having other amenity concerns or having a detrimental visual amenity impact.

5.8 The applicant has taken the above policies into consideration and has attempted to design the proposed development in line with the aforementioned planning policies and SPD, alongside attempting to alleviate the concerns raised in the previous reason to refuse and pre-application enquiry response. The main considerations will be discussed below.

6.0 Assessment and Planning Support

Impact on Amenity

6.1 The previous decision notice contained one reason to refuse which was based on amenity grounds. Specifically, the following issues were raised:

- The balcony's excessive size,
- The very close proximity to neighbouring residential properties,
- The potential for the development to result in significant levels of overlooking.

- 6.2 In the opinion of the LPA, these issues would have led to a significant detrimental impact upon the residential amenity enjoyed by neighbouring properties and is contrary to Local Plan Policy GD1: General Development. The Council's House Extensions and Other Domestic Alterations SPD has not been referenced at all within the reason to refuse, despite this clearly being a material consideration – as referenced within the report and the enquiry response.
- 6.3 The proposed development has taken the above concerns the wording of the enquiry response on board to amend the scheme, taking into account relevant local planning policy.
- 6.4 The pre-application enquiry reduced the scale of the scheme to 18sqm which has still been described within the LPA's pre-application enquiry response as a 'significant area for which gathering of multiple people could occur'. The response also indicates that a 'reduction in the projection of the balcony could be made, in order to reduce the floor space and to prevent the opportunity for large gatherings which can cause noise disturbance'. Although, it has not been specifically set out within the response what scale/footprint size would be acceptable. The response then states that 'a reduction akin to a walkway providing access to the rear garden space as opposed to a balcony would be a preferred option'. The wording in the response therefore indicates that the LPA would be open to approving a reduced scheme, however it is not specified as to an exact limitation – nor is one given within the SPD.
- 6.5 The proposed development now seeks approval for a balcony which is reduced to a 2m rearwards projection, and a 6m width (12sqm). This is a significant reduction from the refused application of 50% and is similar in size to other balconies and raised platforms in the immediate area. A balcony of this size is not considered to be excessively sized, representing a footprint that is proportionate to c.7.5% of the entire rear garden area. The remaining rear garden measures 176sqm, which is well in excess of the minimum 60sqm expected for new build homes of this size. It should be mentioned that the LPA would have no control over what the applicant could utilise the rear garden for. They would be able to place seating and non-raised decking on a significant portion of the rear garden without planning permission. This part of Locke Avenue is fairly open to the rear garden areas, with no defined boundary treatment in existence between the applicant's property and no. 23 to the South. The applicant intends to place a 2m-high boundary fence on the side and rear boundary lines, to increase the levels of privacy enjoyed by all parties. This will be in the form of close boarded timber fencing and can be erected under permitted development. However, further details of this can be provided if necessary and the applicant would accept a condition requiring this to be erected prior to the installation of the balcony.
- 6.6 In terms of the close proximity to neighbouring properties, the reduction in width has brought the balcony 3.5m from the Northern boundary and 4m from the Southern boundary line. Both of these are shared with neighbouring properties, but the applicant also proposes a 1.8m high privacy screen (with frosted glass) on either

side to alleviate any privacy concerns to the neighbours on either side. The use of privacy screens is permitted through paragraph 7.32 of the SPD subject to them not causing other amenity or design concerns. Such amenity impact would be limited given the increased separation distance to either boundary line. The presence of the obscure glazed screens would not cause a significant overshadowing or overbearing impact. The use of such privacy screens is outlined as a 'benefit' to the scheme by the Case Officer in the pre-application enquiry response.

