

Application Reference: 2025/0920.

Location: St Johns Close, 379 Carlton Road, Carlton, Barnsley, S71 3JB.

Introduction

This application seeks planning permission for the demolition of a single storey extension to the side and attached garage; the erection of a two-storey side extension; the erection of a single storey rear extension; the erection of a front entrance porch and detached double garage; and alterations to the driveway and parking arrangements.

Relevant Site Characteristics

This application relates to a relatively large plot located on the south-east side of Carlton Road, near the junction with Chapel Lane, and in an area that is principally residential characterised by varying house types of varying scale and appearance. The development site is located immediately adjacent the westernmost extent of the Carlton Conservation Area and a grade II-listed building (The Gables). The grade II-listed Church of St John is located to the northeast.

The property in question is a large, extended two-storey detached dwelling constructed of brickwork with an interlocking concrete pantile pitched roof and steep north street-facing gable projection. The property benefits from single storey extensions on its east elevation with part pitched, lean-to and flat roofs and incorporating a garage. The property is fronted by a large driveway and large areas of vegetation and soft landscaping. The development site is bounded by hedges and stone walls to the front and side (east). To the rear is a large garden enclosed by boundary timber fencing and mature tree specimens. Trees to the east within the adjacent plot are protect by a Tree Preservation Order (TPO) and overhand the development site. There appears to be some small, detached outbuildings within the rear garden. The topography of the development site is relatively level with a gentle falling northeast to southwest within the broader locality.



Site History

B/89/0842/BA	Erection of extension to dwelling.	Approved.
B/91/0438/BA	For the erection of extension to dwelling.	Approved.

Detailed Description of Proposed Works

This application seeks planning permission for the demolition of a single storey extension to the side and attached garage; the erection of a two-storey side extension; the erection of a single storey rear extension; the erection of a front entrance porch and detached double garage; and alterations to the driveway and parking arrangements.

The proposed two-storey extension would measure approximately 7.2 metres (W) x 11.4 metres (L) x 8 metres (H) and would be constructed of closely matching external materials that would comprise brickwork and roof tiles. This extension would be rendered to the rear.

The proposed rear extension would measure approximately 7.0 metres (W) x 3.3 metres (L) x 3.1 metres (H) and would be rendered and would adjoin the proposed two-storey extension.

The proposed front porch extension would measure approximately 4.3 metres (W) x 2.0 metres (L) x 3.8 metres (H) and would be constructed of closely matching external materials of brickwork and roof tiles.

The proposed detached garage would measure approximately 7.6 metres (W) x 7.0 metres (L) x 4.6 metres (H) and would be constructed of closely matching external materials which would comprise brickwork and roof tiles.

The north, west and south elevations of the existing dwellinghouse would be rendered.

FIRST FLOOR PLAN AS PROPOSED

GROUND FLOOR PLAN AS PROPOSED

FRONT ELEVATION AS PROPOSED

REAR ELEVATION AS PROPOSED

SIDE ELEVATION AS PROPOSED

SIDE ELEVATION AS PROPOSED

BLOCK PLAN AS PROPOSED
SCALE 1:500

BLOCK PLAN AS PROPOSED
SCALE 1:500

LOCATION PLAN
SCALE 1:1250

White Agus
Architectural Services

OFFICE ONE
DRELL HALL
11 EASTGATE,
BARNSELEY,
S70 2EU

Phone: 01225 258482
Email: info@whiteagus.co.uk
Web: www.whiteagus.co.uk

Client: MR & MRS DOBSON

Project: EXTENSION AND ALTERATIONS
879 CARLTON ROAD,
BARNSELEY

Date: JULY 2025
Scale: 1:50 & 1:100 @ A3

Ref: 25-035
Dwg. No: 02
Rev: F

Date	Suffix	Description	Date	Suffix	Description
21-08-25	A	REV R4650			

FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

PLAN

7550

4950

White Agus
Architectural Services

OFFICE ONE
DRELL HALL
11 EASTGATE,
BARNSELEY,
S70 2EU

Phone: 01225 258482
Email: info@whiteagus.co.uk
Web: www.whiteagus.co.uk

Client: MR & MRS DOBSON

Project: PROPOSED GARAGE
379 CARLTON ROAD
BARNSELEY

Date: AUGUST 2025
Scale: 1:50 & 1:100 @ A3

Ref: 25-035
Dwg. No: 03
Rev: A

Date	Suffix	Description	Date	Suffix	Description
21-08-25	A	REV R4650			

Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development 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 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.

