

Application Reference Number:	2025/0643
Proposal Description:	Creation of dropped kerb and parking area to front of property
Location:	Bar House, 12 Barnsley Road, Penistone, Sheffield, S36 8AD

Recommendation:

Approve subject to conditions

Site Description

The proposal is situated at Bar House, 12 Barnsley Road, Penistone, Sheffield, S36 8AD. The property is a large semi-detached property, The area is predominantly residential in character, with the properties ranging from detached, semi-detached and terraced dwellings. The site is accessible via road links; however, Penistone does benefit from its own train station. There are a number of commercial properties in the vicinity including a vet, garage and pubs.

Planning History

No recent or relevant planning history.

Proposed Development

The applicant has proposed the removal of the small boundary wall at the front of the property and the installation of a dropped kerb and parking area to create off street parking. The applicant has provided plans in support of the application.

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 Fabric
- Policy SD1: Presumption in favour of Sustainable Development
- Policy GD1: General Development

- Policy D1: High quality design and place making
- Policy Poll1: Pollution Control and Protection
- Policy T3: New development and Sustainable Travel
- Policy T4: New Development and Transport Safety

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 9 - Promoting sustainable transport
- 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.

Consultations

Highways – No objections.

Representations

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

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

Planning permission is required for access onto and development a classified highway and permission will be granted where such development would not impinge upon highway safety, visual amenity or residential amenity. As such, the principle of the development is acceptable and the other matters are considered in further detail below.

Highways Safety

The Councils Highways Officer has been consulted upon on this application, and they have stated as Barnsley Road is a A-classified road, and Highways DC officers would therefore normally ask for internal turning to be demonstrated by way of swept path analysis. However, it is apparent in this instance that the proposal makes improvements to the access and is unlikely to cause any increase in vehicle movements. The ability to turn within the curtilage is also improved, and even if this may not be to the standards normally expected by Highways DC, it still has to be considered a betterment to the existing layout.

As such, the scheme is acceptable from the perspective of highway development control and officers would just ask that the below informative is added to the decision notice

Impact on Residential Amenity, Health and Pollution Control

The proposal would not be significantly detrimental to the amenity of the occupants of the application property or nearby neighbouring properties and would not contribute to significantly increased levels of overshadowing, overlooking and loss of privacy or reduced levels of outlook, and while there could be some temporary disruption and nuisance caused during the works, a condition could be adopted to control construction hours.

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

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.

Impact on Visual Amenity

The proposal is not considered to adversely affect or significantly alter or detract from the character of the application property or street scene. While part of an existing front stone boundary wall would be removed, this is not considered to have a material adverse effect on the character of the area.

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

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

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and however, as there have been no objections from any neighbours or residents. The previous prior approval application was approved and thus the current application is recommended for approval, subject to conditions.

Recommendation

Approve subject to conditions

Justification

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

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.