

Planning Support Statement

Proposal

Full planning application for the erection of a 3-bedroom new build detached dwelling, situated on the disused land off Ballfield Lane, Kexborough.

Location

Land to the Rear of 33 & 35 Ballfield Lane
Kexborough
Barnsley
South Yorkshire
S75 5LH



Applicants

Michael Sargent & Rebecca Sargent

Introduction

This statement has been prepared to accompany the planning application submission for the erection of a new build detached dwelling on land to the rear of 33 and 35 Ballfield Lane, Kexborough, Barnsley.

The subject site is currently vacant land and is not utilised by any of the adjacent occupied properties. The site sits within an established residential environment, with adjoining dwellings of a similar character and scale.

The applicants are the owners of 33 & 35 Ballfield Lane which are currently rented to long-term tenants. The planning application red line plan attached to this permission outlines the extent of the planning application boundary, demonstrating the newly proposed dwelling in the vacant land and the proposed rear boundary amendment and garden space extension of the existing properties 33 & 35 Ballfield Lane to comply with Local Planning Policy and minimum garden space requirements.

The proposal represents an efficient use of land in a sustainable location for small scale new build development, without causing harm to the surrounding character or amenity.

This statement should be read in conjunction with the application form and supporting plans, referenced as follows:

- BLX-LP-01 - Location Plan
- BLX-SL-01 - Site Layout
- BLX-SL-02 - Illustrative Layout
- BLX-HT-01 - House Type Plans & Elevations

The site falls within the settlement boundary, is not within a Conservation Area and does not affect the setting of any listed buildings. According to Environment Agency mapping, it falls within Flood Risk Zone 1, an area of low probability of flooding.

Ballfield Lane connects northwards to the A637 Huddersfield Road, providing links to the M1 motorway and surrounding areas. The location is sustainable, with public transport and local amenities within walking distance, as noted below:

- Bus Stop – 10 yards
- Convenience Store – 50 yards
- Darton Train Station – 1.2 miles
- J38 M1 – 1.5 miles

Planning History

The subject site has a previous planning application which sought consent for a four-bedroom detached dormer bungalow (Ref: 2024/0914) which was refused on 31st January 2025. The reasons for refusal were as follows:

- 1. The development would disrupt the uniform and traditional character of the street scene by virtue of the location, appearance and layout of the proposed dwelling. The proposal does not reflect or reinforce the surrounding building traditions and would therefore be an incongruous feature within the street scene and appear at odds with the immediate neighbour's contrary to Local Plan Policy D1 and SPD: Housing Development.*
- 2. In the opinion of the Local Planning Authority the position of the dwelling on the plot would be detrimental to the amenities of the existing residents by way of overshadowing private amenity spaces. As such, the proposal is contrary to Local Plan Policy GD1, SPD Design of Housing Development and the South Yorkshire Residential Design Guide.*
- 3. In the opinion of the Local Planning Authority the proposed development would be contrary to Local Plan Policy T3, T4 and SPD Parking in that the proposal fails to retain off street parking to the detriment of 33 and 35 Ballfield Lane.*
- 4. In the opinion of the Local Planning Authority, the proposed dwelling would be materially detrimental to the amenities of the neighbouring residents due to the inadequate separation distances between the existing properties and proposed. Furthermore, the remaining garden for 33 and 35 Ballfield Lane and 1 Cooper Road would fall significantly below the required 60m², to the detriment of the residents. As such, the proposal is contrary to Local Plan Policy GD1, SPD Design of Housing Development and the South Yorkshire Residential Design Guide.*

It is the purpose of the new application and proposal to address all the reasons for refusal above and comprise a submission which is acceptable to the Local Planning Authority and the associated adopted planning policies.

Proposal

The application comprises development of a single dwelling in the urban area and is also submitted at a time when the LPA are unable to demonstrate a deliverable 5-year housing land supply (5 YHLS).

The site currently comprises vacant land which is not aesthetically pleasing or contributing positively to the local neighbourhood. The current state may pose anti-social behavior and opportunity for fly-tipping.

The existing setting and character of the surrounding area has been carefully considered and the proposal does not overpower or have an adverse effect on the adjacent properties. The proposed dwelling is of a modest scale and massing, consistent with the neighbouring dwellings. Its footprint, height, and general form will ensure the scheme integrates comfortably into the street scene.

Vehicular and pedestrian access will be provided from Ballfield Lane as demonstrated on the proposed plans, with emergency vehicle access and refuse collection easily accessible. The proposal creates a safe and accessible environment for future occupiers, with convenient access to local facilities and transport. Similar infill developments have previously been approved along Ballfield Lane, establishing a clear precedent.