- 6.7 The reduction in the projection would bring the balcony 12m from the rear boundary line, at the closest point, and 15m from the rear boundary lines of the adjacent properties on Blenheim Road, given the immediately adjacent alleyway. There is no defined expected separation distance within local planning policy in terms of the distances from balconies to neighbouring garden areas. However, the closest comparable figure in the SPD is the requirement for first floor habitable rooms to be a distance of at least 10m to the rear boundary line. In the LPA's own pre-app response, it is stated that the balcony (with a 3m projection) would be 11m from the rear boundary line which borders onto an alleyway (c.3m in width). Therefore, the distance to the nearest neighbouring rear garden/boundary is 14m. Although somewhat confusingly it states that this would result in levels of overlooking to neighbours at the rear. Paragraph 7.31 of the SPD is clear in that inherent features on site would be taken into consideration such as high boundary walls, permanent screening or outbuildings. In this case, all three would exist – with a 2m high boundary wall on the rear boundary line (as viewed from the alleyway which is at a lower level), and outbuildings located in the rear gardens of the adjacent properties on Blenheim Road. The Case Officer is strongly encouraged to visit the site, and view this from the adjacent alleyway prior to making a judgement. The fact that the applicant intends to place an additional fence on the rear and side boundary lines would also significantly increase privacy for existing and future residents.
- 6.8 The below is intended to highlight the increased separation distance to the adjacent properties on Blenheim Road, to the rear – which is in excess of the comparable 10m separation figure. It should be noted that the land drops to the rear (West), and there is a greater amount of permanent screening to the West, in the form of a detached garage and a retaining wall, than shown on the produced site plan. This is shown on the accompanying site photograph.





- 6.9 The pre-application enquiry response doesn't seem to account for the aforementioned features and there is seemingly some strategic picking of which elements of the LPA's own policy that they are referencing when it has decided on this particular application/development, which is unfair to the applicant.
- 6.10 Taking into account the wording of the SPD, the applicant could apply for a two-storey rear extension projecting 3m which would comply with this separation distance policy (10m) and would in itself present its own overlooking concerns. It is questioned how such an extension is outlined as acceptable in the policy whereas a balcony at a lower level, well in excess of the required 10m, with permanent screening is not. Taking into account all of the above, the applicant strongly contends that the overlooking impact over neighbours to the rear of the site would be very limited compared to the existing relationship on site.
- 6.11 Further, the applicant has consulted with all neighbouring properties and discussed the amended scheme with them prior to submission. No concerns have been raised by any neighbour in relation to the scheme and the Officer's report confirms that no

objection was raised to the initial proposed scheme. Rather, the neighbours are in support of the scheme, with the applicant in receipt of 2 letters from the immediate neighbours which confirm that this is the case. The letters have been submitted alongside the application documents and it is requested that the LPA views these as formal support letters for the scheme. Those neighbours who would be most affected by the scheme do not consider that any amenity issue would take place through the proposed development.

6.11 To summarise the above, it is hoped that the LPA agrees with the applicant's interpretation of local planning policy, and that the amended scheme has now alleviated all previous concerns. To support this viewpoint, the following key points are raised in terms of amenity:

- There is no defined policy within the SPD which restricts the size of balconies, or requires a minimum separation distance to boundaries or neighbouring residents.
- However, the size of the balcony has been reduced significantly (by 50%) from the original submission, reducing the amount of people it could host at one time.
- The separation distance to the rear boundary has been increased to 12m, which is greater than the comparable required separation distance of 10m between first floor habitable room windows and rear boundaries. The nearest neighbours on Blenheim Road (to the rear) are 15m from the nearest part of the balcony, with permanent screening, a high boundary wall and outbuilding significantly obscuring viewpoints.
- The width of the balcony has been reduced to 6m which brings the side elevations away from the side boundary lines to a distance of 3.5m to the North, and 4.5m to the South.
- A 1.8m high obscure glazed privacy screens will be added to either side (North and South) of the balcony, restricting overlooking potential to the respective neighbouring garden areas to either side of the applicant's property.
- As shown on the proposed block plan, the applicant intends to increase the level of boundary treatment on the Southern boundary line and rear boundary line with a fence at a height of 2m. This would not require planning permission in of itself, but further details can be provided on request and the LPA could reasonably control this through condition.
- The Council has made an assumption as to the proposed use of the balcony for gatherings. This is not the intention of the applicant, with the development primarily to allow for better access into the rear garden and providing a modest space to sit 0 in comparison to the entire rear amenity area. The balcony would account for c.7% of the rear garden space which is not excessive.

- The balcony and external steps would allow the applicants a convenient outdoor amenity area on the same level of the dwelling and improved access – as acknowledged as ‘common’ for dwellings of this nature within the paragraph 7.30 of the Council’s SPD.
 - There are a large number of balconies and other raised platforms nearby, including balconies, and Juliet balconies. This an established part of the relationship within the area and how residents enjoy their garden areas without detrimentally impacting on neighbouring residents.
- 6.13 The applicant considers that the proposed development, based on the above, would not give rise to adverse impacts on the living conditions and residential amenity of existing and future residents, and is therefore in compliance with Local Plan Policy GD1, and the requirements of the House Extensions and Other Alterations SPD. By virtue of this local policy compliance, it is respectfully asked that the LPA allows for an approval when considering the residential amenity impact.

