

2026/0551

Mrs Christine Archer

Install of external step lift and associated building works to front of dwelling

15 St Andrews Drive, Darton, Barnsley, S75 5LX

Planning History

04/1532 - Erection of new rear conservatory – Approved with conditions

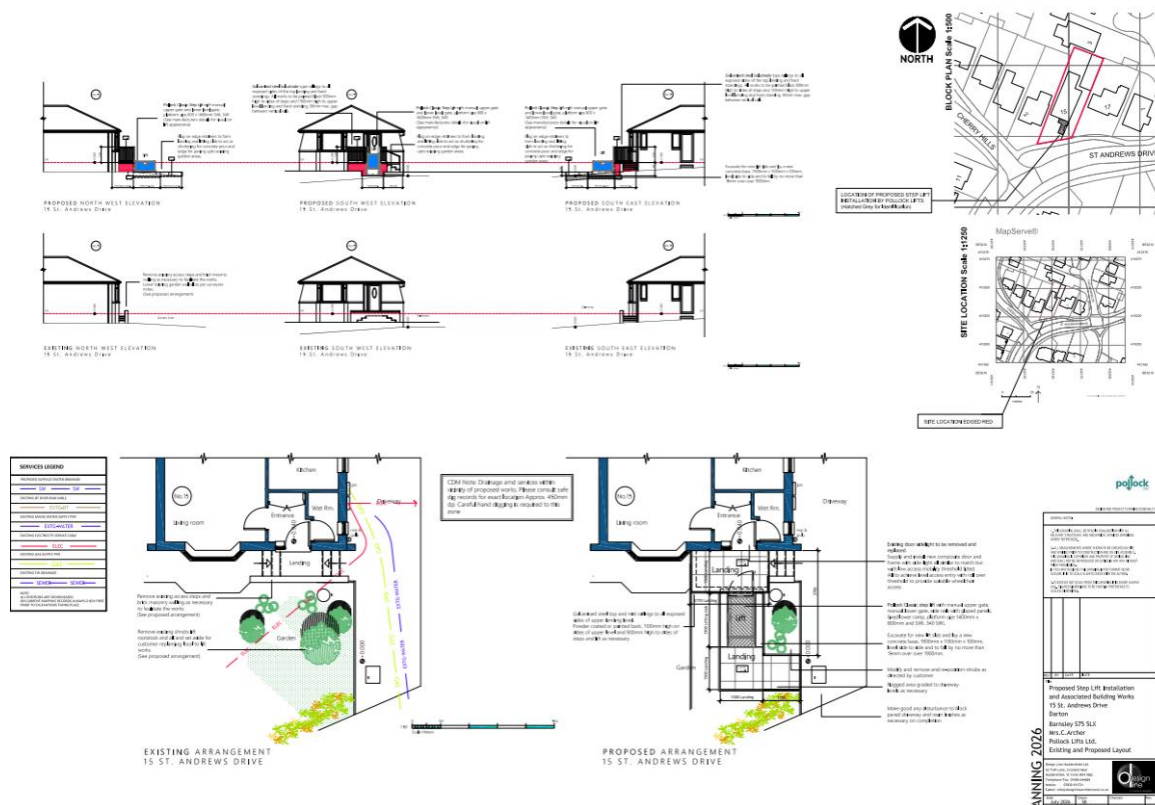
Site Description

15 St Andrews Drive is a detached hipped roof bungalow, set on a residential estate, consisting of a variety of different dwellings, including large two storey detached properties, semis and bungalows. The property has a long driveway and good sized front garden, with steps up to the entrance door. The front garden features shrubs and grassed areas.

Proposed Development

The proposal involves the installation of an external step lift and associated building works to the front of the dwelling. There are two paved landing areas proposed and a central lift which will allow level access to the front door and a new door is proposed with lower threshold, so that it can be accessed by a wheelchair. Small shrubs will need to be removed however the plans indicate that the landscaping to the boundary of the garden will remain. The upper landing level will be constructed of brick with a galvanised steel balustrade.

The specifications of the lift have been provided and it would be a modern design, constructed of steel with glazed side panels. No alterations are required to the parking/access.



Policy Context

The site is set within Urban Fabric as allocated within the Local Plan Proposals maps.

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 held 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.

The following Local Plan policies are relevant in this case:

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy D1: High Quality Design and Place Making.
- Policy GD1: General Development.
- Policy T4: New Development and Transport Safety

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

On the 17th August 2026, The Government published a new National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework. The new NPPF sets out the government's planning policies for plan-making and for making decisions on development proposals in England and how these are expected to be applied. This version of the NPPF was revised in response to the National Planning Policy Framework: proposed reforms and other changes to the planning system consultation. This version replaces the previous NPPF published in March 2012, revised in July 2018, February 2019, July 2021, September 2023, December 2023 and December 2024. The purpose of the planning system is to contribute to the achievement of sustainable development, by managing the use and development of land in the long-term public interest.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (Policy S3) and plans and decisions should apply this presumption in favour of sustainable development. The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent.

The most relevant sections of the NPPF are:

Section 3 – Decision Making Policies

Section 4 – Achieving sustainable development

Section 14 - Achieving well-designed places

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 Guidance

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

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.

No comments have been received.

Planning Assessment

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 site falls within Urban Fabric. Extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties.

Visual Amenity

The proposed lift and external works are to provide level access to the front door of the property, to allow for access via a wheelchair. Given the levels to the front of the property, a lift is the most suitable way to access the dwelling, rather than a ramp up to the door.

There are two paved landing areas proposed and a central lift which will allow level access to the front door and a new door is proposed with lower threshold, so that it can be accessed by a wheelchair. The upper landing level will be constructed of brick with a galvanised steel balustrade. The specifications of the lift have been provided, and it would be a modern design,

constructed of steel with glazed side panels. Small shrubs will need to be removed however the plans indicate that the landscaping to the boundary of the garden will remain. The front garden area to the dwelling is of a good size, which means that the lift would be screened in part by this existing planting. Given the design of the lift, to be constructed of steel with glazed side panels, this further reduces the impact on the street scene.

On balance, given that the lift is necessary for a disabled person to access their property safely via a wheelchair, the scale, design and impact on the character of the dwelling overall would be considered as modest, and the proposal would therefore be considered compliant with local policy GD1 and D1, which carry moderate weight in favour of the proposal.

Residential Amenity

The proposals would only provide an access to the dwelling. Given that this proposal is set to the front of the property and its intended use for access only, rather than a raised platform or terrace area, there would be no significant overlooking of neighbouring properties or gardens. The proposal is modest in scale and would not have any significant impact upon amenity by way of overshadowing or overbearing impacts. The proposal would be considered in accordance with Local Policy GD1 which carries moderate weight in favour of the proposal.

Highway Safety

The proposal would be set within the front garden and there would be no impact upon parking provision. This carries little or no impact upon Highway Safety once the lift has been installed.

Planning Balance and Conclusion

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.

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:

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

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.

Recommendation

Approve with conditions