The development site is allocated as urban fabric within the adopted Local Plan. The development site is located adjacent to the Carlton Conservation Area and a grade II-listed building. The following Local Plan policies are relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy D1: High quality design and place making.*
- *Policy HE1: The Historic Environment.*
- *Policy HE3: Developments affecting Historic Buildings.*
- *Policy HE4: Developments affecting Historic Areas or Landscapes.*
- *Policy GD1: General Development.*
- *Policy T4: New Development and Transport Safety.*
- *Policy T3: New Development and Sustainable Travel.*
- *Policy BIO1: Biodiversity and Geodiversity.*

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

In December 2024, the Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF 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. The 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 (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *Section 2: Achieving sustainable development.*
- *Section 4: Decision-making.*
- *Section 12: Achieving well designed places.*
- *Section 16: Conserving and enhancing the historic environment.*

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 this guidance into account when taking decisions.

Supplementary Planning Guidance

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 following SPDs are relevant in this case:

- *House extensions and other domestic alterations (Adopted March 2024).*
- *Parking (Adopted November 2019).*
- *Trees and Hedgerows (Adopted May 2019).*

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

Planning (Listed Buildings and Conservation Areas) Act 1990

- *Section 16: Decision on application.*
- *Section 66: General duty as respects listed buildings in exercise of planning functions.*
- *Section 72: General duty as respects conservation areas in exercise of planning functions.*

Other material considerations

- *South Yorkshire Residential Design Guide 2011 (SYRDG).*

Representations

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

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

A site notice was posted nearby expiring 05th December 2025. A press notice was also used, expiring 05th December 2025.

No representations were received.

Consultees

Conservation Officer	<i>No objection(s).</i>
Forestry Officer	<i>No objection(s) subject to condition(s).</i>
Highways Development Control	<i>No objection(s) subject to condition(s).</i>

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight:

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

Principle of Development

Extensions and alterations to a dwelling are acceptable in principle if the development would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety. Development should also conserve and enhance the significance and setting of the borough's heritage assets.

Scale, Design and Impact on Character

Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be had to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

This application relates to a relatively large plot located on the south-east side of Carlton Road, near the junction with Chapel Lane, and in an area that is principally residential characterised by varying house types of varying scale and appearance. The development site is located immediately adjacent the westernmost extent of the Carlton Conservation Area and a grade II-listed building (The Gables). The grade II-listed Church of St John is located to the northeast. As such, the Council's Conservation Officer was consulted. It was stated that despite the application dwelling being relatively modern and constructed of red brick, it has a somewhat sympathetic presence in the setting of the adjacent listed building and conservation area. To the east the development site is separated and screened by trees and an ancillary building (Gables Cottage). Whilst the proposal would be rather large it is accepted that the existing footprint would be maintained. Consequently, their comments focus on whether the proposal would introduce overbearing bulk or massing. It is not felt that this is the case. The existing dwelling lies outside of the adjacent conservation area because of its relatively recent construction and relative lack of historic or architectural interest. The Gables is listed for its historic architectural quality and contribution to the setting of St Johns Church. The listing does not specifically comprise details of Gables Cottage. The Officer suggests that despite this, Gables Cottage may be considered curtilage to The Gables and so has the listing conferred on it. Even so, it is apparent that The Gables site is visually separated from the development site and provides a logical boundary to the western edge of the conservation area. Limited views of the proposal from the west-facing windows of Gables Cottage may be possible, but this is clearly a secondary elevation, and the proposal would be located further to the south. As such, the Council's Conservation Officer considered that the prospect of any potential harm to the setting of either the adjacent listed building or conservation area is likely to be minimal and therefore, no objections were raised.

Notwithstanding the above, further discussions with the Council's Conservation Officer regarding the proposed render to the north front, west side and south rear elevations of the existing dwellinghouse. The render to the rear was considered acceptable but it was suggested that the Applicant should consider retaining the north elevation as brickwork. A rebuttal argued that the site lies outside of the conservation area and that render or alternative contrasting centre gable is viewed as necessary to break up a long elevation consisting entirely of brickwork. This was put to the Conservation Officer and upon reflection it was considered that the rendering would likely be acceptable in lieu of previous comments subject to an appropriate colour choice. The Applicant has suggested the colour would be 'Sterling White' which adopts subdued tones. This colour was agreed with the Conservation Officer following the submission of physical render samples and is considered acceptable.

Furthermore, the proposal would generally adopt a subservient appearance that would contribute to the re-balancing of the proportions of the application dwelling while not dominating or detracting from its existing character. The proposal would not adopt an excessive sideways projection of more than two thirds the width of the original dwelling and would maintain the existing eaves height also being set below the existing ridge.

The proposed garage would be sited to the front of the application dwelling adjacent to Carlton Road. The proposed garage would adopt a ridge height exceeding the 4-metres (approximately 0.6 metres)

established by the adopted design guidance within the House extensions and other domestic alterations SPD. However, the garage would adopt a compliant eaves height, would adopt a pitched roof type, and would be constructed of sympathetic brickwork. Whilst the siting of a garage between the dwelling and the road is not normally preferred, in this instance, it is anticipated that the garage could benefit from a good level of screening from a boundary hedge and some in-site vegetation that would be retained. This is considered sufficient to lessen the prominence and dominance of the detached garage within the street scene. As such, it is not considered the proposal would significantly alter or detract from the character of the street scene or nearby heritage assets.

Considering the above, this is considered to weigh significantly in favour of the proposal.

The proposal is therefore considered to conserve or enhance the character and appearance of nearby listed buildings and the adjacent Carlton Conservation Area in accordance with Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and would comply with Local Plan Policies D1: High Quality Design and Placemaking, HE1: The Historic Environment, HE3: Developments affecting historic buildings, and HE4: Developments affecting Historic Areas or Landscapes, and is considered acceptable regarding visual amenity.

Impact on Neighbouring Amenity

The application dwellinghouse is located to the centre of the development site and away from party boundaries.

The proposed two-storey side and rear extension(s) would be erected from the east elevation of the existing dwellinghouse and would maintain the footprint of the existing single storey projection and the distance to the eastern party boundary. The boundary is formed of the blank west gable elevation of The Gables Cottage and mixed vegetation including a number of mature tree specimens.

The proposed single storey rear extension would be erected from the south elevation of the existing dwellinghouse to the centre of the development site.

The proposed single storey porch extension would be erected from the north elevation of the existing dwellinghouse to the centre of the development site.

The proposed detached garage would be erected to the north-west corner of the development site and adjacent to the western party boundary with 377 Carlton Road and an area of soft landscaping adjacent to a car parking a turning area within the neighbouring plot.

Considering the above, it is not considered that the proposal would contribute to significant increased levels of overshadowing with any potential impact likely to be restricted to the development site. The proposed detached garage could contribute to some overshadowing. However, any potential impact would likely be limited to the evening and would likely affect a secondary area of soft landscaping and not the principal garden area to the rear.

The proposal would achieve acceptable separation distances to the front and rear which is welcome. A new ground floor window would be installed on the east elevation of the proposed side extension serving a wet room and would face the eastern party boundary that is formed of the blank west gable elevation of The Gables Cottage and mixed vegetation including a number of mature tree specimens.

Considering the above, it is not considered that the proposal would contribute to significant increased overlooking and loss of privacy or reduced outlook.

Considering the above, it is not considered that this proposal would significantly detrimentally affect the amenity of the occupants of the application or neighbouring dwellinghouses.

Considering the above, this is considered to weigh significantly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and is considered acceptable regarding residential amenity.

Impact on Highways

The proposal is not considered to be prejudicial to highway safety because existing off-street parking and access arrangements within the development site would not be affected and the proposal would not result in a requirement to provide additional spaces. The proposed detached garage would meet spacing standards to be counted towards the off-street parking provision of the development site and ample turning provision within the site would be maintained.

Highways Development Control were consulted; and no objections were received subject to required conditions.

Considering the above, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.

Impact on trees

The development site is located adjacent to The Gables and The Gables Cottage site that is subject to Tree Preservation Order (TPO) covering its entirety for an area of Ash, Acer and Lime trees. There are further trees and vegetation to the north and south within the development site.

This application is supported by an Arboricultural Report and Impact Assessment which outlines that the proposal would result in the loss of T8, T19, T20 and G24. A plan was provided by the applicant to demonstrate that no works are required to T3 to facilitate the proposal, and a satisfactory distance would be maintained between the development and the tree.

