

2025/0721

Ms & Mr Lisa & Tony Mitchell & Clayton

211A Spark Lane, Mapplewell, Barnsley

Erection of a single storey extension to rear and recessed archway at the front to form garage/store alterations and associated works

Site Description

The site sits on the east side of Spark Lane on the way out of Mapplewell towards Barugh Green. The host dwelling appears to have previously been two separate semi-detached properties that have been converted into one, this was previously approved under planning application ref 2025/0116. It is a red brick property and has a tiled pitched roof. The property appears to have been extended previously and has a single storey porch extension and two storey rear extension. To the front there is a driveway which provides off-street parking for at least two vehicles. The other dwellings along this portion of Spark Lane are similar in terms of their overall design but it is clear that overtime the properties have evolved and this is evident through various extensions and alterations.

Planning History

2014/1072 - Erection of a two storey rear extension to dwelling following demolition of existing two storey rear extension and rear dormer – Granted 05/12/2014

2019/1011 - Single storey front extension to dwelling – Granted 23/09/2019

2025/0116 - Conversion of 2no. dwellings into 1no. dwelling – Granted 16/04/2025.

2025/0395 - Single storey rear extension, creation of garage to the right side of the property and associated alterations (Amended Plans) – Granted 01.08.2025

Proposed Development

The application is proposing to erect a single storey extension to rear and recessed archway at the front to form garage/store alterations and associated works. The proposed elevations are shown below:



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

The site is allocated as urban fabric in the adopted Local Plan which has no specific land allocation.

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.

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

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

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- Section 12: Achieving well designed places

Consultations

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

Local Ward Councillors	No comments received.
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Representations

Neighbour notification letters were sent to surrounding properties and no representations have been received.

Assessment

The main issues for consideration are as follows:

- The principle of the development
- The impact on the visual amenity/character of the area
- 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 application site is located within a residential area along Spark Lane in Mapplewell and is allocated as Urban Fabric. The immediate surrounding area features predominantly residential properties. The proposed development is to knock through part of the existing ground floor to create an access archway as well as erect a single storey rear extension.

Extensions and alterations to domestic properties are acceptable in principle subject to compliance with other local and national policy. This weights significantly in favour of the proposal.

Impact upon Visual Amenity and Character of the Area

The site is predominantly surrounded by residential properties, along this stretch of Spark Lane the properties are all red brick and of very similar 1930s design. Various properties have been altered and extended, however these are all sympathetic and follow the prevailing characteristics of the street scene.

The proposed single storey extension does not raise any concerns, it is sympathetic, small scale and tucked between an existing extension and rear wall of the property therefore would have minimal visual impact. The extension will be brick built to match the host dwelling.

The proposed alterations to the front elevation differ slightly from the previously approved scheme. The current proposal includes a recessed archway and a garage door.

The Local Planning Authority previously considered the open archway to be out of character with the surrounding area and likely to introduce an incongruous feature into the street scene. In contrast, the revised design, with a recessed wall and garage door frontage is considered more sympathetic to the local context.

While the archway remains a new feature within the street scene, its recessed nature and the inclusion of a garage door, which reflects the design of nearby properties, make it less visually dominant than the original proposal.

Overall, the proposal is therefore acceptable in terms of visual amenity and impact upon the street scene in accordance with Policy GD1: General Development and D1 . This weighs moderately in favour of the proposal.

Residential Amenity

In terms of residential amenity, the creation of the garage will have little to no impact on the adjacent neighbours, this will not create further built development and there would be no viewpoints from it that would directly face neighbours. As such, this element of the proposal would not cause overlooking or overshadowing and would be acceptable in terms of its impacts on neighbour amenity.

The single storey extension to the rear is an infill extension tucked into the corner between the rear wall of the dwelling and side of the existing two storey extension. It extends approximately 5.6m beyond the original rear wall of the dwelling and meets the rear wall of the existing extension. In terms of its width it is only 1.8m wide and does not extend as far as the side of the dwelling. As such it is sufficiently distanced from the property boundary and windows and doors would not create a loss of privacy for neighbours. Furthermore, the positioning of the extension in the southern corner of the existing dwelling means very limited overshadowing would occur.

As such, the proposal is considered to respect neighbouring amenity in accordance with Local Plan Policy GD1: General Development. This weighs significantly in favour of the proposal.

Conclusion

Having balanced all material planning considerations, the proposal will not be significantly harmful to residential or visual amenity. As a consequence, the positive aspects of the proposal outlined above are not outweighed by any other material planning considerations. The proposal is therefore, on balance, recommended for approval.

Recommendation: Approve with conditions