Application reference number	2024/0415

Application Type	Full

Proposal Description:	Single storey extension to create 4no. bedrooms. Side ground excavation and boundary retention walls
Location:	Prospect House, Prospect Street, Cudworth, Barnsley, S72 8JS

Applicant	Global Care Ltd		
Number of Third Party Reps	0	**Parish:**	
		Ward:	Cudworth Ward

SUMMARY

The application seeks full planning permission for the erection of a single storey side extension to nursing home to create 4 bedrooms. Ground excavation and boundary retention walls at the side of the property will enable the works.

The existing retaining walls will be pushed back, and ground excavation will create space to build the extension. The extension projects to the side 12m at the widest part, measures 2.5m to the eaves and 3.95m in total height. The proposal will be constructed in matching materials.

The site lies within land allocated as urban fabric in the Local Plan.

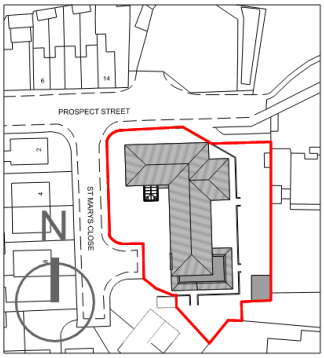
There are no outstanding consultee objections or concerns.

The proposal complies with the relevant local and national planning policies and guidance and is considered acceptable regarding residential amenity, visual amenity, and highway safety. Therefore, planning permission should be granted subject to necessary conditions.

The proposal will have no adverse impact on highway safety, residential or visual amenity and is considered to be acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in line with paragraphs 7 and 8 of the National Planning Policy Framework (NPPF, 2026).

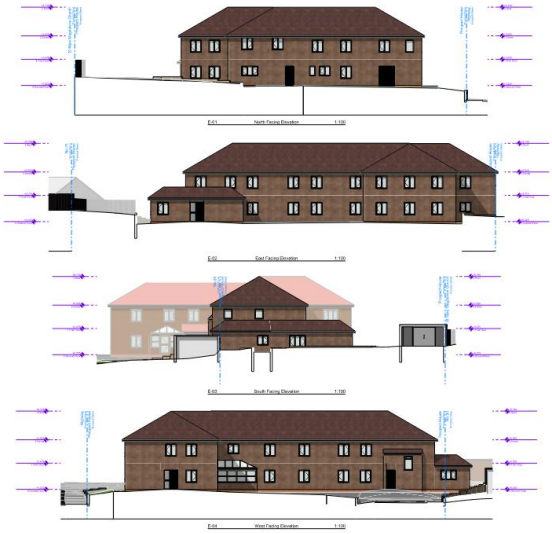
Recommendation: **GRANT Planning Permission subject to conditions**

