



PLANNING CONSULTATION RESPONSE

Application No	2025/0127
Proposal	(AMENDED PLANS, RED LINE BOUNDARY AND DESCRIPTION) Residential development for 32 dwellings with associated landscaping and access.
Address	Land off South View, Darfield, Barnsley, S73 9NA.
Date of Consultation Reply	13/02/26
Consultee	Nik King, Senior Urban Design Officer

Consultation Assessment and Justification

These are the 3rd set of design comments on planning application 2025/0127. These are made in the light of the amended plans received 09/12/25.

I note that the 2nd set of comments specifically related to site layout revision J, to see if they addressed most of the main concerns. Therefore, I have also revisited all of my 1st set of comments below.

With the latest amended plans I note that:

- The floorplate of the adjacent Hill Top Manor flats, (by the site's south-western corner) has been included, (on the drawing 'site layout' revision N)
- More cross sections have been provided, (on drawing 'site layout' revision N)
- Details of a retaining wall has been provided, (on drawing 'site layout' revision N)
- Clarification of the ownership of the adjacent land has been provided, (south of the site, with planning permission granted for dwellings fronting this site)

which are all appreciated.

We still need to receive a Building for a Healthy Life assessment from the applicant. This needs to score the 12 'considerations' either red, amber or green. This is a local validation requirement for all planning applications of 10 dwellings or more.

Other previous comments that have not received a response relate to:

From the 1st set of comments:

- Poor quality front outlook for some properties
- Rear garden sizes of several plots are undersized.
- Depth of rear gardens are undersized on some plots.
- Internal spacing standard of house type B.
- Accessibility standards for dwellings not met.
- No visitor parking spaces provided.
- Some plots are over dominated by front-of-dwelling parking.
- No street trees in parts of the site



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- Location of all retaining walls need to be shown on plans
- Provide a kick rail at the turning head
- Provide a plan showing which open spaces are being maintained by a private management company.
- Provide typical cross sections for windows and doors.

from the 2nd set of comments:

- Need a site plan as existing which shows the existing contour lines
- Onto the site layout plan put on proposed contour lines.
- Will the main retaining wall be maintained privately?

(please refer back for the full text of the comments)

I have looked at a previous planning approval (2027/1669) covering the main rectangular part of the current red line boundary. This was for an outline consent with all matters reserved. I note that the applicant originally sought 31 dwellings but approval was only granted for 'up to 20 dwellings'. I note that the current application for the main rectangular part of this site is for 24 dwellings.

I note that three storey dwellings are now proposed on several plots, with kitchen/dining/living rooms on the first floor and juliet balconies. The roof heights have been increased from two and a half storeys to 3 storeys. However, there are no changes to the number or location of proposed dwellings. I just feel that this rather 'hems in' the development and causes overlooking issues.

I have also looked at the planning approval for the land south of the site, for residences not yet built, which would face the site on the opposite side of the access road. (Planning application 2007/1699, with a time extension given through 2010/1052, erection of 4 detached and 10 semi-detached houses with integral garages, which was approved with conditions). I note that these properties are shown within the blue ownership boundary line of the current application.

Below I have shown the approved elevations of these detached and semi-detached dwellings.



Front elevation (semi-detached dwellings)



Front elevation (detached dwellings)

These are two-storey high and have quite a lot of modelling to help reduce the visual impact of their massing and scale.



