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FULL PLANNING APPLICATION

Design and Access Statement incorporating Planning Statement

Erection of two detached dwellings with associated access, parking, garaging and landscaping

Land at the junction of High Street and Southfield Lane, Thurnscoe, Rotherham, S63

CLIENT

Mr John Wade

MAXDESIGN PROJECT NO.

2686

PREPARED BY

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LOCAL PLANNING AUTHORITY

Barnsley Metropolitan Borough Council

DATE

October 2026

STATUS

Planning issue

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Accompanying drawings (MaxDesign, project 2686)

Drawing	Title	Scale
2686 – 1-01	Site Location Plan	1:1250 @ A4
2686 – 1-02 Rev B	Proposed Site Plan	1:200 @ A1
2686 – 1-03	Plot 1 Floor Plans	1:50 @ A1
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2686 – 1-06	Plot 2 Elevations	1:50 @ A1

1 Introduction

1.1 This Design and Access Statement, incorporating a Planning Statement, has been prepared by Max Design Consultancy Ltd (MaxDesign) on behalf of Mr John Wade in support of a full planning application to Barnsley Metropolitan Borough Council for the erection of two detached dwellings, with associated vehicular accesses, parking, garaging and landscaping, on land at the junction of High Street and Southfield Lane, Thurnscoe.

1.2 The statement has been prepared in accordance with Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Council's local validation requirements. It describes the site and its context, explains the design principles and concepts that have informed the scheme, and sets out how access has been considered. It then assesses the proposal against the development plan and other material considerations and demonstrates that planning permission should be granted.

1.3 The application comprises the completed application form and ownership certificate, the CIL additional information form, the drawings listed above and this statement.

2 The Site and its Surroundings

Location and description

- 2.1 The application site is a broadly triangular parcel of land of approximately 0.08 hectares occupying the corner of High Street and Southfield Lane in Thurnscoe, one of the Dearne Towns in the east of the Borough. The site has a frontage of some 35 metres to High Street to the north and a return frontage of some 38 metres to Southfield Lane to the east, narrowing to a short southern boundary of around 14 metres. It adjoins No. 149 High Street (Lane End Farm Bungalow) to the west.
- 2.2 The site is presently undeveloped and contains no buildings of note. It is enclosed by the existing highway boundaries to the north and east and by the neighbouring residential curtilages to the west and south. There are no protected trees on or immediately adjoining the site and the land is broadly level.

Surroundings

- 2.3 The site sits wholly within the established built-up area of Thurnscoe. High Street is a well-established residential street forming one of the principal routes through the village and carries a mix of dwelling types, ages and styles: detached and semi-detached houses, bungalows and short terraces, in brick and render under tiled roofs, set back from the road behind modest front gardens and driveways. Southfield Lane, Thornley Square and the surrounding streets to the south and west are similarly residential in character. The prevailing grain is one of individual plots fronting the street, and there is no single dominant architectural style.
- 2.4 The site is highly accessible. Thurnscoe's local shops, services and primary schools are within comfortable walking distance, High Street is served by regular bus services, and Thurnscoe railway station, with direct services to Sheffield, Doncaster, Wakefield and Leeds, lies approximately 1 kilometre to the east. The site is therefore well placed to allow future occupiers to make day-to-day journeys by means other than the private car.

Planning designations and constraints

Local Plan allocation	Within the Urban Fabric of Thurnscoe (Barnsley Local Plan Policies Map). The site is not allocated for any specific use and is not Green Belt.
Heritage	The site is not within a conservation area and contains no listed or locally listed buildings. The nearest designated heritage asset is the Grade II listed Church of St Helen, on the north side of High Street approximately 150 metres to the east, separated from the site by intervening development.
Flood risk	Flood Zone 1 (low probability of fluvial flooding). The site is below the 1 hectare threshold for a site-specific flood risk assessment.
Ecology	No statutory or non-statutory designations on or adjoining the site. The site comprises low-value amenity grassland/ scrub with no features of elevated ecological interest and no priority habitat. At approximately 0.08 ha the site is below the 0.2 ha threshold and is therefore exempt from the statutory biodiversity net gain requirement.

Coal mining	Thurnscoe lies within the coalfield and the Coal Authority's Development High Risk Area; ground conditions are addressed at paragraph 7.12 below.
Trees	No Tree Preservation Orders affect the site.