Location Plan



Location Plan 1:1250

Existing Plan

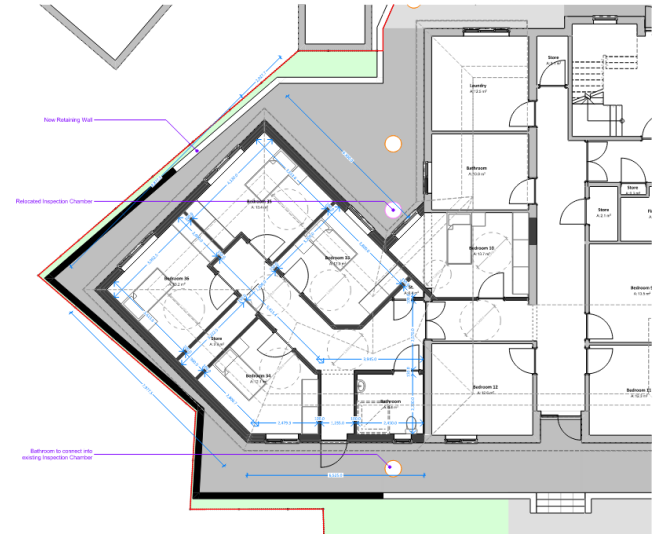


Site Description

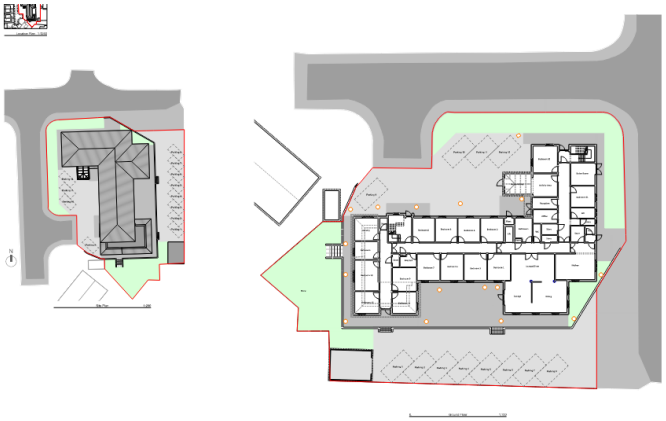
The site is located within an area allocated as urban fabric in the Local Plan. The site is located within a small pocket of residential properties just outside the Local Centre of Cudworth. Prospect street is a cul-de-sac with the site located towards the head. To the east is St Marys Magdalane Catholic Church, with a primary school beyond. Located to the north is the local co-op behind a row of residential terraced properties. To the south and west of the site are residential bungalows. Properties along St Marys Close back onto the site, no. 20 is of particular interest due to the close proximity to the application site.

The site itself consists of a large residential nursing home, two stories in height, brick built with a hipped roof design. The property fronts onto St Marys Close and has been designed in an L shape with some extensions located at both the front, side, and rear of the property. A conservatory is located at the front of the property although this is screened from wider view by the existing boundary treatment. There is a single storey side extension that wraps around the side/ rear of the property. Parking is available at both the front and rear of the property. A detached flat roofed garage is also located within the rear carpark. There is an existing grassed area at the side of the property which is at a higher level and set back with a retaining wall. A paved outdoor area is also located to the rear of the property.

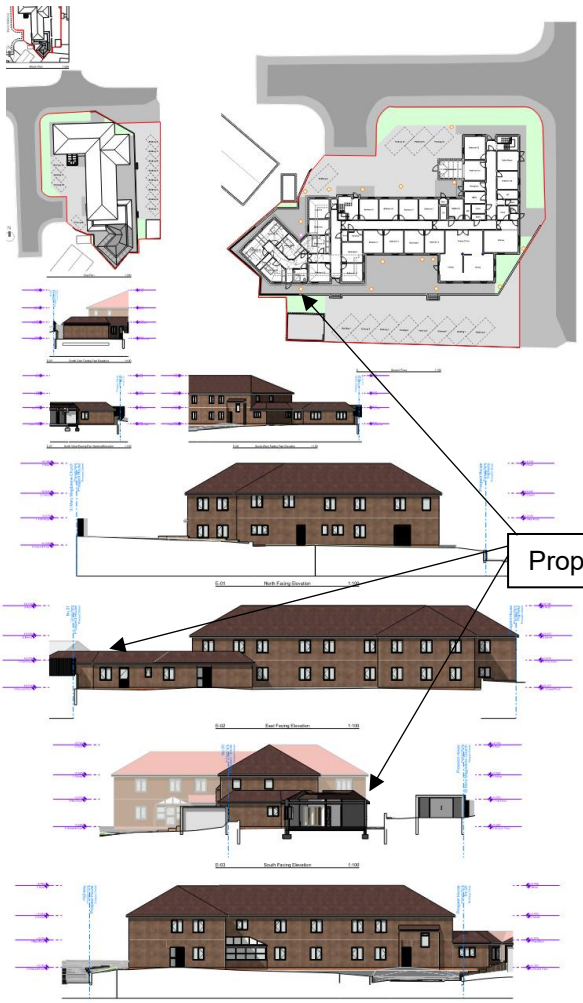
Proposed plans



Second Floor



Ground Floor



Detailed Description of Proposal

The applicant seeks permission to extend to the side of the property where the grassed area is located. The retaining walls will be set back to the side boundary and ground excavation works will allow for the side extension. This will cover the majority of the grassed section. The proposal will be constructed in matching brick and tile and will be single storey in height, extending the existing single storey element at an angle.

