

<b>Application reference number</b>	2025/0895
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<b>Application Type</b>	Full
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<b>Proposal Description:</b>	Enlargement of front window
<b>Location:</b>	31 Dodworth Road, Barnsley, S70 6DW

<b>Applicant</b>	Mr Haik Khodaghalian
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<b>Number of Third Party Reps</b>	None	<b>Parish:</b>	None
		<b>Ward:</b>	Kingstone

### Site Description

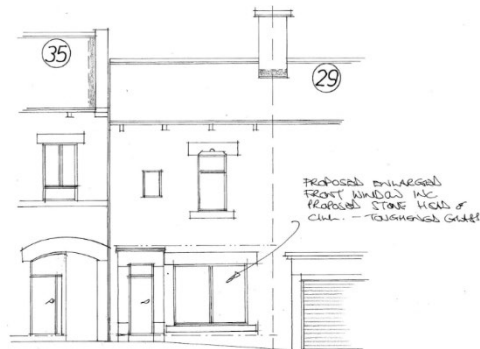
The application relates to a mid-terrace, stone fronted commercial property located on Dodworth Road, close to the junction with Townend Roundabout. The property appears to be currently vacant but was last used as a commercial unit and sits within a row of commercial properties.

### Proposal

The applicant seeks permission to increase the size of the existing ground floor window to 2.2m by 2.7m.



*Front ~ street scene*



*Front ~ street scene*

## **Policy Context**

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.

### Local Plan

The site is identified as Urban Fabric within the Local Plan and as such the following policies are considered to be relevant to this application:

Policy GD1 General Development  
Policy T4 New Development and Transport Safety  
Policy D1 High Quality Design and Place Making

### National Planning Policy Framework (NPPF) (2024) and the National Planning Practice Guidance

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:

### Relevant Consultations

Ward Councillors – No objections received.

### 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 neighbouring properties; no representations have been received.

## **Assessment**

The main issues for consideration are as follows:

- The principle of development
- The impact on the character of the area

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale unless the NPPF states otherwise:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

### Principle of development

The installation of and increase in openings within commercial premises are considered acceptable where they would not have a detrimental impact on the street scene or significant impact on residential amenity.

### Visual amenity

The proposal would see the increase in size of the existing ground floor shop window; it is comparable in size with the other ground floor shop windows on the neighbouring commercial properties. It is not considered that the increase in window size would have a detrimental impact on the character of the building or the wider area and as such is considered acceptable and in compliance with Local Plan Policy D1.

### Residential Amenity

The proposed development would not have an adverse impact on residential amenity and is considered acceptable and in compliance with Local Plan Policy GD1 General Development.

## **PLANNING BALANCE & CONCLUSION**

In accordance with Paragraph 11 of the NPPF (2024) the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be appropriate development in and is located within a sustainable location and would not impact on the character of the area, highway safety, or upon residential amenity, and this weighs considerably in favour of the application.

All other material planning considerations have been fully explored by the appropriate consultees who have raised no objections to the proposal and holistically this weighs moderately in favour of the application.

The proposal is therefore, on balance, recommended for approval.

### **RECOMMENDATION: Approve subject to conditions**