Planning history

2.5 There is no recent planning history on the site relevant to the current proposal.

3 The Proposal

3.1 Full planning permission is sought for two detached, four-bedroom family dwellings, each occupying its own plot fronting High Street, together with two new vehicular accesses from High Street, off-street parking for two cars per dwelling, garaging, private rear gardens and boundary landscaping. The proposal is illustrated on drawing 2686-1-02 Rev B and summarised below.

	Plot 1 (western plot)	Plot 2 (corner plot)
Accommodation	Ground floor: entrance hall, living room, open-plan kitchen/dining, ground-floor bedroom with en-suite, cloakroom/WC, integral garage. First floor: master bedroom with en-suite, two further bedrooms, family bathroom.	Ground floor: entrance hall, living room, kitchen/dining, ground-floor bedroom with en-suite, cloakroom/WC. First floor: master bedroom with en-suite, two further bedrooms, family bathroom.
Form	Two-storey, with the first floor set within the roof space and lit by gabled dormers to front and rear. Low eaves (c. 3.7 m) and ridge (c. 8.3 m).	As Plot 1, with a two-storey element to the rear giving a stepped roofline.
Garaging	Integral single garage (3.55 m × 6.0 m internal).	Detached single garage to the front, on the Southfield Lane side.
Parking	2 spaces on the driveway plus garage.	2 spaces on the driveway plus garage.
Access	New dropped-kerb access from High Street.	New dropped-kerb access from High Street, set well back from the Southfield Lane junction.
Set-back from High Street	c. 5.4 m	c. 6.2 m
Private garden	Rear garden and patio, well in excess of 60 m ² .	Rear garden and patio, well in excess of 60 m ² , plus landscaped side garden to Southfield Lane.

3.2 External materials are a clay pantile roof, walls in through-coloured render with red facing brick, artstone heads and cills to the openings, uPVC double-glazed windows and a contrasting feature cladding panel to each entrance bay. The boundaries to High Street and Southfield Lane are to be defined by a new native hedgerow, with tree planting to the corner garden of Plot 2.



Figure 1 – Plot 1: rear (left) and front (right) elevations. Extract from drawing 2686-1-04.



Figure 2 – Plot 2: rear (left) and front (right) elevations. Extract from drawing 2686-1-06.

4 Design

Design principles

4.1 The design has been developed from a clear reading of the site: a prominent but constrained corner plot in an established residential street. Four principles have guided the scheme.

- **Complete the street.** Both dwellings front High Street, continuing the line of frontage development along the southern side of the road and bringing an under-used corner back into positive use.
- **Turn the corner well.** Plot 2 is designed and positioned so that it addresses both High Street and Southfield Lane. Its east flank is set behind a landscaped side garden with tree planting and a

hedgerow, so that the Southfield Lane frontage reads as a green, planted edge rather than a blank wall or close-boarded fence.

- **Keep the scale down.** By placing the first-floor rooms in the roof and using gabled dormers, the houses achieve four bedrooms within a building of modest eaves and ridge height. The resulting scale sits comfortably alongside the single-storey dwelling at No. 149 and the two-storey houses elsewhere on High Street.
- **Build well.** A simple, robust palette of clay pantiles, render, red brick and artstone detailing reflects the materials found on the street and will weather well.

Use

4.2 The proposal is for residential use (Use Class C3). Housing is the predominant and established use of the surrounding area and the proposal is wholly compatible with it.

Amount

4.3 Two dwellings on approximately 0.08 hectares equates to a density of around 25 dwellings per hectare. Policy H6 of the Local Plan indicates that a density of 40 dwellings per hectare will normally be expected, but it is explicit that this is to be applied having regard to the character of the area and the need for good design. Here the plot's triangular shape, the junction, the need to respect the amenity of No. 149 and the prevailing pattern of individual detached houses and bungalows on generous plots all point to two well-proportioned family homes as the appropriate and most efficient use of this land. A higher density would require a cramped, terraced or flatted form wholly out of keeping with the street.

Layout

4.4 The two houses are set back approximately 5.4 and 6.2 metres from the High Street boundary, providing frontage parking for two cars each behind a hedged boundary, with soft landscaping between. Plot 1 sits closest to No. 149 and presents only its side elevation to that neighbour; this elevation contains obscure-glazed windows to non-habitable rooms only, so there is no overlooking. Plot 2 occupies the corner, with its detached garage tucked into the north-east corner of the site and a landscaped garden wrapping around its eastern side to Southfield Lane.