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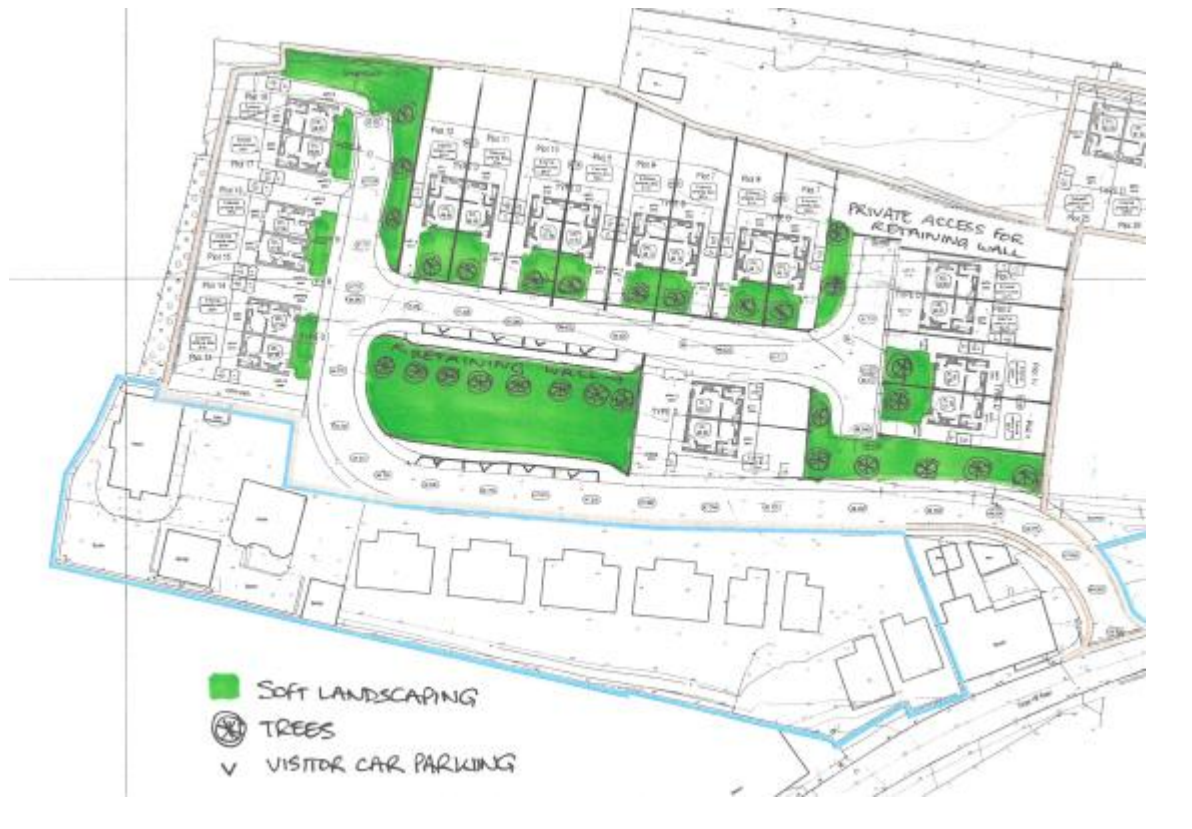
I am very uncomfortable that across the access road from these would be three storey dwellings. These three storey dwellings will have kitchens and living room at first floor level, thereby increasing the overlooking of the habitable rooms of the two storey dwellings. Furthermore, on the three storey dwellings there is very little modelling to help reduce the visual impact of their massing and scale. This would have unacceptable impact on the residential amenity of the two storey dwellings and on the local streetscape.

Further within the site, the use of kitchens/ living rooms on the first floor increases the overlooking from plots 19 to 24 onto plots 7 to 12 (into both the properties and their rear gardens).

Below I have produced a suggested revised layout, with 20 dwellings in the main rectangular-shaped area. (I have amended site layout revision J). I appreciate that this main rectangular area is a difficult site to develop for housing.

In the suggested layout I have located the main POS more centrally, so it creates a focal point for the development and is flat in level across its extent. The SPD 'Open Space Provision on New Housing Developments' states (in para 14.2) '*open space should: be an integral part of the development and should usually form a central feature; not be located in peripheral areas of the site*'

This suggested location for the main POS also enables some space to be provided for visitor parking and also reduces some of the poor residential amenity problems identified above, (for example the north-south issues of overlooking/ front windows looking onto rear garden boundaries), that occurred in the proposed layouts.





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I would suggest that all dwellings are either 2 storeys or 2 and a half storeys and that kitchens and living rooms are located on the ground floor of properties.

To help reduce the visual impact of the dwellings in long range views from outside the site I would suggest that natural stone is used as the building material for the dwellings in the main rectangular area. This would match the material on the adjacent Hill Top Manor flats (built) and the dwellings on the other side of the access road (not yet built).

To conclude, regarding the amended drawings and plans received, based on:

- the amount of outstanding comments on spatial issues
- the number of dwellings proposed on site compared to a previous outline approval
- the impacts on overlooking & streetscape of the increase of dwelling heights to three storeys, (with kitchens/ living rooms on first floor level),

I feel that the layout and designs received to date, including the latest amendments, would be an overdevelopment of the site.

Therefore, I object to this application.

OBJECT

Consultation Suggested Conditions:

I would suggest conditions regarding details on:

- **Materials**
- **Soft and hard landscaping**
- **5-year landscape maintenance plan** for the public bits of landscaping
- **Boundary treatments** (as I can't find any elevations of the different boundary treatments)
- **Cycle storage** (standard condition)
- **Accessible dwellings**

NB: wording for a standard condition is currently work-in progress.

I have suggested the following wording, but am currently awaiting feedback from Senior Management Team:

Prior to first occupation of any dwelling, Building Control Completion Certificates must be provided to the Local Planning Authority demonstrating that the following requirements as set out in the Building Regulations 2010 (as amended) have been achieved:

*The following plot numbers are to meet Part M4(2) 'accessible and adaptable dwellings': ***, ***, ***, ***,*

*The following plot numbers are to meet Part M4(3)(2)(b) 'wheelchair accessible dwellings': ***, ***, ***, ***,*

This condition may be partially discharged by the submission and approval of Completion Certificates for individual plots during a site build out. This condition will be fully discharged upon receipt of satisfactory Completion Certificates for all plots.



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Reason: To comply with the SPD 'Design of Housing Development' (2023), para 6.1

Consultation Informative(s):

Planning Obligations required: