Application reference number	2026/0480

Application Type	Full

Proposal Description:	Erection of a detached bungalow (Custom/Self-Build) and associated works including subdivision of residential garden; alterations to parking arrangements and retrospective erection of rear single storey extension and changes to the external elevations at the host dwelling.
Location:	66 Longley Street, Barugh Green, Barnsley, S75 1NT

Applicant	Mr James Sargent

Number of Third Party Reps	3	**Parish:**	None.
		Ward:	Darton West.

SUMMARY

The application seeks full planning permission for the erection of one dwelling (custom/self-build) with associated works including the subdivision of the existing residential garden and retrospective alterations to the existing dwelling.

The site lies within the Barugh Green area of the borough, and falls within the Urban Fabric as defined by the adopted Local Plan.

The submission plans have been amended during the course of the application to address concerns raised regarding the design, scale and appearance of the proposed dwellinghouse. Additional drainage information has also been received to overcome an objection received from Yorkshire Water. Further periods of publicity were undertaken following changes to the development description so that it included retrospective works to the host dwelling.

Based on the amended documents, there are no outstanding consultee objections or concerns.

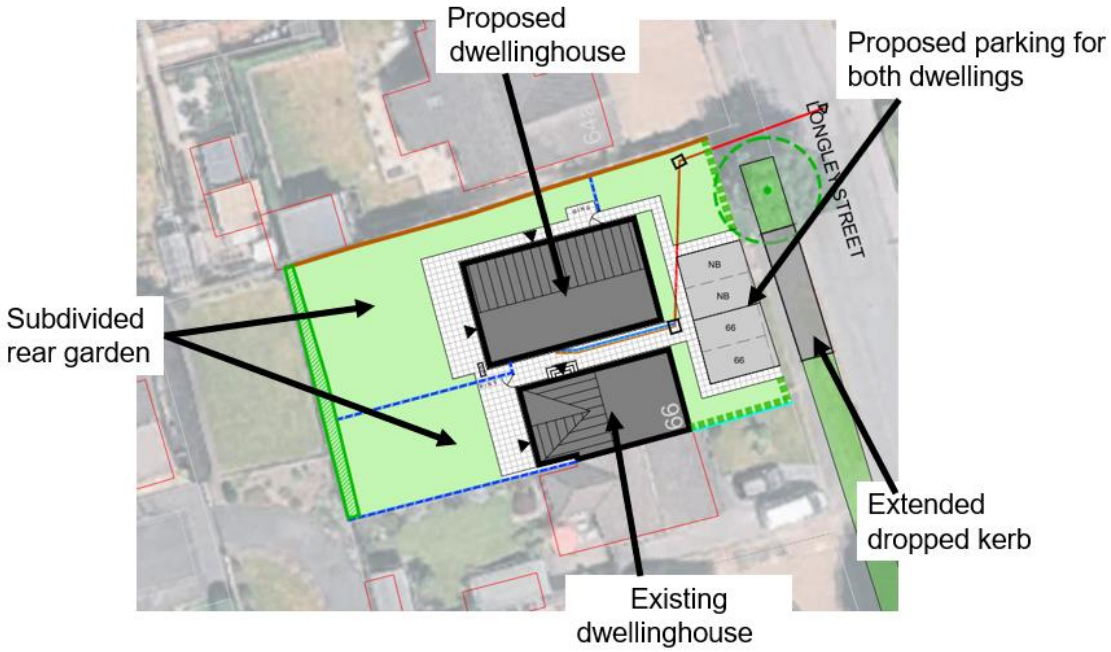
The proposal will have no adverse impact on highway safety, residential or visual amenity and is considered to be acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in line with paragraphs 7 and 8 of the National Planning Policy Framework (NPPF, 2026).

Recommendation: **APPROVE Planning Permission subject to conditions**

Location Plan



Proposed Site Plan



Site Description

The application site currently consists of a semi-detached bungalow and its associated detached garage. The existing dwellinghouse sits within a fairly squared plot (circa 0.1ha), though is positioned on the southern boundary, adjoined to the adjacent semi-detached property (No.68). The existing dwelling is a gable roofed bungalow, which is accessed via the side/north facing elevation. The property is finished in buff brick, with cream render detailing below the two frontage windows and on the northern elevation. The render is a new addition to the property, for which retrospective permission is sought as part of this application.

The existing property was previously accessed via a porch on the northern elevation, but this has been removed, and a single storey extension off the rear elevation has been erected (for which retrospective permission is sought as part of this application). A generous open style garden wraps around the front, rear and side of the property, which is predominately lawn with ornamental shrubs and planting. The site has a slight incline, with the western part being at the highest level, and the existing property is positioned above the street level. The front of the site is open in nature with no boundary treatment along the eastern boundary.