The extension is square in shape however due to the angle will project to the side 12m to the furthest point. The proposal will provide four bedrooms, a bathroom and storeroom. This will increase the nursing home facilities to 36 bedrooms.

Relevant Site History

Application Reference	*Application description*	*Status*
B/02/0960/CU	Erection of conservatory to nursing home	
B/81/1431/PB	Change of use from school to Residential Hotel	
B/82/0165/CU	Change of use of former school to light industrial workshops	
B/88/0065/CU	Erection of 10 dwellings and residential home for the elderly (Outline)	
B/89/1369/CU	Residential nursing home for the elderly	
B/89/1943	Erection of residential nursing home	

Policy Context

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 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 the full Council meeting held 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

The site is identified as Urban Fabrc within the Local Plan and as such the following policies are considered to be relevant to this application:

Local Plan Policy GD1: General Development
Local Plan Policy D1 High Quality Design and Place Making
Local Plan Policy SD1: Sustainable Development
Local Plan Policy I2: Educational and Community Facilities
Local Plan Policy T4: New Development and Transport Safety
Local Plan Policy BIO1: Biodiversity and Geodiversity
Local Plan Policy T3: New Development and Sustainable Travel
Local Plan Policy H6: Housing Mix and Efficient Use of Land
Local Plan Policy LG2: Location of growth
Local Plan Policy CC1: Climate Change
Local Plan Policy CC2: Sustainable Design and Construction

Adopted 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:

Biodiversity and Geodiversity
Residential Amenity and the Siting of Buildings
Parking
Sustainable Construction and Climate Change Adaptation

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

National Planning Policy Framework (NPPF) (2026)

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 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 most relevant sections are:-
Section 3: Decision making policies.
Section 4: Achieving sustainable development.
Section 6: Delivering a sufficient supply of homes.
Section 12: Making effective use of land.
Section 14: Achieving well designed places.
Section 15: Promoting sustainable transport.
Section 17: Pollution, public protection, and security

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.

Relevant Consultations:

Biodiversity – No objections subject to conditions

Highways DC – No objection to the proposal

Pollution – No objection subject to conditions

Drainage – Happy for the details to be checked by building control.

Yorkshire Water – No comments received.

Ward Members – No comments received.

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 12 surrounding properties, no representations 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 (2026) 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 principle of the development
- The impact on the character of the area
- The impact on the highway network and highways standards
- The impact on the existing trees
- The impact on neighbouring residential properties

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 site is located within land allocated as Urban Fabric in the Local Plan. The Council supports the creation and improvement of community facilities, particularly those which provide residential accommodation and support for vulnerable groups and older persons accommodation as focused within the principles of Local Plan Policy I2 and H6. In addition, the growth and expansion of existing businesses are encouraged within Barnsley to ensure that jobs are retained and to provide opportunities for new jobs to be created. Cudworth is identified as a location of growth within the Local Plan, supported within Local Plan Policy LG2.

The proposal is to grow the existing business and provide four more bedrooms at the existing facility whilst making effective use of the land. As such the principle of development is considered acceptable subject to the assessment against other relevant policies below.

Impact upon Character and Appearance of Surrounding Area

The characteristics of the area are principally residential. The residential home is existing, and the extension will be an addition to the side of the existing property contained within the grounds of the nursing home. The NPPF Policy L3 and Local Plan Policy L2 indicates that development proposals should make efficient use of land, taking into account the identified need for different types of housing and other development. The proposal will make use of an unused elevated grassed area within the site. This will provide space for an additional four bedrooms making effective use of land in compliance with the policy principles.

The proposed extension will be single storey and located to the side and rear of the building, extending the existing single storey element. The proposal will be in matching brick and tile and has been designed to replicate the design of the existing. From the principal elevation the proposal is not expected to be incongruous or harmful to the surrounding street scene.

Overall, it is considered that the proposed alterations would have a neutral impact on the character of the area and as such is in compliance with Local Plan Policy D1; this carries significant weight in favour of the application.

Highway Safety

The application seeks approval for an additional four bedrooms within the care home increasing the capacity. The proposal would bring the number of bedrooms at the residential institution from 32 to 36. The site presently benefits from a 12-space car park, and this is to be retained. The Council's Parking SPD states that class C2 residential institutions should be furnished with one off-street parking space per two staff and one space per three daily visitors.

