

Matthew Marsden, Barnsley Metropolitan
Borough Council - Development Control
BARNSELEY, S70 9FE

Reference: PA-0004654/02
Customer reference: 2026/0342
13 August 2026

Dear Matthew,

Amalgamation of two semi-detached properties to create a single dwellinghouse, with front gable extensions and dormer window; and associated alterations.

2 ST. JOHNS CLOSE BARNSELEY BARNSELEY METROPOLITAN BOROUGH S75 3RY

Thank you for re-consulting us on this application following submission of amended plans which we received on 17 July 2026.

Environment Agency position

In the absence of an adequate flood risk assessment (FRA) we maintain our objection to this application and recommend that planning permission is refused.

Reasons

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change Planning Practice Guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess flood risk to the development or elsewhere.

Overcoming our objection

We note that the amended plans have removed the ground-floor bedroom. However, details of the existing and proposed finished floor levels in metres Above Ordnance Datum (mAOD) have not been provided. In addition, the Flood Risk Assessment should be updated to reflect the revised ground-floor layout and intended use of the accommodation and should also address the concerns raised within our previous consultation response and outstanding objection points.

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us if a revised FRA is submitted and we will respond within 21 days of re-consultation.

Note to LPA

If you are minded to approve the application contrary to our objection, please contact us to explain why material considerations outweigh our objection. This will allow us to make further representations. Please note that our comments are based on the details available to us at the time of writing. If any subsequent changes are made to the application, please reconsult us.

If you need any clarification or further information, please contact us by email at: sp-yorkshire@environment-agency.gov.uk.

Yours sincerely,

Bev Lambert, Planning Advisor
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