PLANNING STATEMENT

Proposed Demolition of Existing Dwelling and Construction of Replacement Dwelling

407 Doncaster Road, Ardsley, Barnsley, S71 5AG

Applicant: Mr Dave Bird

Site address	407 Doncaster Road, Ardsley, Barnsley, S71 5AG
Proposal	Demolition of the existing dwelling and erection of a replacement dwelling
Applicant	Mr Dave Bird
Agent	White Agus Ltd
Relevant planning history	Householder planning permission 2023/1139, granted 21 March 2024
Supporting technical evidence	Rogers Geotechnical Services Ltd Geotechnical Report C5983/26/E/9267

June 2026

1. Introduction

This Planning Statement has been prepared in support of an application for full planning permission for the demolition of the existing dwelling at 407 Doncaster Road, Ardsley, and the erection of a replacement dwelling.

The application follows the grant of householder planning permission under application reference 2023/1139, which approved alterations and extensions to the existing property, including raising the roof height to accommodate additional living accommodation, front and rear dormers, a balcony, and side, front and rear extensions. That permission was granted by Barnsley Metropolitan Borough Council on 21 March 2024.

Following the grant of planning permission, Building Control approval was obtained and works commenced. During opening-up and construction works, the builder encountered significant geotechnical and structural concerns associated with the existing structure and foundation/slab. Further investigation has established that demolition and reconstruction is the most appropriate and robust solution.

The proposal therefore seeks to regularise a practical change in construction methodology arising from unforeseen ground and structural conditions. The intended form of development remains closely related to the previously approved scheme and would deliver a replacement dwelling of comparable planning impact.

2. Site and Surroundings

The application site comprises an existing detached residential property located at 407 Doncaster Road, Ardsley. The site lies within an established residential setting, with neighbouring dwellings located along Doncaster Road and within the surrounding area.

The existing site benefits from an extant residential use. The proposal does not introduce a new use to the site, nor does it increase the number of dwellings. It seeks the replacement of the existing dwelling with a single dwellinghouse on substantially the same domestic plot.

3. Planning History

Planning permission was granted under application reference 2023/1139 for: "Raise height of roof to accommodate additional living accommodation with front and rear dormers, balcony and side, front and rear extensions."

The approved plans included Plans and Elevations 23-134 01 Rev F, Plans and Elevations 23-134 02 Rev E, and Elevations and Tree Work 23-136 02 Rev A. The decision notice confirms that the approved external materials were to match those specified in the approved documents, in the interests of visual amenity and Local Plan Policy D1.

That permission is a significant material consideration. The current proposal should be assessed in the context of the established fall-back position, namely that a materially enlarged and remodelled dwelling has already been accepted by the Local Planning Authority.

4. Reason for the Current Application

The current application has arisen because, after works commenced, the builder encountered geotechnical and structural issues affecting the existing dwelling.

A geotechnical investigation was undertaken by Rogers Geotechnical Services Ltd. The report explains that the existing foundation slab has historically suffered from distress, with a fracture identified during works and recorded as having been remediated by resin injection. The investigation was undertaken to determine the nature of the underlying soils and assist in the design of safe and economical foundations for the development.

The report records that the client had undertaken concrete cores and foundation exposures, and verbally communicated that the concrete was approximately 200mm thick, with around 100mm of differential settlement across the slab. It also records that no reinforcement was observed from the cores undertaken.

Importantly, the report concludes that the existing foundation may still be unstable and that cracking may continue in the future. It states that it is not recommended for the proposed development to proceed without either remedial measures or the complete demolition of the existing structure and the pouring of new foundations.

The recommendation to demolish and rebuild is therefore not a design preference, but a necessary and proportionate response to the ground conditions and structural risk identified during implementation.

5. Ground Conditions and Foundation Strategy

The Rogers Geotechnical Services report identified made ground over natural residual clays and weathered Ackton Rock. The report summary records made ground over firm to stiff slightly sandy, slightly gravelly silty clay, with extremely weak, completely weathered fissile sandstone beneath. No groundwater was recorded during the investigation.

For new foundations, the report advises that made ground is not suitable bearing strata and that residual clays beneath the made ground are capable of providing a suitable bearing stratum, provided foundations are placed into firm natural material. It recommends strip or spread foundations at a minimum depth of approximately 1.20m below existing ground level, with suspended floors for any new structures.

The proposed rebuild allows the dwelling to be constructed on a properly designed foundation solution, addressing the risks that have been revealed during the commencement of works. This represents a more durable and technically appropriate outcome than attempting to retain and rely upon the compromised existing slab and foundations.

6. Coal Mining and Ground Stability Context

The Coal Mining Report appended to the geotechnical report confirms that the property is located in an area affected by historical underground coal mining. It records workings beneath or near the property at significant depths, with seams worked historically between the late nineteenth and twentieth centuries.

The report also records a coal mining subsidence claim within 50 metres of the property boundary, a remediated site approximately 43.9 metres to the north-west, and that the property is within an area where notices to withdraw support were given in 1976 and 1982.