The Council's Forestry Officer was consulted; and no objection was raised subject to the necessary conditions to secure tree protection measures and an Arboricultural Method Statement to detail this and any specialist construction methods outlined in the submitted Arboricultural Impact Assessment. A landscaping scheme detailing replacement planting for the trees to be removed should be secured by condition also. The final wording of these conditions was agreed between all relevant parties.

Considering the above, this is considered to weigh moderately in favour of the proposal but subject to additional details to be secured by conditions.

The proposal is therefore considered to comply with Local Plan Policy BIO1: Biodiversity and Geodiversity and is considered acceptable from an arboricultural perspective.

Planning Balance and Conclusion

In accordance with the provision of paragraph 11 of the NPPF (2024), the proposal is considered in the context of the presumption in favour of sustainable development and therefore, for the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant local and national planning policies and guidance and planning permission should be granted subject to necessary conditions.

RECOMMENDATION: Approve subject to conditions.

Justification

Statement of compliance with Article 35 of the Town and Country Development Management Procedure Order 2015.

In dealing with the application, the local planning authority (LPA) has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Additional details were sought regarding potential Arboricultural impacts.
- Additional details were sought regarding proposed render specification.

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 representations, 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.

Conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with the amended plans:

25-035-02 Rev. F Plans and Elevations as Proposed received 15th April 2026.

25-035-03 Rev. A Proposed Garage.

Arboricultural Report and Impact Assessment ref. AWA6984 dated October 2025 produced by AWA Tree Consultants.

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy HE1: The Historic Environment and Local Plan Policy D1: High Quality Design and Place Making.

3. The external materials shall match those used in the existing building (St Johns Close, 379 Carlton Road, Carlton, Barnsley, S71 3JB), those specified by the approved documents listed above, and those specified by the email received 15th April 2026.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy HE1: The Historic Environment and Local Plan Policy D1: High Quality Design and Place Making.

4. No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:

Tree protective barrier details

Tree protection plan

Arboricultural method statement

No development or other operations shall take place except in complete accordance with the approved methodologies.

Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality and in accordance with Local Plan Policy BIO1: Biodiversity and Geodiversity.

5. Prior to the development hereby approved being brought into use, a replacement planting scheme to compensate for the loss of the trees identified in the Arboricultural Report and Impact Assessment ref. AWA6984 dated October 2025 produced by AWA Tree Consultants shall be submitted to and approved in writing by the Local Planning Authority. The replacement planting scheme shall include full details of the species, planting positions, planted heights and planting specification. The approved replacement planting shall be undertaken no later than the first planting season following the development hereby approved being brought into use.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1: Biodiversity and Geodiversity.

6. Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced in a bound, solid material for the first 5 metres and adequate measures shall

be so designed into the access to avoid the discharge of surface water from the site on to the highway.

Reason: To ensure adequate provision for the disposal of surface water and to prevent mud/debris from being deposited on the public highway and to prevent the migration of loose material on to the public highway to the detriment of road safety and in accordance with Local Plan Policy T4: New Development and Transport Safety.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development (England) Order 2015 (or any Order revoking and/or re-enacting that Order), the garage hereby permitted shall be retained as such and shall not be used for any purpose other than the garaging of private motor vehicles associated with residential occupation of the application dwellinghouse (St Johns Close, 379 Carlton Road, Carlton, Barnsley, S71 3JB) and ancillary domestic storage. It shall not be used for any trade or business purposes, nor used as a separate residential use or annexe and shall not be severed at a later date to create a separate planning unit.

Reason: To ensure that the use of the existing access is not intensified to the detriment of road safety in accordance with Local Plan Policy T4: New Development and Transport Safety, and to ensure that the residential use of the site is not intensified, contrary to sustainable development and Local Plan Policy T3: New Development and Sustainable Travel.

Informative(s):

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

2. It is recommended that measures are taken to prevent a nuisance/ or effect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke or dust. No waste should be burnt. If a statutory nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore, recommended that you give serious consideration to the steps that may be required to prevent a noise, dust or smoke nuisance from being created.
3. The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

[Building on or within the influencing distance of mine entries - GOV.UK](#)

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property
What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](#)

4. The applicant/contractor should note that to deposit mud/debris on the public highway, or anything which may cause a nuisance or possible danger to road users, is an offence under provisions of the Highways Act 1980.