
2025/0116

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211 - 211A Spark Lane, Mapplewell, Barnsley, S75 6AF

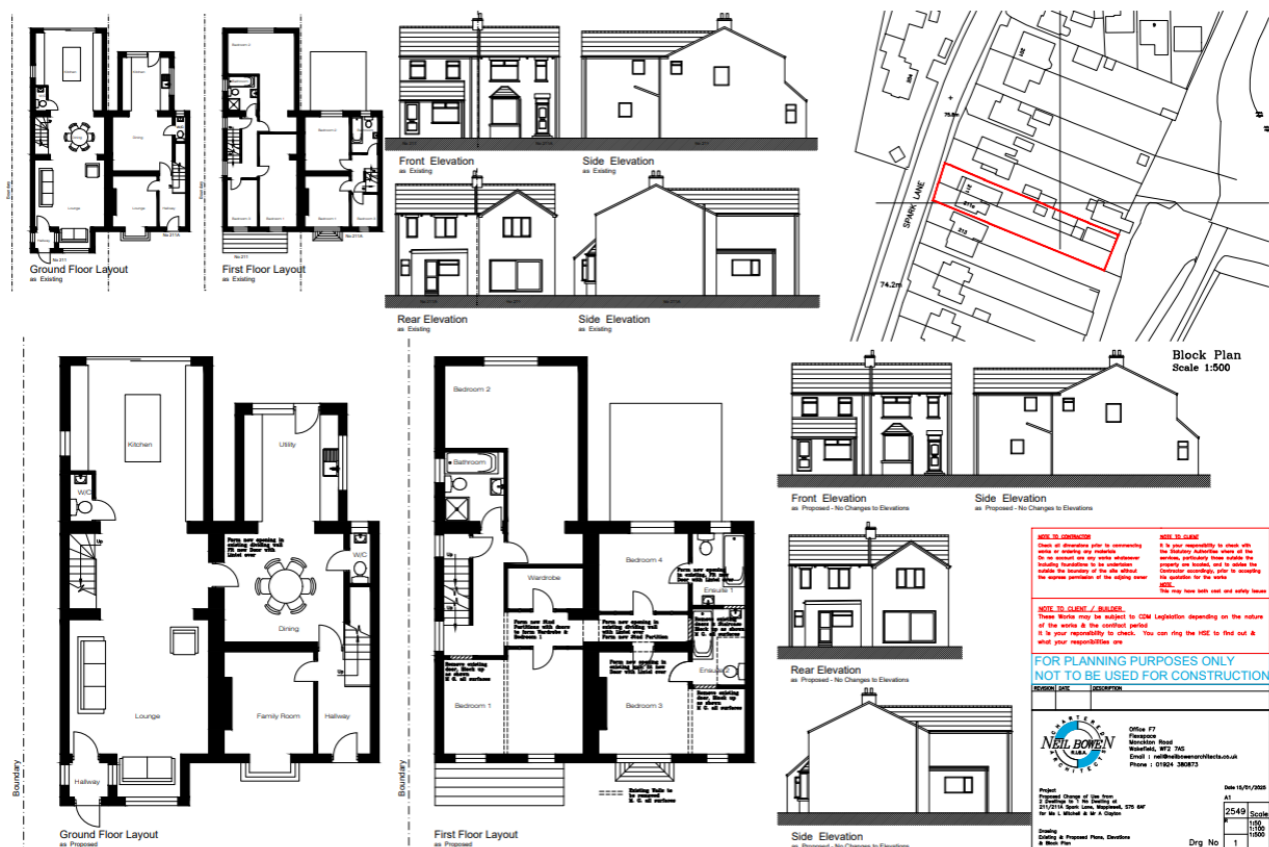
Conversion of 2no. dwellings into 1no. dwelling.

Site Description

The application relates to 2no. two-storey, three-bedroom, semi-detached dwellings located on the east side of Spark Lane and in an area that is principally residential characterised by other detached, semi-detached and terraced dwellings of varying scale and similar appearance. The site is bounded by Green Belt land to the east and west.

The properties in question are constructed of brick with concrete tiled pitched roofs and are fronted by respective driveways and soft landscaping. Both properties benefit from existing extensions which include a single storey extension and bay window to the front and single and two-storey extensions to the rear. Each property also benefits from a large, narrow curtilage which accommodate several detached outbuildings collectively and are bounded by timber fencing.





Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review, which is due to take place in 2027, or earlier, if circumstances require it.