Although the report does not identify shallow unrecorded workings or mine entries within 100 metres, the wider context reinforces the need for a cautious and engineered approach to construction. The replacement dwelling would allow the site to be developed with a foundation design informed by the site investigation, rather than relying upon an existing foundation system of uncertain condition and performance.

7. Description of the Proposed Development

The proposal is for the demolition of the existing dwelling and the erection of a replacement dwelling.

The submitted proposed plans show a two-storey replacement dwelling with accommodation arranged over ground and first floor levels. The ground floor includes a garage, lounge, dining/kitchen area, utility, WC and games room. The first floor includes three bedrooms with en-suite accommodation and dressing areas.

The proposed elevations and site plan demonstrate that the replacement dwelling has been designed with reference to the previously approved householder scheme. The drawing includes a front elevation comparison showing the relationship with the approved application 2023/1139 and notes that demolition is recommended in line with the RGS Ltd Geotechnical Report.

The proposal would remain a single dwellinghouse on an existing residential plot and would not materially alter the established residential character of the site.

8. Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is also a material consideration in decision-making.

The development plan includes the Barnsley Local Plan. Relevant policy considerations include design, character, residential amenity, highway safety, and the need to ensure that development is safe and suitable for its site conditions.

Barnsley Local Plan Policy D1 seeks high quality design and place making, with development expected to respect local character and visual amenity. The previous decision notice specifically referred to Policy D1 in relation to visual amenity and materials.

9. Design and Character

The design approach follows the broad character and scale of the previously approved scheme. The proposal retains a domestic appearance, with pitched roof forms, front gables and dormer-style elements that reflect the design language already accepted through the householder approval.

The submitted elevation comparison demonstrates that the proposed replacement dwelling has been designed having regard to the approved development envelope.

In visual planning terms, the key consideration is not whether demolition occurs, but whether the replacement dwelling would have an acceptable impact on the character and appearance of the area. The proposal would provide a coherent, purpose-built dwelling in place of a structurally compromised building, while maintaining the site's established residential use and general domestic scale.

The proposed development is therefore considered to accord with the design objectives of Local Plan Policy D1.

10. Residential Amenity

The site is already occupied by a dwelling and benefits from permission for significant extensions and roof alterations. The proposed replacement dwelling would not introduce a new residential use, nor would it create an additional dwelling.

The layout has been prepared with regard to the existing site context and the previously approved development. The relationship with neighbouring properties would remain comparable to the accepted planning position. The proposal is not considered to give rise to unacceptable overlooking, overbearing impact, or loss of light when assessed against the established residential context and the previously approved scheme.

Any construction-stage effects can be appropriately managed through standard controls relating to hours of working, dust, waste management and site practice, where considered necessary by the Local Planning Authority.

11. Highways, Access and Parking

The proposal retains the residential use of the site as a single dwellinghouse. The submitted plans show an integral garage and domestic parking arrangements.

As the proposal would not increase the number of dwellings, it would not materially alter the nature of vehicular movements associated with the site. There is no basis to conclude that the replacement dwelling would result in an unacceptable highway safety impact.

12. Sustainability and Planning Balance

The proposal would make efficient use of an existing residential site. It would replace a compromised structure with a dwelling constructed to current Building Regulations standards and to a foundation design informed by site-specific geotechnical evidence.

While demolition is not usually the starting point where an existing building can reasonably be retained, the circumstances here are unusual. The technical evidence identifies instability and uncertainty associated with the existing foundation/slab, and the geotechnical report expressly identifies complete demolition and new foundations as an appropriate route.

The replacement dwelling would therefore deliver a safer, more durable and technically robust form of development, without introducing a materially different planning impact from the approved householder scheme.

13. Conclusion

Planning permission has already been granted for substantial alterations and extensions to the dwelling under application reference 2023/1139. Works commenced following Building Control approval, but significant ground and structural issues were encountered during the construction process.

The submitted geotechnical evidence demonstrates that the existing foundation/slab has suffered distress, that differential settlement has been identified, and that the existing foundation may remain unstable. The report advises that the development should not proceed without either remedial measures or complete demolition and new foundations.

The proposed demolition and rebuild is therefore justified by clear technical evidence. It represents a practical and proportionate response to unforeseen site conditions, while maintaining the residential use of the site and reflecting the form and planning impact of the previously approved scheme.

For these reasons, the proposed development is considered acceptable in planning terms and planning permission should be granted.

Supporting Documents Referenced

- Barnsley Metropolitan Borough Council Decision Notice, application reference 2023/1139, dated 21 March 2024.
- Rogers Geotechnical Services Ltd, Geotechnical Report C5983/26/E/9267, 407 Doncaster Road, Ardsley, Barnsley, April 2026.
- White Agus Ltd drawing 23-134-10, Proposed Dwelling at 407 Doncaster Road - Floor Plans, June 2026.
- White Agus Ltd drawing 23-134-11, Proposed Dwelling 407 Doncaster Road - Elevations and Site Plan, June 2026.