4.5 Private rear gardens for both plots face south and are enclosed by the existing boundaries with the neighbouring curtilages. Each garden comfortably exceeds the 60 m² minimum set by the Council's Design of Housing Development SPD for a dwelling of three or more bedrooms. The first-floor rear dormer windows are set approximately 10 metres from the rear site boundary, in accordance with the SPD's window-to-garden standard, and the nearest neighbouring dwellings to the south are orientated towards Southfield Lane, so that any relationship with the new houses is oblique.

4.6 The layout provides a clear distinction between public and private space, natural surveillance of both streets from habitable rooms, and direct, legible pedestrian access from the public footway to each front door, in line with the principles of Secured by Design.

Scale

4.7 Each dwelling has a footprint of approximately 10.9 by 12.0 metres. The eaves are held at approximately 3.7 metres and the ridge at approximately 8.3 metres above ground level. This 'storey-

and-a-half' form is deliberately lower than a conventional two-storey house and mediates successfully between the bungalow at No. 149 and the two-storey dwellings on the opposite side of High Street. The gabled dormers break down the roof mass and give each elevation a vertical rhythm.

Appearance

4.8 The houses have been designed as a complementary pair rather than identical units. They share a common language of pitched clay-pantile roofs, gabled dormers, render and brick, and artstone heads and cills, but differ in their plan form and in the treatment of the entrance and garage. Plot 1 has an integral garage expressed within the front elevation beneath the eaves; Plot 2 has a projecting entrance bay with a feature cladding panel and a separate detached garage. Fenestration is vertically proportioned and regularly ordered, with larger glazed doors to the garden elevations.

4.9 The side elevations are deliberately simple. Only small, obscure-glazed windows to bathrooms and en-suites are proposed in the flank walls, protecting the privacy of neighbours whilst avoiding wholly blank elevations. The materials have been selected to reflect the red brick, render and tiled roofs that characterise High Street, and samples can be agreed with the Council by condition.

Landscaping

4.10 Landscaping is integral to the scheme. A new native hedgerow is proposed along the full length of the High Street and Southfield Lane boundaries, interrupted only by the two accesses, with hedge heights kept below 0.9 metres within the visibility splays. The corner garden of Plot 2 is planted with a group of new trees, which will mark the junction and soften the appearance of the development from Southfield Lane. Driveways are to be laid in permeable block paving to reduce surface-water run-off and to give a higher quality finish than tarmac. Rear boundaries will be 1.8 metre close-boarded fencing, with existing boundary features retained where they are sound.

4.11 Bird and bat boxes integrated into the new buildings, and hedgehog-friendly gaps in the rear fencing, are proposed as biodiversity enhancements in accordance with Policy BIO1 and the Council's Biodiversity and Geodiversity SPD.

Sustainability

4.12 The dwellings will be constructed to meet or exceed the energy and carbon requirements of Part L of the Building Regulations in force at the time of construction, adopting a fabric-first approach of high levels of insulation, airtightness and efficient glazing. Low-carbon heating (air-source heat pumps) and roof-mounted photovoltaic panels will be considered at detailed design stage, and the simple, south-facing rear roof slopes are well suited to the latter. Each dwelling will be provided with an electric vehicle charging point in accordance with Part S of the Building Regulations, water-efficient fittings, and internal and external space for the separate storage of waste and recycling.

5 Access

Vehicular access and parking

5.1 Each plot is served by its own new access from High Street, formed with a dropped kerb and vehicle crossing to the Council's specification. Both accesses are positioned on the straight section of High Street west of the Southfield Lane junction, with Plot 2's access set well back from the

junction itself, and the frontage hedgerow will be maintained at a low height so that visibility splays commensurate with the 30 mph speed limit can be achieved and kept clear. The frontage parking areas are of sufficient size for vehicles to turn and leave in forward gear.

5.2 Both dwellings have four bedrooms and the Council's Parking SPD therefore requires two off-street spaces each. Each plot provides two surface spaces of standard dimensions plus a garage. The integral garage to Plot 1 has an internal size of 3.55 by 6.0 metres and therefore meets the South Yorkshire Residential Design Guide dimensions for a garage to count as a parking space. Provision therefore exceeds the standard. Secure cycle storage is available within the garages.