A summary of how the proposal addresses the previous reasons for refusal are as follows, numbered corresponding to the reasons stated above:

1. The proposed development replicates and enhances the existing character of the street scene by utilising the characteristics of the adjacent properties. The prominent theme comprises a combination of red brick, half brick/half render and rendered properties, with hipped roofs. This has been reinforced within the proposal, as shown in the enclosed Plans and Elevations, to continue the traditional character of the immediate location.
2. The position of the proposed dwelling complies with the External Spacing Standards within the adopted SPD Design of Housing Development therefore comprises an acceptable proposal and does not pose a detrimental impact on neighbouring resident amenity spaces. A letter of support has been provided by the owner of 2 Priestley Avenue enclosed within this statement, providing positive feedback to the proposal and confirming no objection to the submitted drawings.
3. Adequate parking has been provided for the newly proposed dwelling, providing two parking spaces to comply with the adopted Parking SPD. Both 33 & 35 Ballfield Lane have existing off-street parking which has been utilised for circa five years, and the subject land wasn't previously utilised by the occupiers of 33 & 35 Ballfield Lane therefore the proposal provides no detriment to the existing dwellings.

4. As per the second point, the proposed dwelling complies with the adopted SPD Design of Housing Development and required separation distances. The contentious existing properties are 33 & 35 Ballfield Lane and 2 Priestley Avenue. Separation distances from elevations to habitable windows are annotated on the site layout and are as follows:

- 33 Ballfield Lane – Side elevation (proposed) to rear elevation (existing) – 12m
- 35 Ballfield Lane – Side elevation (proposed) and rear elevation (existing) – 12.4m
- 2 Priestley Avenue – Rear elevation (proposed) and side elevation (existing) – 12m

Further to the above, the garden spaces of the existing dwellings comply with the minimum spacing requirements as annotated on the site layout, summarised below:

- 33 Ballfield Lane – Side elevation (proposed) to rear elevation (existing) – 60m²
- 35 Ballfield Lane – Side elevation (proposed) and rear elevation (existing) – 84m²
- 1 Cooper Road – Rear elevation (proposed) and side elevation (existing) – 77m²

A further important point to note is that the existing dwellings 33 & 35 Ballfield Lane and 1 Cooper Road rear amenity spaces have been in situ for over five years.

Summary

The proposal makes efficient use of vacant land within the Settlement Boundary, whilst considering and complying with Local Plan Policies, creating a scheme which integrates seamlessly with the traditional character of the surrounding area.

It is worth noting that following recent housing applications within the Barnsley district, notably Shaw Lane, Carlton and Hemingfield Road, Hemingfield, that Barnsley Council do not currently have a five-year land supply therefore the proposal contributes to the shortfall in housing supply across the district.

Paragraph 61 of the NPPF (Dec 2024) reiterates the Government's objective to significantly boost the supply of housing whilst para 72 of the NPPF seeks to ensure Councils can demonstrate a 5-year supply of housing (including buffer). Para 73 refers to the importance of smaller sites in assisting with delivery of housing supply.

Paragraph 11 of the NPPF advises that where the development plan is out of date the presumption in favour of sustainable development means granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. In addition, relevant policies relating to the supply of housing should not be considered up to date if the LPA cannot demonstrate a five-year supply of deliverable housing sites (Paragraph 11 [d]).

In these circumstances, the tilted balance of Paragraph 11(d) of the NPPF indicates that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

This Planning Support Statement and enclosed plans demonstrate there are no adverse impacts that significantly and demonstrably outweigh the benefits of delivering housing on this site. On this basis, we consider the proposal to be acceptable.

2 Priestley Avenue
Kexborough
Barnsley
S75 5LG

74 High Street
Criggstone
Wakefield
WF4 3EE

21/08/2025

Dear Michael Sargent,

Thank you for informing me of your proposed planning application submission on the land adjacent to my property at 2 Priestley Avenue.

I have reviewed the plans provided and can confirm that there is no objection to the proposals. I fully support the application as sufficient spacing has been provided and I believe the proposed house will be a positive addition to the land which isn't currently serving any purpose.

In my view, the proposals are sympathetic to the surroundings and will not have a negative impact on the character of the neighbourhood, nor on my own property.

Kind regards,

A handwritten signature in black ink, appearing to read 'B A Carter', written in a cursive style.

Barbara Carter