Local Plan Allocation – Urban Fabric

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

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy H1: The Number of New Homes to be Built.***
- ***Policy H4: Residential Development on Small Non-allocated Sites.***
- ***Policy H6: Housing Mix and Efficient use of Land.***
- ***Policy LG2: The Location of Growth.***
- ***Policy GD1: General Development.***
- ***Policy POLL1: Pollution Control and Protection.***
- ***Policy D1: High quality design and place making.***
- ***Policy T3: New Development and Sustainable Travel.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document(s)

- ***Design of Housing Development (Adopted July 2023).***
- ***Parking (Adopted November 2019).***

National Planning Policy Framework (December 2024)

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

- ***Section 5: Delivering a sufficient supply of homes.***
- ***Section 11: Making effective use of land.***
- ***Section 12: Achieving well designed places.***

Other Material Consideration(s)

- ***South Yorkshire Residential Design Guide 2011.***
- ***Planning Practice Guidance.***

Consultations

Highways Development Control	<i>No objections.</i>
Local Ward Councillors	<i>No comments.</i>

Representations

Neighbour notification letters were sent to surrounding properties. A site notice was placed nearby, expiring 15th April 2025. No representations were received.

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:

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

Principle of Development

Local Plan Policy H4: Residential development on small non-allocated sites, sets out that proposals for residential development on sites below 0.4 hectares (including conversions of existing buildings and creating dwellings above shops) will be allowed where the proposal complies with other relevant policies in the Plan.

Local Plan Policy H6: Housing mix and efficient use of land, states that proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs.

The development site is located in an area that is principally residential within Mapplewell, and which comprises a mix of two-storey detached, semi-detached and terraced dwellings of varying scale and similar appearance.

The principle of development is underpinned by Policy H4 subject to compliance with other relevant policies in the Local Plan. The principle of a residential use and property in this location is considered acceptable, and although the proposed development would result in the loss of one three-bedroom dwelling, the proposal would see the formation of a single larger dwelling which is not considered to materially affect the Council's housing targets, as specified by Policy H1, or the local housing mix which would maintain an appropriate mix of detached, semi-detached and terraced dwellings. As such, the principle of development is considered acceptable in this instance.

Residential Amenity

The development site benefits from an established residential use which comprises two residential properties. The proposed development would be facilitated by minor internal alterations only and the internal layout would broadly remain unchanged with existing habitable rooms being amalgamated into larger spaces but maintaining use of existing windows. No external alterations or other external works are proposed. This is considered to weigh significantly in favour of the development.

It is not clear whether both existing gardens would be amalgamated. However, the central boundary treatment could be removed without planning permission and as such, this is afforded limited weight.

The size of internal spaces at ground level would be maintained as existing, and alterations at first floor level would ensure compliance with the minimum internal space standards as set out by table 4A.1 in the South Yorkshire Residential Design Guide (SYRDG), which is afforded significant weight in favour of the development.

It is acknowledged that there could be some disruption and nuisance caused to people in the locality during construction and demolition works. However, any impact is anticipated to only be temporary. Construction hours could be controlled by condition.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and Local Plan Policy POLL1: Pollution Control and Protection and is considered acceptable regarding residential amenity.

Visual Amenity

The proposed development is not considered to be detrimental to visual amenity or the character of the street scene as it would be facilitated by internal alterations only. No external alterations or other external works are proposed, and the converted property would maintain the appearance of the pair of semi-detached dwellings which exist. As such, this is considered to weigh moderately in favour of the development.

The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and is considered acceptable regarding visual amenity.

Highway Safety

The development is not considered to be prejudicial to highway safety; the development site consists of two existing three-bedroom semi-detached dwellings which benefit from respective dropped kerbs and driveways which would be maintained and could collectively accommodate at least two off-street parking spaces, in accordance with the Parking SPD. The conversion to form a larger four-bedroom dwelling would not result in a requirement to provide additional off-street parking spaces and could result in reduced demand for deliveries and servicing, and on-street parking when assessed against the existing arrangement. Highways Development Control were also consulted, and no objections were received, and therefore, this is considered to weigh moderately in favour of the development.

The proposal is therefore considered to comply with Local Plan Policy T3: New Development and Sustainable Travel and Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.

Planning Balance and Conclusion

The proposed development is considered acceptable regarding residential and visual amenity and highway safety, and although the development would result in the loss of an existing three-bedroom dwelling, the conversion would not materially affect the Council's housing targets or the local housing mix which would maintain an appropriate mix of detached, semi-detached and terraced dwellings to meet local needs. As such, this application is recommended for approval.

**Recommendation -
Approve with Conditions**