Given the site is expected to have the equivalent of 22 full-time staff, it would appear that only one space would be left for visitors including medical professionals, deliveries etc. To ensure that the development is not undersubscribed for parking the Council's Highways team asked for additional information to ensure the proposal is not under-subscribed for parking.

The applicant initiated an independent parking survey covering the period from 5th to 12th March 2024. The survey monitored car park usage on an hourly basis throughout the week, and the highest number of cars recorded at any one time was 7 vehicles, out of the 12 available spaces. This information including the full parking log was assessed by the Councils Highways team. Given the results of the parking survey, Highways officers were happy to accept the present levels of parking associated with the site and have no wish to raise objection to the scheme.

Based on the above assessment it is considered that the proposed development would not have a detrimental impact on the highway network, the safe and free flow of traffic or upon town centre parking provision and as such is in compliance with Local Plan Policies T3 and T4 and SPD: Parking; this carries significant weight in favour of the application.

Impact on Trees

There is no impact on trees.

Residential Amenity

As the proposed building is situated close to the neighbouring property at 20 St Marys Close the impact to this property needs to be closely assessed. There is an existing boundary around the neighbouring property which will be retained/ re-established as part of the proposal. The proposed groundworks and excavation will lower the existing ground level to that of the main building, and the existing retaining walls will be pushed back closer to the neighbouring boundary. This will lessen the impact of the proposal as the neighbouring dwelling and associated garden are at a higher level to that of the host site. Furthermore, there is an existing garage belonging to the neighbours at no. 20 located close to the shared boundary which will again lessen the impact. For this reason, overshadowing to a detrimental degree is not expected from the proposal.

It is noted that two bedroom windows will face towards the neighbouring property. Given the land level differences, the retaining wall and boundary treatment, unreasonable overlooking is not expected therefore the privacy of the neighbour will be retained.

The Council's Pollution Control officers were consulted regarding this application. The officer has raised no objections to the scheme but recommended a condition be added to the decision to restrict construction times to lessen the impact on the nursing home residents and neighbouring dwellings.

As a result of the above, it is not considered that the development proposed would significantly impact the amenity of the residents, this carries significant weight in favour of the application.

Biodiversity

Biodiversity Net Gain (BNG) became mandatory for all applications in April 2024 except where one of the exemptions (as set out in the Planning Practice Guidance) are met. A bat activity report, small sites metric and BNG assessment have been provided to support the application.

The bat activity report indicates that the building on site was considered to have low potential to support roosting bats during the preliminary roost assessment, undertaken in February 2026. As such, a minimum of one activity survey was completed in August 2026. The survey did not record bats roosting within the building and low levels of bat activity were recorded during the survey including common pipistrelle and one noctule bat.

The BNG report and small sites metric detail the baseline habitats on site including developed land, vegetated garden, planters, introduced shrubs, green wall and hedgerows. The development will result in the loss of vegetated garden resulting in a net habitat loss of 33.86%. Native hedgerows are proposed within the post development metric resulting in a 10.65% gain in hedgerow units. The management of hedgerows should be secured through a BEMP, which can be conditioned.

The BNG assessment indicates that the shortfall in habitat units will be purchased offsite. As it is intended to purchase off-site biodiversity units to meet the developments BNG requirements, these would ideally be purchased within the Barnsley LPA boundary, where possible. A condition will be applied to the decision.

Taking into consideration and the characteristics of the site, the proposal is not expected to cause any disproportionate harmful impact in terms of biodiversity. The application is

therefore acceptable in compliance with Local Plan Policy BIO and SPD: Biodiversity and Geodiversity. This carries moderate weight in favour of the application.

PLANNING BALANCE & CONCLUSION

In accordance with National decision making policy S3 of the NPPF (2026) 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 area, highway safety, or upon residential amenity, and 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.

Justification

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

It was necessary to make contact with the applicant to request additional information to accompany the proposal during the consideration of the application.

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.

RECOMMENDATION

APPROVE SUBJECT TO CONDITIONS