Design

- 6.14 The previous decision notice did not contain any reason to refuse based on design concerns, or the impact on visual amenity. In terms of the impact on design/visual amenity, the Officer’s report provides mixed feedback, stating the following:

‘The proposed rear balcony provides a substantial rearward projection of approximately 3 metres. Although this would not be seen from the street scene this would be out of keeping with the character of the dwelling and can be seen from the alley to the rear of the site where access is provided. Despite this, on balance the proposal would not detrimentally detract from the visual amenity of the dwelling.

Some raised platforms can be considered acceptable when providing access to the rear garden of a dwelling in order to provide a convenient outdoor amenity space. In this case no access from the balcony has been provided and so the proposal does not assist with rear garden access. As outlined with the House Extensions SPD, decking in prominent locations is not allowed. The proposal details ‘beige composite decking’ which would be located at an elevated position and would detract from the visual amenity of the dwelling.

Although the scale of the proposal would not significantly detract from the visual amenity, it is considered that the proposed balcony decking materials would detract from the visual amenity and therefore not be acceptable and conflicts with Local Plan policy D1: High Quality Design and Place Making and as such carries limited weight in favour of the application.’

- 6.15 The pre-application enquiry response also raised some concern with the design, specifically the materials which are required to be of a high quality and standard, which should be used to ensure no detriment to the visual amenity of the property.

- 6.16 However, somewhat confusingly, the previous application was not refused on design grounds, despite some concern given within the report. Given that the Council did not use a design reason to refuse in the decision notice, it would be fair to assume that any design concern is minimal and/or not strong enough to warrant a refusal on these grounds. Notwithstanding, it is considered that any design concern is unwarranted for numerous reasons which will be detailed below.
- 6.17 Firstly, as referred to in the above extract from the Officer's report, paragraph 7.31 of the SPD states that raised platforms should not have a significant detrimental impact on visual amenity, not be prominently located or easily viewed from public vantage points. In this case, the proposed development is located to the rear of the dwelling, with the width of the balcony reduced in size to be a distance of 3.5m and 4m, respectively from either side boundary line. When viewed from Locke Avenue, there would be very limited (if any) viewpoints to the rear of the site, obscured by the existing dwelling and neighbouring properties. The impact on the public street scene – i.e. Locke Avenue – is essentially nil, and is not detrimental to visual amenity or the character of the area.
- 6.18 It is referenced in the Officer's report that the balcony would be visible from the alleyway to the rear of the site. Whilst there may be some fleeting views into the site, the development's visibility is considered to be exaggerated. The alleyway in question is used sparingly, and solely by a limited number of neighbouring residents to park vehicles in a small number of garages. The alleyway is at a significantly lower level than the site/applicant's rear garden area with an existing 2m high boundary wall. The applicant also intends on placing additional boundary treatment in the form of a fence on the rear and Southern side boundary line, further limiting viewpoints into the site from the rear. A note referring to the additional boundary treatment has been added to the file, and further details can be provided on request/through planning condition if necessary.
- 6.19 The development is considered to conform entirely with the requirements of the SPD in that the balcony is not easily viewed from public vantage points, is not prominently located, and will not have a detrimental impact on visual amenity.
- 6.20 In terms of build quality, the balcony is proposed to be constructed from powder coated steel supporting columns – which are durable and resistant to weathering, yet appear high quality. This type of material is typically used to support raised platforms and balconies, in all manner of buildings. The glass balustrading is to be set in a very thin frame, which would appear at a distance to be frameless, reducing its visual impact.
- 6.21 The applicant hoped to get advice from the LPA in regard to decking materials which are TBC at the current stage given that composite decking was discouraged. The applicant's first choice would still be a high-quality composite decking, which is the most durable and lightweight material for this use. Although would be willing to utilise timber decking itself, although this is less resistant to weathering, or stone

tiles/flags, which are a heavier material and may not be feasible. The applicant is willing to discuss the materials with the Case Officer and would work with the LPA.

