

<b>Application Reference Number:</b>	2025/0329
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<b>Application Type:</b>	Full
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<b>Proposal Description:</b>	Extension to rear of building at lower ground and ground floor level including alterations
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<b>Location:</b>	46-52 Doncaster Road, Barnsley, S70 1TL
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<b>Applicant:</b>	Mr Michael Daley
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<b>Third-party representations:</b>	None	<b>Parish:</b>	None
		<b>Ward:</b>	Central

**Summary:**

This planning application has been submitted by Mr Michael Daley and seeks full planning permission for an extension to the rear of building at lower ground and ground floor level including other alterations.

The site falls within Town Centre District 8 (The Yards) as allocated by the adopted Local Plan. Development comprising alterations to an existing building are considered acceptable in principle if proposals would not significantly adversely affect residential amenity, highway safety, and where satisfactory standards of design are achieved.

The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).

**Recommendation:**

Approve subject to conditions

## Site Description

The shop unit is located on Doncaster Road on the outskirts of Barnsley Town Centre. The unit sits within a run of terraced properties that are akin to the host building with commercial uses on the ground floor and residential uses on the first floor. Additionally, there are some ground floor residential uses present. The ground level slopes from the front to the rear therefore the ground level to the rear is the lower ground floor as opposed to the ground floor at the front. To the rear is an existing ground floor and lower ground floor rear extension with an adjacent workshop area to which the proposed extension is to be built over.

46-52 DONCASTER ROAD, BARNSELY S70 1TL

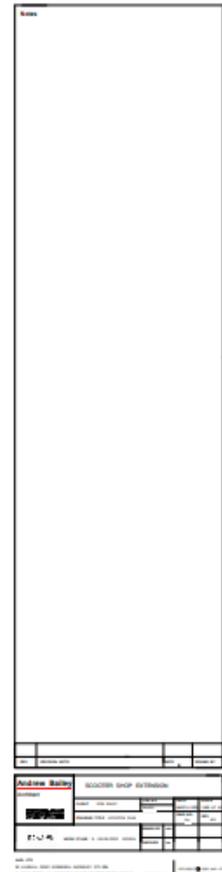
REAR EXTENSION AND ALTERATIONS TO EXISTING SHOP



Location Plan

Notes/Advisories

<p>1. The site is located within the Barnsley Conservation Area. Any proposed works should be in accordance with the Conservation Area Appraisal and the Barnsley Conservation Area Management Plan.</p> <p>2. The site is located within the Barnsley Urban Area. Any proposed works should be in accordance with the Barnsley Urban Area Management Plan.</p> <p>3. The site is located within the Barnsley Local Plan. Any proposed works should be in accordance with the Barnsley Local Plan.</p> <p>4. The site is located within the Barnsley Neighbourhood Plan. Any proposed works should be in accordance with the Barnsley Neighbourhood Plan.</p> <p>5. The site is located within the Barnsley Local Nature Recovery Strategy. Any proposed works should be in accordance with the Barnsley Local Nature Recovery Strategy.</p> <p>6. The site is located within the Barnsley Local Flood Risk Management Plan. Any proposed works should be in accordance with the Barnsley Local Flood Risk Management Plan.</p> <p>7. 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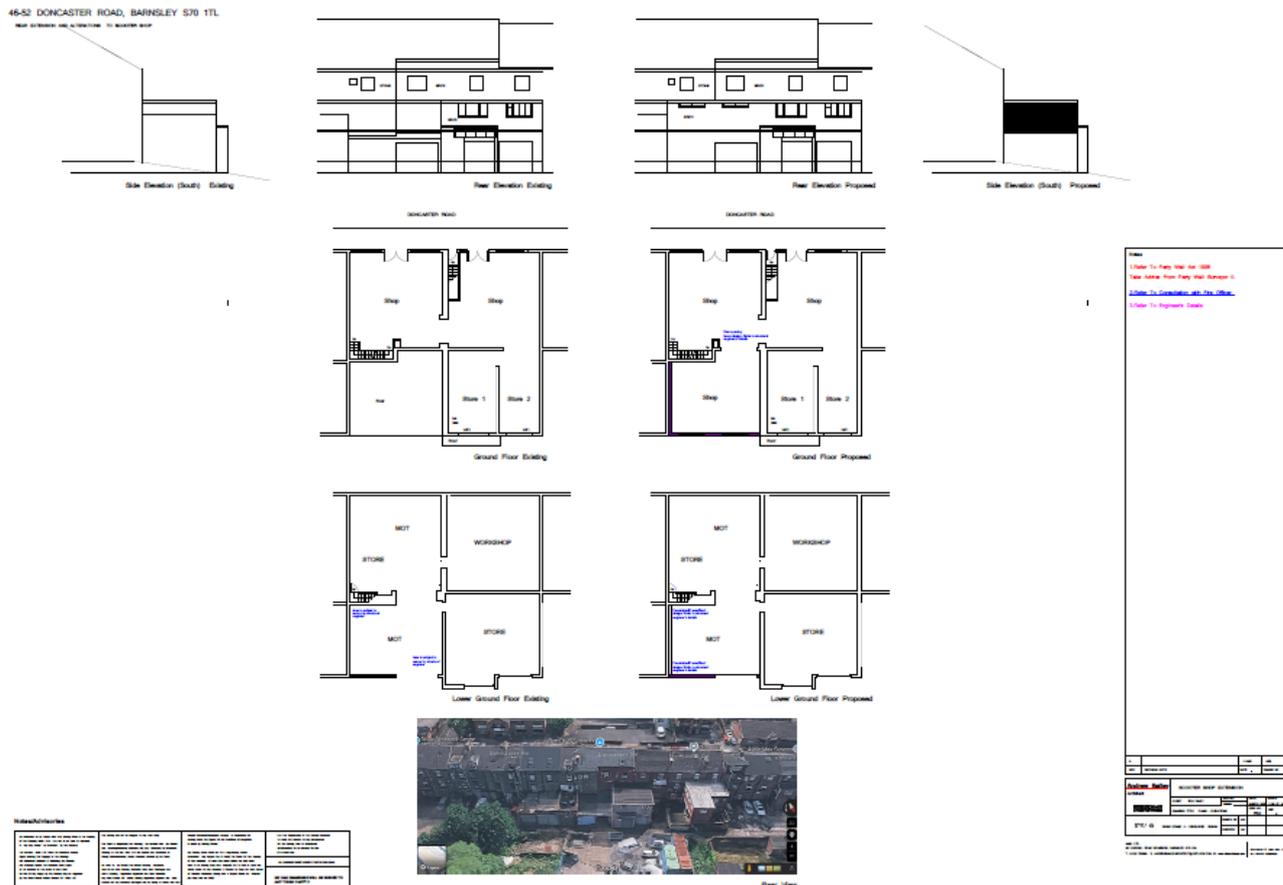
## Planning History