The Council's mapping system indicates that there is a protected tree at the north-western corner of the application site. However, upon further investigation it has become apparent that the mapping system is incorrect and the tree in reference was in fact positioned outside of the application site (within the curtilage of No.64A). However, the tree has since been removed.

A detached flat roofed garage is positioned to the north of dwellinghouse, with a tandem driveway extending in an east-west direction, providing access onto Longley Street. There is a grass verge which separates the pedestrian footway and the vehicular highway to the front of Nos. 66 and 68, with dropped kerb crossing the grass verge. A tree is situated within the grass verge to the immediate north of the existing dropped kerb, though lies outside of the application site boundary.

The surrounding area is characterised by residential development, with dwellinghouses adjoining the application site in all directions. A large detached modern style property (No.64A) is to the north of the site, whilst Nos. 14 and 19 Bryne Close are to the west. No.64A is finished in a light coloured brick, similar to the existing dwelling, and has a front gable feature. This property sits within an enclosed plot and has a detached garage to the front. The properties are Bryne Close include a mixture of semi-detached and detached bungalows.

Longley Street has a varied street scene appearance. The properties immediately opposite the application site and to the south are similar in style to the existing dwelling, constituting semi-detached bungalows, some of which have dormer windows on the front roof slope. These properties predominately have open front gardens, with tandem driveways to the side or parking to the front. Further to the south there are similar style bungalows albeit detached. The open style frontages and bungalow form create a sense of spaciousness within this section of the street. Whereas, No. 64A (to the immediate north) has a different appearance, being an enclosed plot and two-storey. The northern section of Longley Street consists of two-storey semi-detached properties and rows of traditional style terraces.

The site lies within a low-risk development area as defined by the Mining Remediation Authority maps. The site is also in Flood Zone 1 (low risk) as per the Environment Agency mapping.

Relevant Site History

No relevant planning history.

Proposed Development

This application seeks permission for the erection of a detached bungalow to the north of the existing dwellinghouse, with associated works including the demolition of the existing garage; changes to the parking arrangements; the subdivision of the existing residential garden and the extension of the current dropped kerb.

The scale and design of the proposed dwelling has been amended during the application assessment. The proposed dwelling would have a front facing gable with two windows, and would be accessed via the side, north-facing elevation. Internally the property would have 3 bedrooms, a lounge and kitchen/dining room with bi-fold doors onto the rear garden. The proposed dwelling would have a ridge height of 5.3m and be finished in light coloured brick, to match the existing dwellinghouse.

A 1.8m high close board fence would separate the two rear gardens, positioned to the west of the application site. The existing detached garage would be demolished to facilitate the development, with the existing tandem driveway replaced with a side-by-side parking arrangement on the eastern side of the plot. 4 parking spaces would be provided, two for both the host dwelling and the proposed dwelling. To serve the parking spaces, the widening of the existing dropped kerb onto Longley Street is also proposed, which requires alterations to the grass verge which currently separates the footway and the highway.

Alterations to host dwelling are also proposed, though retrospective permission is sought for these. A rear single storey extension has already been erected at the existing property, which has a 3m projection and a ridge height of 4.9m. The extension has been finished in light coloured render, with bi-fold doors and a window on the rear elevation serving the extended kitchen and living area. Permission for the application of render to the northern elevation and the front elevation details is also sought.

Policy Context

<u>The Development Plan</u>

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 was adopted in January 2019 and is accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

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.

Barnsley 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 LG2: The Location for Growth
- Policy D1: High Quality Design and Place Making
- Policy SD1: Presumption in favour of Sustainable Development
- Policy T4: New Development and Transport Safety
- Policy POLL1: Pollution Control and Protection
- Policy H1: The Number of New Houses to be Built
- Policy H4: Residential development on small non-allocated sites
- Policy H9: Protection of Existing Larger Dwellings
- Policy BIO1: Biodiversity & Geodiversity
- Policy CL1: Contaminated and Unstable Land

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:

- Parking, November 2019
- Sustainable Travel, July 2022
- Design of Housing Development, July 2023
- Residential Amenity and the Siting of Buildings, May 2019
- Biodiversity & Geodiversity, March 2024
- Trees and Hedgerows, May 2019
- South Yorkshire Residential Design Guide, 2011

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

National Planning Policy Framework (NPPF) (2026)

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework 2026 sets out the overarching planning framework for England. It has replaced the previous version published in December 2024 and introduced a revised structure comprising national decision-making policies organised by policy code rather than paragraph number. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development, with paragraph 17 setting out the three overarching objectives of sustainable development: economic, social and environmental. Relevant policies have been taken into account throughout the assessment of this application

according to the issues raised by the proposal.

