Application Reference Number:	2026/0260

Application Type:	Householder

Proposal Description:	Widening of existing vehicle access/dropped kerb and driveway, part demolition of boundary wall and installation of gate

Location:	540 Carlton Road, Carlton, Barnsley, S71 3JE

Applicant:	Miss Sara Dansby

Third-party representations:	None	**Parish:**	None
		Ward:	Monk Bretton

Summary:

This planning application seeks householder planning permission for the widening of the existing vehicle access/dropped kerb and driveway by 1 metre by way of part demolition of the existing boundary wall and the installation of a gate.

The site falls within Urban Fabric and Carlton Conservation Area as allocated by the adopted Local Plan. Development comprising alterations to the highway are considered acceptable in where adequate visibility is provided for drivers entering the highway for both pedestrians and vehicle and where there will be no significantly detrimental impact upon highway safety.

The proposal would have no adverse impact on highway safety and is considered acceptable in policy terms. There would also be no significantly detrimental impact upon the Carlton Conservation Area. 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).

Recommendation:

Approve subject to conditions

Site Description

The dwelling is a two-storey detached dwelling located on Carlton Road (B6132) in Carlton. The application relates to the existing access to No. 540 Carlton Road from the south, off Carlton Road. The driveway is currently served by a double-leaf set of gates and a single width dropped kerb, approximately 2.7 metres wide. The remainder of the frontage comprises a stone wall of around 1.5 metres in height, backed by a mature hedge of approximately 2 metres. The property is a mid-C20, two-storey, double-fronted detached dwelling in brick, with a conservatory to the western elevation and a two-storey rear projection, with the house all under a Welsh slate roof.



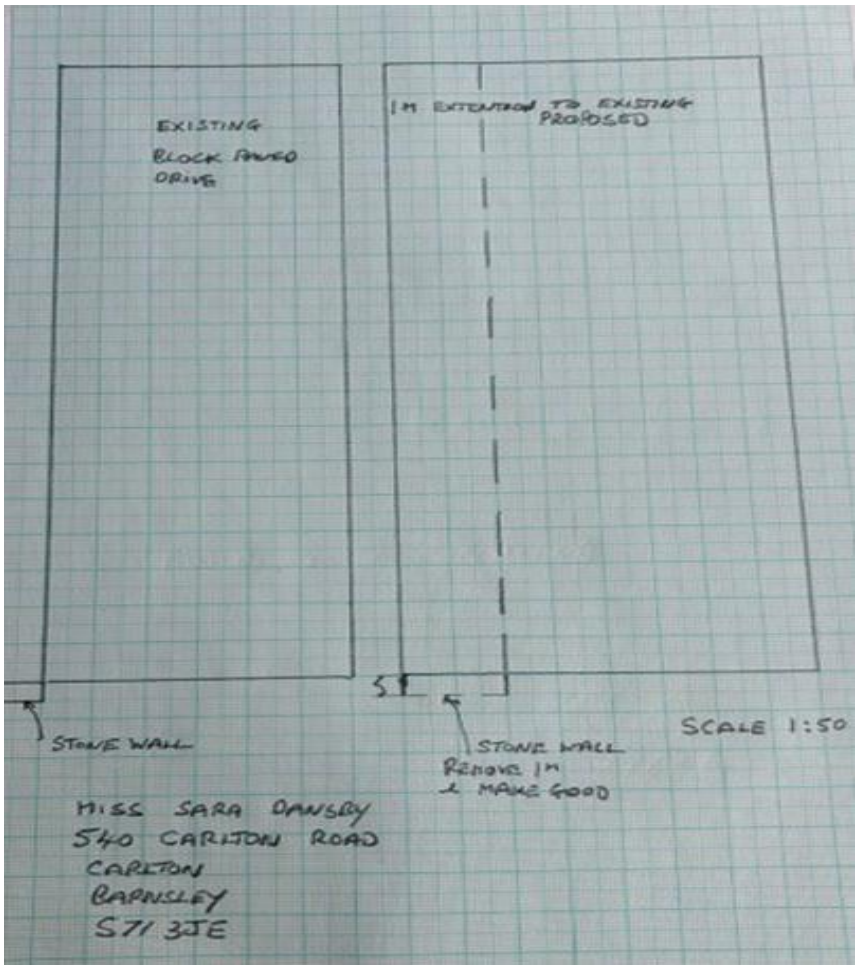
Planning History

There are various relevant planning applications associated with the site.