6.22 Notwithstanding, the applicant is investing a significant amount of money into renovating the building which was in a poor state of repair prior to them purchasing it earlier this year, and fully intends on utilising a high quality of materials. Both of the applicants work in construction and can acquire suitable materials for this use. As such, all of these materials are considered to be high quality, durable and resistant to the elements, respecting the existing character of the dwelling and similar to other features nearby found on existing balconies and decking areas. A visual example of the proposed materials (with the decking TBC as explained above) can be found below.

Beige composite decking:



Steel structure:



Frameless glass balustrade:



6.23 It is considered that the proposed development meets the requirements of the SPD in terms of expected build quality, choice of materials, its size/scale, layout and positioning on site – and there would be no reason for the LPA to raise concerns in terms of design/impact on visual amenity. The design characteristics of the balcony are very similar to those of the previous application. Although the balcony has been reduced in scale, and now features obscure glass for privacy reasons. The surrounding area is predominantly residential but there is a wide variety of dwelling types, sizes, structures and external materials, with numerous examples of balconies. Some of the balconies are in much more visible locations, including one located in a prominent position to the South – at 25 Locke Avenue (see photograph below). This has a more bulky frame to what is proposed and is more visually prominent.



6.24 More generally, there are a variety of other raised decking/features nearby. This includes a raised decking (albeit concealed) at no. 17 Locke Avenue and a projecting

extension at no. 15 Locke Avenue – with a habitable room on the rear elevation and a similar separation distance to the rear boundary as proposed. This is visible on the photographs enclosed below.



6.25 Paragraph 7.32 of the SPD refers to the design implications of utilising privacy screens to alleviate overlooking on decking/raised platforms. As outlined above, the privacy screens would be very similar to other features nearby and would be viewed as frameless, significantly limiting the visual amenity impact.

6.26 Within this context, it is considered that the design, scale, positioning and materials of the balcony are acceptable. No design concerns were raised within the previous officer's report or decision notice, and it is assumed, therefore, that the LPA does not have any significant design concerns that would have warranted refusal and survived an appeal on its own merits. The development fully complies with the requirements of the relevant SPD, and with Local Plan Policy D1 and permission should be granted subject to confirmation of materials – with input requested by the LPA as outlined above.

Highways Safety

6.27 The proposed development is in relation to the erection of a raised balcony to the rear of the dwelling and would not result in the need for the applicant to provide additional parking provision, or would be placed on an area of the site which would impact on access.

6.28 The proposed development is considered to be in line with Local Plan Policy T4 and the Council's Parking SPD, and is acceptable in terms of highways safety.

7. Conclusion

- 7.1 The planning statement seeks to support a householder planning application for the erection of a raised balcony, with associated external steps to the rear of a residential dwelling – 21 Locke Avenue, in Barnsley central. The application follows on from a refused scheme (reference 2025/0482) which was refused on impact on amenity grounds. This application is an amended scheme which has reduced the size and has made other alterations which seeks to render the proposal acceptable.
- 7.2 The development now seeks a balcony with a projection of 2m, with a width of 6m (12sqm), with 1.8m high obscure glazed screens on the side and a 1.2m high obscure glazed screen on the rear. The structure would be constructed from powder coated steel with a glass balustrade in a thin frame, and decking area with materials TBC – although likely to be timber or stone tiles/flags.
- 7.3 The scale of the balcony is now reduced to account for c.7% of the entire rear garden area, with a significant separation distance to the rear boundary and neighbouring properties to the rear, with outbuildings, permeant screening and boundary treatments (existing and proposed) which would significantly reduce any privacy concerns. The 1.8m high obscure glazed screens on ether side would protect the privacy of properties to either side, alongside additional boundary treatment which is shown on the proposed block plan. All of the neighbours are unconcerned by the development, with several writing letters of support.
- 7.4 Some concern was raised in terms of design, although this was not referenced as a reason to refuse. Such design concerns are considered to be unwarranted, with the proposal not lying in a prominent position, with no clear views from the street or alleyway/properties to the rear. High quality construction materials will be utilised, and the general design standard would be an improvement on similar raised platforms nearby. Such features are common within the area, and balconies form an established part of the character of the area.
- 7.5 It is contended that the proposed development meets relevant local planning policy, in compliance with local Plan policy GD1 and the Council’s House Extensions and Other Alterations SPD. It is respectfully requested that the LPA grants permission for the amended scheme, subject to conditions.