



## **Notice of Prior Approval Determination**

**TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015  
SCHEDULE 2, PART 1, CLASS AA  
ENLARGEMENT OF A DWELLINGHOUSE BY CONSTRUCTION OF ADDITIONAL STOREYS**

**Correspondence Address:**

Barnsley Business And Innovation Centre  
Innovation Way  
Wilthorpe  
Barnsley  
S75 1JL

**Decision Date: 06.11.2025**

**APPLICATION NO:** 2025/0815

**DESCRIPTION:** Enlargement of dwellinghouse by construction of additional storey (Prior Notification)

**LOCATION:** 9 Rockwood Close, Darton, Barnsley, S75 5LR

**APPLICANT/AGENT:** NYPA Ltd

We hereby advise you that prior approval is required, and it is the decision of the Local Planning Authority to **refuse** to approve the submitted details of the scheme for the following reason(s).

- 1 The Local Planning Authority considers that the proposal is unacceptable when considered against paragraph AA.2 sub paragraph (3) (a) (i) with regards to the external appearance of the dwellinghouse and sub paragraph (3) (b) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

The proposed development, by introducing a third storey, would appear incongruous and visually intrusive within a street scene characterised by two-storey dwellings and bungalows. It would disrupt the established pattern of development and fail to respect the character and appearance of the area. The proposal is therefore contrary to Local Design Guidance and policies GD1 and D1 of the Barnsley Local Plan.

Signed:

Dated: 6 November 2025

**Garry Hildersley**

Head of Planning, Policy & Building Control  
Growth & Sustainability Directorate