The most relevant sections are:

Section 6 – Delivering a Sufficient Supply of Homes
Section 15 - Promoting Sustainable Travel
Section 12 - Making Effective Use of Land
Section 14- Achieving Well-designed Places
Section 17 – Pollution, Public Protection and Security

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.

Relevant Consultations:

Local Ward Cllrs – Comments received though were related to a different application site, the comments are therefore afforded no weight.

Biodiversity Officer- The development meets the custom/self-build exemption for BNG and therefore the Biodiversity Gain Condition does not apply. Although demolition of the existing garage is proposed, this does not require further assessment as there appears to be limited scope for bats or birds. No objection subject to condition ensuing that integral bird and bat boxes are installed and an informative relating to nesting birds.

Highways DC – No objection subject to conditions relating to surfacing, gradients and visibility splays. Informative also attached in relation to the dropped kerb works.

Drainage – No objection, no conditions required.

Pollution Control – No response.

Forestry Officer – Confirmed as part of the validation process that the mapping system incorrectly shows a protected tree within the application site. No further assessment required.

Yorkshire Water – Initially objected to the development due to insufficient drainage information. Following the submission of additional information (updated site plan received 4/8/2026) the objection was removed and conditions are proposed relating to separate systems for foul and surface water drainage and no piped discharge of surface water prior to the completion of all drainage works.

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 as follows:

- Neighbour notification letters were sent to 12 surrounding properties.
- Site notice was placed outside the application site.

The consultation period closed on 21/7/2026.

A second period of publicity was undertaken following changes to the development description so that it included the application of render to the host dwelling. This closed on 26/8/2026.

A third period of publicity was undertaken following changes to the development description so that it included the erection of the rear extension at the host dwelling. This closed on 5/10/2026.

3 representations were received from 3 addresses. The representations raised the following material planning issues:

- Mining risk/land stability concerns;
- Appearance/external materials not in-keeping with local character;
- Overlooking.

The following matters were also raised, however these are not material planning considerations and as such are afforded no weight:

- Impact upon views.

ASSESSMENT

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that: 'Where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise'.

The NPPF (2026) at paragraph 3 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan and is a material consideration in planning decisions.

The main issues for consideration are as follows:

- The Principle of the Development
- Impact upon Character and Appearance of Surrounding Area
- Impact upon Residential Amenity
- Highways
- Ecology and 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

The site falls within urban fabric which has no specific land allocation. New dwellings are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety and accord with the relevant policies quoted below.

Local Plan Policy H9 states that development within the curtilage of existing larger dwellings will be resisted where it will have an adverse impact on the setting of the original dwelling, and the size of the remaining garden area.

The application site is currently used for residential garden, with an existing detached garage also positioned on the site. Whilst the surrounding area is predominantly residential, the host dwelling has a much wider plot than the immediately adjacent properties. The development will not result in the loss of the existing dwellinghouse, and the host dwelling will retain a suitably sized garden. On this basis, the subdivision of the existing garden, together with the proposed development, would not have an adverse impact upon the setting of the host dwelling.

The proposal includes the erection of a bungalow, which would be in-keeping with the prevailing character of the immediate surroundings, as expanded upon further below. The redevelopment of the residential garden will contribute towards much-needed housing supply and is therefore acceptable in principle subject to the considerations assessed as follows. This weighs in substantial favour in the overall planning balance.

Impact upon Character and Appearance of Surrounding Area

NPPF Policy DP3, Paragraph 1 states that development proposals should respond to their context so that they integrate with and enhance their surroundings such as through the use of materials and architectural features.

Local Plan Policy D1 states that development is expected to be of high-quality design and should respect and reinforce the distinctive, local character and features. Development should contribute to place making and make the best use of materials, as well as display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangements of materials, colours and details.

Section 24 of the Design of Housing Development SPD states that infill developments shall comply with the following criteria:

- Dwellings should be orientated to have a frontage to the existing public highway.
- Sides and backs and garages should be sensitively located so the frontage of the new development integrates with the existing street scene.
- The space between the proposed dwelling and adjacent dwellings should reflect the prevailing character of the street.
- The siting of the dwelling should reflect the building line of the dwellings on the same side of the street.
- The eaves and ridge heights of dwellings should usually be comparable with the heights of adjacent dwellings.
- Parking provision should be accommodated in a similar manner to how it is accommodated elsewhere on the street (e.g. if existing dwellings are set forward on their plots with parking at the side, the proposed dwelling should not be set back with parking at the front).
- Architectural features, fenestration and materials should reflect the positive elements elsewhere on the street.

- Landscaped features such as trees, particularly those prominent in the street scene, should be retained and provided with sufficient space for future growth.

The proposal seeks permission for the erection of a 3-bedroom detached bungalow along with associated works to the site in order to facilitate the development, and retrospective alterations and extension to the host dwelling.

