



BARNSLEY
Metropolitan Borough Council

**Planning, Policy and Building Control
Regeneration and Assets
Place Directorate
Westgate Plaza
PO Box 634, Barnsley, S70 9GG
Head of Service: Garry Hildersley**

Studio Seventy Five
Via Email

My Ref: 2026/ENQ/00555
Date: 08th September 2026
Enquiries to: Bradley Sargeson
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Dear Mr Race,

Non Material Amendment in relation to application 2026/0481: Variation of condition 2 (Approved Plans) of application 2026/0021: Proposed two storey side and rear extension, and rear extension at a lower level to accommodate a gym and swimming pool, seeking to make a reduction in size of the lower ground floor extension and ground floor terrace area.

Thank you for your recent application for a non-material amendment (NMA) following the grant of planning permission in relation to application 2026/0481: Variation of condition 2 (Approved Plans) of application 2026/0021: Proposed two storey side and rear extension, and rear extension at a lower level to accommodate a gym and swimming pool, on behalf of Mr Steele.

The proposed amendments have been confirmed to comprise:

- A redesign of the lower ground floor level extension and ground floor external terrace area, significantly reducing its footprint and projection beyond the south-west (rear) elevation and utilising more of the space under the existing dwellinghouse.
- Alterations to ground floor apertures on the south-west (rear) elevation.
- Internal alterations.

The main reason for the submission of this NMA application is said to relate to a reduction in the size of the pool which has allowed a redesign of the extension to reduce its overall footprint.

This NMA application is supported by the following submitted plans:

- 2605-S75-XX-LG-DR-A-20000 Rev. P4 Proposed Lower Ground Floor Plan.
- 2605-S75-XX-00-DR-A-20000 Rev. P4 Proposed Ground Floor Plan.
- 2605-S75-XX-01-DR-A-20000 Rev. P2 Proposed First Floor Plan.
- 2605-S75-XX-02-DR-A-20000 Rev. P2 Proposed Attic Floor Plan.
- 2605-S75-XX-XX-DR-A-40000 Rev. P3 Proposed Elevations.
- 2605-S75-XX-LG-DR-A-20000 Rev. P3 Proposed Visualisation.

Having considered all proposed amendments against the scheme as approved under application 2026/0481, it is considered that this amended scheme would have no greater impact on neighbouring amenity by way of significant additional overshadowing, overlooking and loss of privacy, or reduced outlook. This amended scheme – which is significantly reduced – could lead to a lesser impact overall in respect of neighbouring amenity.

This amended scheme would also have no greater impact on nearby heritage assets, the permanence and openness of the Green Belt, and scale, design and impact on character more generally. There would also be no greater impact on highways or trees.

It is considered that the assessment previously undertaken under application 2026/0481 remains relevant and that the proposed non-material amendment(s) would achieve an acceptable design with no significantly greater impact on the Green Belt, neighbouring amenity, scale, design and impact on character, highways, and trees.

Considering the above, the proposed non-material amendment(s) are hereby **approved**.

This decision letter relates solely to the non-material amendment specified in this application (2026\ENQ\00555). This decision letter is not a reissue of the original decision notice, which still stands. However, the two documents should be read in conjunction.

If you require any further advice or information, please do not hesitate to contact me.

Yours sincerely,



Bradley Sargeson

For and on behalf of:
Garry Hildersley
Head of Planning and Building Control

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