

Application Reference Number:	2026/0019
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Application Type:	Full
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Proposal Description:	Erection of a three storey rear extension to form 3no self-contained flats (Part Retrospective)
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Location:	Flat, 512 Doncaster Road, Stairfoot, Barnsley, S70 3PE
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Applicant:	Mr Carl Limbert
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Third-party representations:	None	Parish:	None
		Ward:	Stairfoot

Summary:

The applicant is seeking planning permission for the erection of a three-storey rear extension to form 3no self-contained flats. The application is part retrospective as approval has already been granted for a two-storey extension in this location under application 2024/0045.

The site falls within Urban Barnsley and is a part of Stairfoot Local Centre as allocated by the adopted Local Plan. Development comprising alterations and extensions to an existing building are considered acceptable in principle if proposals would not significantly adversely affect residential amenity, visual amenity, highway safety, and where satisfactory standards of design are achieved.

The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).

Recommendation:

Approve with Conditions

Site Description

The existing building is located on Doncaster Road, Stairfoot within close proximity to Stairfoot roundabout. The building is three storeys, and a three-bedroom flat is already formed over the first floor and attic of the building. The building sits within a run of terraced properties that are akin to the host building with commercial uses on the ground floor and residential uses on the first floor and to the rear. The proposed extension is to project out from the rear of the building towards Waterfield Place. The building is primarily accessed from the front but there is also access to the rear where there is an existing two-storey rear extension and basic amenity space. Neighbouring buildings also feature large rear extensions in the form of a garage/outbuilding and other residential flats.

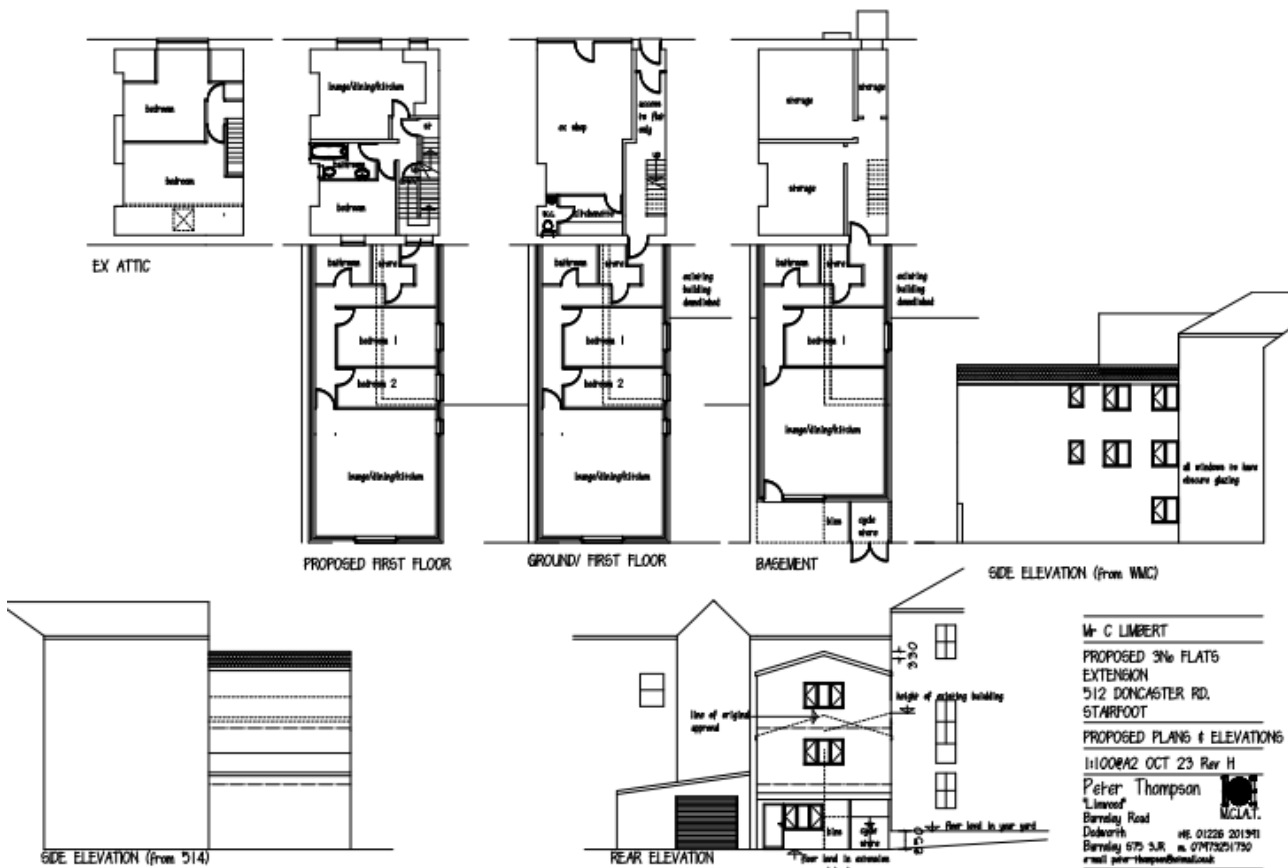


Planning History

There are various previous applications for the site.

