Application Reference Number:	2026/0342

Application Type:	Full

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

Location:	2 St Johns Close Dodworth Barnsley S75 3RY

Applicant:	Miss Nichola Rodgers

Third-party representations:	None	**Parish:**	None
		Ward:	Dodworth, Stainborough and Tankersley

Summary:

This planning application seeks the amalgamation of two semi-detached properties, to create a single dwellinghouse, with front gable extensions and dormer window; and associated alterations.

The site falls within Urban Fabric as allocated by the adopted Local Plan. Development comprising a change of use is considered acceptable in principle if proposals are a suitable location for the use class and would not significantly adversely affect residential and visual amenity and highway safety.

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 4 of the National Planning Policy Framework (NPPF, 2026).

The site also lies within FRZ 3 where new residential development is not normally supported. However, as this proposal is for the conversion of two existing dwellings, following the submission of a Flood Risk Assessment, the Environment Agency is satisfied subject to conditions.

Recommendation:

Approve subject to conditions

Site Description

The application relates to two semi-detached dwellings located on St Johns Close in Dodworth. The dwellings are one and a half storeys with rooms in the roof space and constructed of stone to which other dwellings on St Johns Close match. Front gardens and parking spaces are to the front of both dwellings with integral garages also provided. To the rear are garden areas. The dwellings are located within a predominantly residential area with neighbouring dwellings to all sides as well as the Grade II listed Church of St John, built in 1844 also located within close proximity. The site also lies within FRZ 3 where new residential development is not normally supported.

Planning History

There is one recent planning application associated with the site.

Application Reference	Description	Status
2008/0833	Erection of single storey rear extension and 1st floor side extension to dwelling	Approved with Conditions

Proposed Development

The proposal is for the amalgamation of two semi-detached properties, to create a single detached dwellinghouse, with front gable extensions and dormer windows; and associated alterations. The combined property will now feature a living room, kitchen, playroom and various other small rooms on the ground floor and four bedrooms and a bathroom on the first floor. The extensions are to the front of the property and both projecting 1.6 metres with a single storey extension with a width of 2.85 metres, a ridge height of 4.35 metres and an eaves height of 2.95 metres. There is a two-storey extension with a width of 5.45 metres, a ridge height of 6.2 metres and an eaves height of 3.7 metres.





Relevant Polices

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.

Local Plan Allocation – Urban Fabric

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 HE1: The Historic Environment – States that development which affects the historic environment and Barnsley's heritage assets, and their settings will be expected to protect or improve the character and/or appearance of Conservation Areas and Listed Buildings.

Policy H4: Residential Development on Small Non-Allocated Sites – 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.

Policy H6: Housing Mix and Efficient use of land – Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population. Proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs.

Policy H9: Protection of Existing Larger Dwellings – Development within the curtilage of existing larger dwellings will be resisted where it will have an adverse impact on the setting of the original dwelling, and the size of the remaining garden area. The loss of existing larger dwellings will be resisted. Support will be given to the re-establishment of Houses in Multiple Occupation into single family sized houses.

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.

Policy T3: New development and Sustainable Travel – Expects new development to be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cycles. Also sets criteria in relation to minimum levels of parking; provision of transport statements and of travel plans.

Policy T4: 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

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) 2026 sets out the overarching planning framework for England.

It has replaced the previous version published in December 2024 and introduced a revised structure comprising national decision-making policies organised by policy code rather than paragraph number. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development, with paragraph 17 setting out the three overarching objectives of sustainable development: economic, social and environmental. Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The following NPPF sections are relevant in this case:

- Section 3 - Decision-making policies
- Section 4 - Achieving sustainable development
- Section 14 - Achieving well-designed places
- Section 15 - Promoting Sustainable Transport
- Section 20 - Conserving and enhance 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 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:

- Design of housing development
- Parking
- Sustainable Travel

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

Other Guidance

- South Yorkshire Residential Design Guide

Consultations

Conservation – No objections

Dodworth, Stainborough and Tankersley Ward Councillors – No objections

Drainage – No objections

Environment Agency – No objections subject to conditions

Forestry – No objections

Highways Development Control – No objections subject to conditions

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015. Neighbour notification letters were sent to surrounding properties, and a site notice erected at the site and a press notice issued. No objections were received.

Assessment

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that: *'Where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise'*.

The NPPF at paragraph 3 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan and is a material consideration in planning decisions.

The main issues for consideration are as follows:

- The acceptability of the principle of development
- The impact on the character and visual amenity of the area and adjacent listed building
- The impact on residential amenity
- The impact on highway safety

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 development site is located in an area that is principally residential within Dodworth, and which comprises a mix including some larger 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 residential use and property in this location is considered acceptable, and although the proposed development would result in the loss of one smaller residential unit, the proposal would see the formation of a single larger dwelling which is not considered to materially affect the Council's housing targets, or the local housing mix. This would maintain as an appropriate mix of detached and semi-detached dwellings in the locality. As such, the principle of development is considered acceptable. This weighs significantly in favour of the proposal.

Residential uses are deemed acceptable in Urban Fabric and the building itself is already residential. Therefore, the change of use to one dwelling is acceptable in principle provided that it is not detrimental to the residential amenity afforded to the host property, as well as adjacent properties, along with visual amenity, highway safety and the impact upon the adjacent listed building. This weighs significantly in favour of the proposal. Furthermore, the site also lies within FRZ 3 where new residential development is not normally supported. However, as this proposal is for the conversion of two existing dwellings, following the submission of a Flood Risk Assessment, the Environment Agency is satisfied subject to conditions.