Pedestrian access and inclusive design

5.3 Each dwelling has a level, direct pedestrian route from the public footway on High Street to a covered, well-lit front entrance. The entrances have level thresholds and the internal layouts are designed to meet Approved Document M4(1), with 900 mm-wide ground-floor doorways and circulation, an accessible ground-floor WC and provision for a future stair lift.

5.4 Notably, both houses include a ground-floor bedroom with an en-suite shower room. This makes the dwellings genuinely adaptable: they can accommodate a household member who cannot use stairs, an older relative, or a future occupier whose mobility changes, without alteration. This is a meaningful contribution towards the Local Plan's objective of a housing stock that can meet the needs of an ageing population.

Refuse and servicing

5.5 Bin storage for each dwelling is provided to the side of the house, screened from the street, with a short carry distance to the presentation point on the High Street frontage on collection day. Emergency and service vehicles can reach both frontages directly from the public highway.

6 Planning Policy Context

The development plan

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for the site comprises the **Barnsley Local Plan**, adopted on 3 January 2019, and the Barnsley, Doncaster and Rotherham Joint Waste Plan (2012). The Council's 2022 review concluded that the Local Plan remains up to date and it continues to be the basis for decision-making. There is no made neighbourhood plan for Thurnscoe.

6.2 The Local Plan policies of most relevance to the proposal are:

Policy	Subject and relevance
SD1	Presumption in favour of sustainable development.
GD1	General Development – no significant adverse effect on living conditions; compatibility with neighbouring land uses; landscaping; access; drainage and existing site features.
LC1	Landscape character – development to respect local landscape and townscape character.

H1	The number of new homes to be built – at least 21,546 homes 2014–2033.
H4	Residential development on small non-allocated sites – permits housing on sites of less than 0.4 ha within the urban fabric, subject to compliance with other policies.
H6	Housing mix and efficient use of land.
H7	Affordable housing – threshold of 15 dwellings; not engaged.
D1	High quality design and place making.
T3 / T4	New development and sustainable travel; new development and transport safety.
CC1 – CC4	Climate change; sustainable construction; flood risk; sustainable drainage.
BIO1	Biodiversity and geodiversity – conserve and enhance.
GI1	Green infrastructure.
Poll1	Pollution control and protection.
HE1	The historic environment.
I1	Infrastructure and planning obligations.

Supplementary planning documents

6.3 The following adopted SPDs are relevant: *Design of Housing Development* (2023); *Parking* (2019); *Trees and Hedgerows*; *Biodiversity and Geodiversity*; *Sustainable Travel*; and *Open Space Provision on New Housing Developments*. The South Yorkshire Residential Design Guide is also referred to in the Parking SPD.

National policy

6.4 The **National Planning Policy Framework** (NPPF, December 2024 as amended) is a material consideration of significant weight. Of particular relevance are: the presumption in favour of sustainable development (paragraph 11); the Government's objective of significantly boosting the supply of homes and its support for small and medium sized sites, which "can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly" (Chapter 5); the emphasis on making effective use of land within settlements (Chapter 11); the requirement for well-designed places that are sympathetic to local character while not preventing appropriate innovation (Chapter 12); and the approach to sustainable transport, flood risk, the natural environment and the historic environment (Chapters 9, 14, 15 and 16). The National Design Guide and the Planning Practice Guidance are also relevant.

Housing land supply

6.5 In its most recently published position (base date 1 April 2024) the Council was able to demonstrate a housing land supply of only 3.7 years, reducing to 3.1 years once the 20% buffer required by its Housing Delivery Test result of 84% is applied, and it has accepted in recent appeals that the "tilted balance" at NPPF paragraph 11(d) is engaged. The policies most important for determining applications for housing are therefore to be treated as out of date and, unless the application of NPPF policies protecting areas or assets of particular importance provides a clear reason for refusal, permission should be granted unless any adverse impacts would significantly and

demonstrably outweigh the benefits when assessed against the Framework as a whole. No such protective policies apply to this site.