Application Reference	Description	Status
B/93/0716/BA	Erection of rear single storey extension to dwelling	Approved with Conditions
B/95/0863/BA	Erection of single-storey side/rear extension	Approved with Conditions
2013/1182	Formation of a dropped kerb onto a classified road	Withdrawn

Proposed Development

The applicant seeks approval for the widening of the existing vehicle access/dropped kerb and driveway by 1 metre by way of part demolition of the existing boundary wall and the installation of a gate. During the course of the application this has been amended from a full demolition of the boundary wall as first proposed.



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 / Carlton Conservation Area

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 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.

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.

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:

- House extensions and other domestic alterations
- Parking

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

Consultations

Conservation - No Objections

Highways Development Control - 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. Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website. Furthermore, a site notice has been placed at the site and a press notice issued. No comments have been 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 the development
- The impact on the Carlton Conservation Area and host dwelling
- The impact on the highway network and highways standards

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

New accesses to properties will be allowed where adequate visibility is provided for drivers entering the highway for both pedestrians and vehicles and where there is no significantly detrimental impact to highway safety. This weighs significantly in favour of the proposal.

Impact on the Character of the Dwelling and Carlton Conservation Area

This application seeks to widen the existing access to No. 540 Carlton Road from the south, off Carlton Road. The driveway is currently served by a double-leaf set of gates and a single width dropped kerb, approximately 2.7 metres wide. The remainder of the frontage comprises a stone wall of around 1.5 metres in height, backed by a mature hedge of approximately 2 metres.

The property is a mid-C20, two-storey, double-fronted detached dwelling in brick, with a conservatory to the western elevation and a two-storey rear projection, with the house all under a Welsh slate roof. The site is vacant on the 1948 OS map but appears on the 1960 map. It is therefore estimated its date is post-war, around 1950. The property lies within the Carlton Conservation Area and is directly opposite St John's Church, which is listed at Grade II (NHLE 1151146).

In terms of the contribution made by No. 540 to the conservation area and to the setting of the listed building, it is considered to be minor positive. Although clearly a later dwelling, its form, detailing, materials and layout help illustrate the post-war evolution of the Carlton townscape. The submitted plans are fairly rudimentary but appear to show the demolition of part of the wall and the widening of the existing gateway by a further 1 metre. The opening would be extended to the south-west to allow for room for cars to access a new block paved driveway. Part of the wall, hedge and garden area immediately south of the property would need to be removed to accommodate this change.

In terms of the value of the wall and the effect on setting, it is noted that the wall is appreciably earlier than the present dwelling and is shown on the first edition 1850 six-inch Ordnance Survey map, fronting an earlier property, since demolished, which was orientated north–south. The wall is comparable and complementary to the churchyard wall to the south and reflects a historic boundary treatment found elsewhere within the conservation area. No. 540 appears to have been included within the conservation area boundary in part because of its proximity to No. 2 Royston Lane, the Old Post Office, and the much-altered Nos. 536 and 538 Carlton Road, fragments of which are shown on early maps. No. 540 has some minor positive group value within the conservation area, and the loss of the garden area would introduce a more extensive area of hard landscaping to the frontage, within the setting of the listed building.

The plans have been revised reducing the width of the extended gateway to 3.7metres thus reducing the amount of the roadside wall removal. The amended plans show a simpler scheme that widens the block paved area by 1 linear metre (reduced from 2.7 metres) to the southwest. Although the plans lack detail, it is assumed the whole of the south facing garden area behind the wall and hedge is to be retained minus the 1 metre extension to the driveway. This will be confirmed via condition. This weighs significantly in favour of the proposal. Therefore, on balance the proposal accords Local Plan Policy HE1 and is acceptable in terms of its impact upon the Carlton Conservation Area.

Highway Safety

There will be no significantly detrimental impact upon highway safety. The application site comprises an existing residential property at Carlton Road, within an established residential area. The property is set back from the highway behind a stone boundary wall and mature landscaping, with an existing gated vehicular access from Carlton Road and a footway extending across the site frontage. There are no objections in principle to the widening of the existing vehicular access to provide adjacent parking to the front of the property. In view of the above, no objections are raised 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 Conservation Area or highway safety, 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. 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:

- Length of wall to be removed

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:

Amended Existing and Proposed Plans received 28/09/2026

and specifications as approved unless required by any other conditions in this permission.
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.

The south facing front garden area behind the wall and hedge is to be retained at all times, minus the 1 metre extension to the driveway behind where the wall is to be part removed.
Reason: In the interests of the conservation of the Carlton Conservation Area.

Informative

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.