Design, Character, Visual Amenity and Impact upon the Listed Building

This application seeks planning permission for the amalgamation of two semi-detached properties to create a single dwellinghouse, including front gable extensions, a dormer window, and associated alterations at 2 St Johns Close, Dodworth.

The pair of dwellings are modern in form, likely dating from the late 20th century, incorporating some of the footprint of an earlier structure that was demolished circa the 1960s, as indicated by aerial imagery and historic OS mapping.

They are constructed of stone with a concrete tiled roof, with later additions including front and rear dormers and rear extensions. As such, the buildings are not of historic interest; however, they are located within the setting of the Grade II listed Church of St John, built in 1844 for its clear historical and architectural interest.

From a conservation perspective, the proposed amalgamation and alterations are considered acceptable. This reflects the minor extent of changes, particularly to the eastern elevation, which would not result in harm to the significance of the listed church. The scale, appearance and overall proposal are therefore considered acceptable. This weighs significantly in favour of the proposal.

There will be no significantly harmful impact to visual amenity from the proposed conversion. The materials are to be retained as existing, whilst maintaining the core design of the existing building. Converting the two dwellings into a single dwelling can be argued to better reveal the individual significance of the house, enhancing its contribution to the street scene. This weighs significantly in favour of the proposal.

The proposal includes a front extension, and the front elevation is the most important elevation for its impact on the character of the street scene. The size of front extensions needs to be as modest as possible. There is an example of a similar front gable extensions in the street scene at 47b Dodworth Green Road.

The proposed extensions harmonise with the existing front elevation and are of a modest size with forward's projections of 1.6 metres. The size of proposed extensions is considered acceptable; they complement the dwelling's character and appear as modern additions that don't detrimentally affect the street scene. This weighs significantly in favour of the proposal.

There is to be no significantly detrimental change to the outside of the dwelling therefore the visual amenity of the street scene is not expected to be compromised. The proposal is therefore acceptable in terms of visual amenity and impact upon the listed building in accordance with Policies D1 and HE1 of the Local Plan. This weighs significantly in favour of the proposal.

Residential Amenity

The development site benefits from an established residential use which comprises two residential dwellings. In terms of residential amenity, the proposed conversion is designed to not contribute to any significant overlooking, overshadowing or be of an overbearing nature to any neighbouring properties. No major external alterations are proposed, and windows are reflective of existing fenestration arrangements. The proposal to convert the dwelling would mean the creation of a dwelling that could be suitable for a family home which allows the conversion to be acceptable.

In terms of noise from surrounding uses, it is noted that the proposed dwelling will be located on a predominantly residential street, with existing residential uses located in close proximity. The proposed internal dimensions meet the standards for a 4-bedroomed dwelling within the South Yorkshire Residential Design Guide both in terms of minimum floorspace and individual room sizes. This weighs significantly in favour of the proposal.

Furthermore, it is considered that there is acceptable outdoor amenity space for the proposed scheme, given the existing amenity space which has not changed and now is only for one dwelling instead of two.

For the above reasons, the proposal is not expected to be detrimental to the residential amenity of the neighbours nor the future occupiers in line with the standards set within the SPD and the SYRDG. This weighs significantly in favour of the proposal. The proposal is considered to be acceptable in terms of residential amenity.

Highways Safety

There will be no significant impact upon highway safety. The site is located within an established residential area of Dodworth, off a small close serving four semi-detached dormer bungalows, adjacent to the grounds of St John the Baptist Church. It is noted that the existing access arrangements are to be retained, with the loss of the garage at No. 1 St John's Close.

Further to the amended site plan, it has now been demonstrated that they propose an open frontage which can accommodate up to four vehicles utilising the existing access, which is not dissimilar to how parking is currently arranged for one of the existing properties. It is therefore considered that the proposals wont adversely impact upon the highway and are acceptable from a highway's perspective. This weighs significantly in favour of the proposal.

Planning Balance and Conclusion

In accordance with National decision-making policy S3 of the NPPF the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be located within a sustainable location and would not impact on the character of the listed building. This weighs considerably in favour of the application.

All other material planning considerations have been fully explored by the appropriate consultees who have raised no objections to the proposal and holistically this weighs moderately in favour of the application. The proposal is therefore, on balance, recommended for approval. For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies 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 has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Design
- Flood risk
- Parking
- Tree protection

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.

Conditions

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.

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

Proposed Building Plans, Site Plan & Location Plan HA-251005 Rev. 06 (10) received 30/09/2026
Proposed Elevations HA-251005 Rev. 02

and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

The external materials shall match those in the application and approved plans above.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

No development or other operations shall take place except in complete accordance with the approved details and the tree protection fencing shall be installed in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced off in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.
Reason: To ensure the continued well being of the trees in the interests of the amenity of the locality.

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 and adequate measures shall be so designed into the proposed 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.

The development shall be carried out in accordance with the submitted amended Flood Risk Assessment (titled “Flood Risk Assessment 2 St John's Close, Dodworth, Barnsley, S75 3RY” prepared by Hirst Architects Ltd) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than existing
    - property no.1 at 127.65 metres above Ordnance Datum (AOD)
    - property no.2 at 127.87 metres above Ordnance Datum (AOD)

- There will be no ground floor bedrooms

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme’s timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.
Reason: To reduce the risk of flooding to the proposed development and future occupants.

During works, construction or demolition related activity shall only take place onsite between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.
Reason: To reduce or remove adverse impacts on health and quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwelling which would otherwise be permitted by

Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority.
Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

Informatives

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.

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It is recommended that measures are taken to prevent a nuisance/or affect 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, odour, light 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, light, odour, dust or smoke nuisance from being created.