Application Reference	Description	Status
B/95/0437/BA	Replacement shop front and access to living accommodation	Approved with Conditions
2008/0034	Display of illuminated corporate signage	Approved with Conditions
2020/0009	Residential flat above shop	Withdrawn
2024/0045	Erection of a two storey rear extension to form 2no self-contained flats	Approved with Conditions

Proposed Development



The applicant is seeking permission for the erection of a three-storey rear extension to form three self-contained flats. The basement level flat will have one bedroom and the ground floor, and first floor flats will have two bedrooms. The extension will project 9.9 metres from the rear elevation of the building with a width of 6 metres. The extension will feature a pitched roof with a ridge height of 9.15 metres and an eaves height of 8 metres. The materials will be brickwork with concrete roof tiles.

Relevant Policies

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 on 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.

Local Plan Allocation – Urban Barnsley / Stairfoot Local Centre

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy H4: Residential Development on Small Non-Allocated Sites – Proposals for residential development on sites below 0.4 hectares (including conversions of existing buildings and creating dwellings above shops) will be allowed where the proposal complies with other relevant policies.

Policy H6: Housing Mix and Efficient use of land – Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population. Proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs.

Policy Poll1: Pollution Control and Protection – Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

Policy T3: New Development and Sustainable Travel – New Development will be expected to:

- Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists.
- Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people set out in the relevant Supplementary Planning Document.

Policy T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Policy BIO1: Biodiversity and Geodiversity – Development will be expected to conserve and enhance the biodiversity and geological features of the borough.

National Planning Policy Framework

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied.

The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). 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 are:

- Section 2: Achieving sustainable development
- Section 4: Decision making
- Section 12: 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 Documents:

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:

- Biodiversity and geodiversity
- Design of housing development
- Parking
- Sustainable travel

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Other Guidance

- South Yorkshire Residential Design Guide

Consultations

Biodiversity - No objections subject to conditions

Environment Agency - No objections

Highways Drainage - No objections

Highways Development Control - No objections subject to conditions

Pollution Control - No objections subject to conditions

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015. Neighbour notification letters were sent to surrounding properties; no comments were received.

Assessment

The main issues for consideration are as follows:

- The acceptability of the principle of residential development
- The impact on neighbouring residential properties and residential amenity
- The impact on the character of the area and visual amenity
- The impact on highways safety
- The impact on biodiversity

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

Residential uses are deemed acceptable in Urban Barnsley, and the existing building also contains flats; therefore, the precedent for residential units within this building has been set and the creation of three residential flats is acceptable in principle. This weighs significantly in favour of the proposal.

This is on the basis that all new dwellings or in this case flats must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing. In addition, development will only be granted where it would maintain visual amenity and not create traffic problems nor reduce highway safety.

It must be noted that application 2024/0045 was approved for a smaller extension which is only two-storey and contains two flats. Therefore, this presents a fallback position that could be implemented and work has already started on site hence the part retrospective nature of this application.

Residential Amenity

The main issue with regards residential amenity and the proposal is the impact upon the existing residential units. In particular those that already face out from the rear elevation onto Waterfield Place specifically from the rear elevation of 510 Doncaster Road. Although the proposed extension would be more overbearing on the units given its projection is greater than that of the existing extension, the impact would not be significantly greater than the existing impact and the impact of the previously approved application. This weighs significantly in favour of the proposal.

The windows on the rear elevation of No.510 are already overshadowed and the proposed extension has a lower roof height than the existing buildings despite being increased in height from the previous approval. Furthermore No.510 has a large extension across part of its rear elevation which contains more flats which also impacts on the flats in between what would be both extensions.

In terms of noise from surrounding uses, it is noted that the proposed flats will be located on a predominantly commercial street however existing residential uses are located above the commercial uses and are prominent at the rear of Doncaster Road facing Waterfield Place. In addition, the LPA's Pollution Control team have raised no objections to the scheme. This weighs significantly in favour of the proposal.