7 Planning Assessment

Principle of development

7.1 The site lies within the Urban Fabric of Thurnscoe as defined on the Policies Map and is well below the 0.4 hectare threshold of Policy H4. That policy supports residential development on small, non-allocated sites within the urban fabric provided the proposal complies with the other relevant policies of the Plan. The principle of two dwellings on this site is therefore established by the development plan and is strongly supported by national policy, which positively encourages the development of small sites within settlements and the effective use of under-used land. The proposal will make a small but valuable contribution to the Borough's housing requirement under Policy H1 at a time when the Council cannot demonstrate a five-year supply.

Housing mix and efficient use of land (Policy H6)

7.2 The proposal delivers two four-bedroom family homes, each with an adaptable ground-floor bedroom and en-suite. For the reasons given at paragraph 4.3 the density is appropriate to the site's shape, its corner position and the prevailing character of High Street; Policy H6 expressly allows for density to reflect local character and good design, and a higher figure could not be achieved here without harm. The dwellings represent an efficient and appropriate use of a vacant urban plot.

Design and character (Policies GD1, LC1, D1; NPPF Chapter 12; Design of Housing Development SPD)

7.3 Section 4 explains how the scheme responds to its context. In summary: the houses follow the established building line and orientation of High Street; their storey-and-a-half scale respects both the bungalow at No. 149 and the two-storey houses opposite; the corner is addressed positively with planting rather than a blank flank; the palette of clay pantiles, render, red brick and artstone is drawn from the street; and comprehensive boundary landscaping is proposed. The scheme follows the SPD's guidance for corner sites, which warns against dwellings at right angles or 45 degrees with triangular rear gardens and favours a dwelling designed for the corner with its flank softened by planting, which is exactly the approach adopted for Plot 2. The proposal will enhance rather than detract from the character and appearance of the area and accords with Policies GD1, LC1 and D1 and the design objectives of the NPPF.

Residential amenity (Policy GD1; Design of Housing Development SPD)

7.4 The SPD's separation standards are met. There are no habitable-room windows in the side elevations of either dwelling, so no overlooking of No. 149 or of the neighbouring gardens to the south arises; the only flank windows serve bathrooms and en-suites and are obscure-glazed. The rear-facing first-floor windows are set approximately 10 metres from the rear boundary, meeting the window-to-garden standard, and the nearest dwellings to the south are positioned obliquely and orientated towards Southfield Lane rather than directly facing the site. The reduced eaves and ridge heights, and the southerly orientation of the rear elevations, mean that there will be no material loss of daylight, sunlight or outlook to any neighbouring property, and the siting of Plot 1's two-storey element away from the shared boundary avoids any overbearing effect on the bungalow at No. 149.

7.5 Future occupiers will enjoy a high standard of amenity: generous, south-facing private gardens exceeding the SPD minimum, dual-aspect principal rooms, and off-street parking within the curtilage. The proposal accords with Policy GD1.

Highways, access and parking (Policies T3 and T4; Parking SPD; NPPF Chapter 9)

7.6 Two additional dwellings will generate a negligible number of vehicle movements, well within the capacity of High Street. The new accesses are formed on a straight section of road with good forward visibility, Plot 2's access is set back from the Southfield Lane junction, and the low frontage hedge will keep visibility splays clear. Parking exceeds the SPD standard and vehicles can turn within the site. The site's walking-distance access to shops, schools, bus services and Thurnscoe railway station makes it a sustainable location for new housing. The NPPF is clear (paragraph 116) that development should only be refused on highways grounds where there would be an unacceptable impact on highway safety or a severe residual cumulative impact on the network; neither arises here. The proposal accords with Policies T3 and T4.

Flood risk and drainage (Policies CC3 and CC4)

7.7 The site is in Flood Zone 1 and is at low risk of surface-water flooding. Foul drainage will connect to the public sewer in High Street. Surface water will be managed in accordance with the drainage hierarchy: infiltration (soakaways) will be used where ground conditions allow, with permeable paving to all driveways; if infiltration proves impracticable, attenuated discharge to the public sewer at a restricted rate will be agreed with Yorkshire Water. Details can be secured by condition in the usual way. The proposal accords with Policies CC3 and CC4.

Climate change and sustainable construction (Policies CC1 and CC2)

7.8 The measures described at paragraph 4.12 – a fabric-first approach to Part L compliance, consideration of low-carbon heating and photovoltaics, EV charging, water efficiency and permeable surfacing – together with the site's accessible location, mean that the proposal makes a positive contribution to the Plan's climate change objectives.