There is no recent planning history associated with the site however the older applications are below.

Application Reference	Description	Status
B/82/0950/BA	Formation of car park, erection of retaining wall and access gates	Historic
B/93/1438/BA	Change of use of 1st and 2nd floors to bedsit accommodation	Historic
B/01/0868/BA/AD	Display of illuminated fascia sign	Historic
B/01/0904/BA	Installation of new shop front and security shutters	Historic
B/03/1477/BA	Erection of rear single storey extension to motorcycle shop	Historic

## Proposed Development

The applicant is seeking approval for the erection of a rear extension to the building at ground floor level above the existing lower ground floor roof. The extension has a projection of 6.8 metres in line with the adjacent extension and a width of 8.4 metres to cover the full rear elevation. The extension will feature a flat roof to match the adjacent extension with a total height of 6.7 metres. The materials used will be matching brickwork and a matching felt and fiberglass roof.



## Relevant Policies

### 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 review was approved at the full Council meeting on 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 Allocation – Urban Barnsley Town Centre District 8 The Yards

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

**Policy SD1: Presumption in favour of Sustainable Development** – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

**Policy GD1: General Development** – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

**Policy D1: High quality design and place making** – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

**Policy BTC14: The Yards District** – The Yards District currently contains a variety of small shops and services, together with some homes. It performs a useful role, supporting the town centre and serving local needs. Within The Yards District we will allow housing, offices and small-scale shops and services.

**Policy 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.

**PolicyT4: 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.

#### National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

- Section 2 - Achieving sustainable development
- Section 4 - Decision making
- Section 12 - 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.

## 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:

- Parking
- Residential amenity and the siting of buildings

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

## **Consultations**

The LPA's Biodiversity Officer was consulted and raised no objections subject to an informative.

Central Ward Councillors were consulted and raised no objections.

The Mining Remediation Authority were consulted and raised no objections subject to an informative.

Pollution Control were consulted and raised no objections subject to a condition.

The South Yorkshire Mining Advisory Service were consulted and raised no objections subject to an informative.

## **Representations**

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

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website. No comments have been received.

## **Assessment**

The main issues for consideration are as follows:

- The acceptability of the principle of the development
- The impact on the character of the area
- The impact on the character of the host building
- The impact on neighbouring residential properties
- The impact on the highway network and highways standards

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 host building is long established, and the existing use therefore deemed acceptable in The Yards district of the Town Centre therefore the alterations and extension to the building is acceptable in principle, provided that it is not detrimental to the residential amenity afforded to the adjacent properties, along with visual amenity and highway safety.

## Residential Amenity

No objections were received from neighbouring properties. The main impact with regards to residential amenity is on the outlook from the rear windows of the neighbouring flats that share the terraced buildings with the host shop and other shops. The proposed extension is the same height as the existing extension with no windows set at the ground floor level to which the extension will project. As a matching flat roof is used the windows above also won't be significantly affected in terms of loss of outlook.

There will be a slight loss of outlook for the neighbouring windows to the southeast however as with the host building these are located on the first floor and the extension would be set below therefore not all outlook will be lost, nor will the extension be overbearing as it is a continuation of the existing built form. This weighs modestly in favour of the proposal. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

## Visual Amenity

There will be no significantly harmful impact to visual amenity from the proposed extension. The materials to be used are as existing whilst maintaining the core design of the existing building by replicating the existing rear extension in terms of height and projection. This is also the case with the flat roof whilst it is not a supported roof time it is acceptable in this circumstance due to the existing flat roof to the rear of the building. This weighs moderately in favour of the proposal.

The proposal would not adversely affect the appearance or character of the building or the surrounding area and would not result in a prominent or visually intrusive feature in the street scene. There is to be no significant change to the front elevation of the property which is the only elevation prominent in the street scene therefore the visual amenity of the street scene is not expected to be compromised. This weighs significantly in favour of the proposal. The proposal is therefore acceptable in terms of visual amenity and impact upon the street scene in accordance with Policy D1 of the Local Plan.

## Highway Safety

There will be no impact upon highway safety. The proposed extension does not impact upon the existing parking provision for the building. This weighs significantly in favour of the proposal.

## Planning Balance and Conclusion

Having balanced all material planning considerations, the proposed extension of the building will not be significantly harmful to residential and visual amenity nor highway safety. Therefore, the positive aspects of the proposal are not outweighed by any other material planning considerations. The proposal is therefore, on balance, recommended for approval.

## **Recommendation**

Approve subject to conditions

## **Justification**

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

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

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.