The proposed internal dimensions meet the standards set within the South Yorkshire Residential Design Guide albeit with a very minor discretion that is not deemed harmful. This relates to the proposed double bedroom in all three of the flats which measures 11.9sqm whereas the SYRDG states a double bedroom should be 12sqm in size. This equates to a 0.1sqm difference which is insignificant. The minimum floorspace for a one bedroomed flat is 47sqm and the proposed basement flat has 60sqm of floorspace. The minimum floorspace for a two bedroomed flat is 62sqm and the proposed ground floor and first floor flats have 70sqm of floorspace. This weighs significantly in favour of the proposal.

Shared private amenity space for flats should be a minimum of 50sqm plus an additional 10sqm per unit either as a balcony space or added shared private space. The proposed extension is to be built in the existing space to the rear which provides minimal and extremely basic private amenity space. It is deemed that the loss of the existing space would not be detrimental to the existing units due to its lack of use and being of poor quality. This weighs significantly in favour of the proposal.

Additionally, the amount of shared private space to be provided can also depend on the quality, quantity and accessibility of local public open space. Within the surrounding area there is the Dearne Valley Country Park and the Dearne Valley Green Heart partnership, which is one of the only 12 nature improvement areas in England which is creating a healthy and attractive natural environment providing plenty of outdoor amenity space within the local area. This weighs significantly in favour of the proposal.

Given that the proposed flats are very unlikely to appeal to families, it is considered that there is acceptable outdoor amenity space for the proposed scheme given the nearby facilities as well as being located on a key route with proximity to the town centre. For the above reasons, the proposal is not expected to be detrimental to the residential amenity of the neighbours nor the future occupiers in line with the standards set within the SPD and the SYRDG. The proposal is considered to be acceptable in terms of residential amenity in accordance with the SPD Design of Housing Development.

Visual Amenity

There will be no significantly harmful impact to visual amenity from the proposed flats. The materials are to match those existing at the rear of the building. There are two existing large extensions to buildings to the rear of Doncaster Road with one also being for residential flats therefore the visual amenity of the street scene is not expected to be compromised as the proposed extension will not be an anomalous feature. The proposed extension would be adjacent a large outbuilding extension which shares the same projection. This weighs significantly in favour of the proposal. The proposal is therefore acceptable in terms of visual amenity and impact upon the street scene in accordance with policy D1 of the Local Plan.

Highway Safety

There will be no significant impact upon highway safety. The proposed basement and ground floor flats have already gained planning approval (2024/0045) and in comparison, with the previously approved scheme, these proposals now include an additional third storey which would create a two-bedroom flat on the first floor. Given the lack of any off-street parking provision and the sustainable location of the site, the flats are likely to be marketed towards non car users, particularly given the ease of access to a major part of the National Cycle Network.

As such, the proposals include a cycle storage facility of sufficient size to accommodate three bicycles which complies with the Parking SPD which states that one secure and undercover cycle parking space should be provided per dwelling. A bin storage area is provided adjacent the cycle store. In view of the above, no objections are raised from a highway's perspective. This weighs significantly in favour of the proposal.

Biodiversity

A Bat Survey Report was provided in support of the application. The report details the findings of a preliminary bat roost assessment carried out by a qualified ecologist to the Bat Conservation Trust survey guidance (2023). The survey assessed the building to have a negligible potential to support roosting bats and anticipates there to be no adverse impacts upon bats as a result of the proposed development. Recommendations within the report include precautionary works and the installation of an integral bat box within the proposed extension. These recommendations are appropriate and can be conditioned as part of the permission. This weighs significantly in favour of the proposal.

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 subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and is therefore recommended for approval.

Recommendation

Approve with conditions

Justification

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

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:

- Bat report

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.

Conditions

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

The development hereby approved shall be carried out strictly in accordance with the approved plans:

Proposed Plans and Elevations received 09/01/2026
Site Plan received 09/01/2026

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

Prior to the development being brought into use, the scheme for the parking of bicycles as shown on the submitted plan shall be fully implemented and thereafter retained for this purpose.

Reason: In the interests of encouraging the use of sustainable modes of transport in accordance with Local Plan Policy T3.

The development shall be completed in strict accordance with the recommendations in Section 5 of the consultancy report (Bat Survey, 11th May 2026, ref: DAW/26/01) (unless varied by a European Protected Species (EPS) licence issued by Natural England). All the recommendations shall be implemented in full with photographs provided to the Local Planning Authority of proposed features, and thereafter permanently maintained.

Reason: In the interests of biodiversity conservation.

The external materials shall match those specified within the application and the plans outlined above.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1.

During works, construction or demolition related activity shall only take place onsite between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1.

Informatives

The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

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It is recommended that measures are taken to prevent a nuisance/or affect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke, odour, light or dust. No waste should be burnt. If a Statutory Nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore recommended that you give serious consideration to the steps that may be required to prevent a noise, light, odour, dust or smoke nuisance from being created.