Biodiversity (Policy BIO1; Environment Act 2021)

7.9 The site is of low ecological value and supports no habitat of principal importance (priority habitat). Since 6 August 2026 the statutory biodiversity net gain condition does not apply to development on sites of less than 0.2 hectares, measured to the application red line, where no on-site priority habitat would be negatively affected (Biodiversity Gain Requirements (Exemptions) Regulations 2024, as amended in 2026). At approximately 0.08 hectares the application site falls well below that threshold, no priority habitat is present, and the proposal is therefore **exempt from the mandatory 10% biodiversity net gain requirement**. The exemption is confirmed on the application form and no biodiversity metric or gain plan is required.

7.10 Notwithstanding the exemption, Policy BIO1 and the Biodiversity and Geodiversity SPD continue to expect development to conserve and, where possible, enhance biodiversity. The proposal does so: the new native hedgerow along both street frontages, tree planting to the corner garden, garden areas and integrated bird and bat boxes will deliver a real improvement in the biodiversity value of the site over its existing condition. Any vegetation clearance will be undertaken outside the bird nesting season or following a check by a suitably qualified person.

Heritage (Policy HE1; NPPF Chapter 16)

7.11 The Grade II listed Church of St Helen stands some 150 metres to the east on the opposite side of High Street, beyond intervening houses. The application site makes no contribution to the significance of the church or to the way it is experienced, and modest, traditionally detailed houses on the site will have no effect on its setting. The site is not within a conservation area. The statutory duty under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is discharged and no harm to any heritage asset arises.

Ground conditions and pollution (Policy Poll1)

7.12 Thurnscoe lies within the Coal Authority's Development High Risk Area. The applicant will provide a Coal Mining Risk Assessment and will undertake any intrusive investigation and remedial or precautionary measures that it recommends prior to the commencement of development; the applicant is content for this to be secured by condition should the Council consider it necessary. Given the site's residential setting and absence of any known contaminative former use, no contamination issues are anticipated, and a standard condition requiring the reporting of any unexpected contamination would be acceptable. Construction impacts will be short-lived and controlled through standard working hours.

Planning obligations and CIL (Policy I1)

7.13 At two dwellings the proposal falls below the threshold for affordable housing under Policy H7 and no planning obligations are anticipated. The development will be assessed for liability under the Council's Community Infrastructure Levy Charging Schedule and the relevant forms accompany the application.

The planning balance

7.14 The proposal accords with the development plan read as a whole. The principle of residential development is established by Policy H4, the scheme meets the detailed requirements of Policies GD1, D1, H6, T3, T4, CC3, CC4, BIO1 and HE1 and the Council's SPDs, and no conflict with any policy has been identified. Under Policy SD1 and NPPF paragraph 11(c) permission should therefore be granted without delay.

7.15 Even if a conflict were identified, the Council's inability to demonstrate a five-year housing land supply means that the tilted balance at paragraph 11(d) applies. The benefits of the scheme – two high-quality, adaptable family homes in a sustainable location, delivered quickly on a small, vacant, previously under-used urban plot by a local applicant, with associated economic activity during construction and support for local services and the Council's housing delivery thereafter – are real. No adverse impacts of any weight have been identified, let alone impacts that would significantly and demonstrably outweigh those benefits.

8 Conclusion

8.1 This application proposes two well-designed, four-bedroom detached dwellings on a vacant corner plot within the Urban Fabric of Thurnscoe. The scheme completes the street frontage, turns the corner with Southfield Lane positively, respects the scale of its neighbours and the amenity of

No. 149, provides parking in excess of the Council's standards and gardens in excess of its space standards, and delivers landscaping and biodiversity enhancements. It is a sustainable location for new homes and the proposal is supported by Policy H4 of the Barnsley Local Plan and by the National Planning Policy Framework.

8.2 The proposal accords with the development plan and there are no material considerations that indicate a decision other than in accordance with it. Barnsley Metropolitan Borough Council is respectfully requested to grant full planning permission, subject to appropriate conditions.

Max Design Consultancy Ltd

Architecture | Planning | Consultancy

October 2026

This statement has been prepared for the sole use of the client in connection with the planning application described above and should not be relied upon by any third party. Dimensions quoted are approximate and taken from the submitted drawings; the drawings take precedence.