Proposed Dwelling

The submitted plans have been amended to address initial concerns regarding the massing and appearance of the proposed bungalow. The initial plans included a gable style bungalow, whereby the gable ends faced to the north and south, similar to the host dwelling. However, the massing of the proposal was not considered to be appropriate, with the large roof slope creating a dominating appearance. The amended plans have reduced the ridge height from 6.1m to 5.2m, and the orientation of the proposal has been changed, meaning the gable ends will instead face towards the east and west. Whilst the orientation of the gable ends is not consistent with the appearance of the host dwelling, or the bungalows opposite, the overall massing and scale of the amended proposal is considered to be less impactful upon the appearance of the street scene. Additionally, the detached dwelling to the immediate north of the site, No. 64A, has a prominent forward facing gable feature which breaks up the massing of its appearance. Given that the proposed dwelling will be positioned sandwiched between No.66 and No.64A, the front facing gable appearance is considered to be acceptable. It is also recognised that the properties along Longley Street have a varied appearance, with a mixture of property styles and scales. On this basis, the overall form of the amended proposal is acceptable.

The amended plans also include a change to the external materials, to ensure that the proposal reflects the character of the street scene. The original plans included a render finish to all elevations, which was not considered to be appropriate given that light coloured brick is the prevailing material of the street. The amended plans have therefore been updated to brick on all elevations, as per the annotation on the proposed elevations plan. This also addresses the neighbour concerns relating to the impact upon the character of the area.

The position of the proposed dwelling follows the established building along the relevant section of Longley Street, as required by the SPD guidance. The proposed dwelling also adopts a similar sized footprint to the host dwelling, thus would not appear incongruous within the street scene. To ensure that the proposed dwelling is not extended beyond the established building line (without further assessment) permitted development rights will be removed.

The proposed dwelling will benefit from suitably sized gardens to the front, rear and side which is consistent with the layout of neighbouring properties. Although, the development will result in the subdivision of the existing garden, this is not expected to harmfully impact the appearance or setting of the host dwelling, with the plot sizes being more reflective of the adjacent bungalows. Overall, the amended proposal is considered to be acceptable in terms of its massing, scale and appearance and accords with the guidance set out in the SPD in relation to infill development.

Existing Dwelling

As set out above, alterations to the host dwelling have already taken place including a rear single storey extension. The applicant initially suggested that the rear extension had been undertaken in accordance with the permitted development regulations. However, upon assessment, the Case Officer advised the applicant that the extension exceeded the height restriction set out in Schedule 2, Part 1, Class A of the GPDO and therefore required full

planning permission. The development description was updated to include the extension and associated plans were received.

The rear extension adopts a gable style which projects off the rear elevation by 3m. The ridge height is 4.9m though is set down from the main roof ridge by approximately 0.5m. The extension has a similar width to the host dwelling, though is set in slightly from the shared boundary, and is finished in light coloured render. Given its position, the rear extension does not impact the appearance of the street scene, and reflects an extension with similar projection at the adjoining property (No.68).

Retrospective permission is also sought for the application of render to the side elevation and front elevation features. Similar to the rear extension, these works were not initially included within the application proposal, but updated plans have been received and the application has been re-advertised accordingly. Whilst render is not prevalent within the street scene, the use of render in this instance is considered to be acceptable on balance. The amount of render on the front elevation is limited to the detailing beneath the windows, and replaces the previous faux stone features. However, buff brick remains as the prominent material on the front elevation. The render on the side and rear elevations does not directly impact the appearance of the street scene, particularly given the level differences between the street and the existing dwelling. Additionally, the side elevation would become less visible from the street once the proposed dwelling is constructed.

On balance, the rear extension and the introduction of render at the existing dwelling is considered to be acceptable given that it will not substantially alter the character of the area.

Conclusion

The main impact upon the appearance of the site will be as a result of the side-by-side parking arrangement whereby 4 parking spaces will be positioned towards the front of the application site. Tandem driveways to the side of properties are characteristic within the street scene, though some nearby properties have created larger parking areas to the front of the properties.

It is recognised that the proposed side-by-side parking arrangement is not entirely reflective of the surrounding building pattern and will be more prominent than the current driveway. However, the minor harm this would introduce upon the character of the area is considered to be outweighed by the benefits of the scheme. It is also recognised that the front of the site will remain open in nature, which is consistent with the prevailing character.

When assessed as a whole, the proposed development is considered to be acceptable in terms of the impact upon the character and appearance of the area. The development accords with Local Plan Policies D1 and the NPPF Policy DP3, and is therefore afforded considerable weight.

<u>Impact upon Residential Amenity</u>

Local Plan Policy GD1 states that proposals for development will be approved if there are no significant adverse effect on the living conditions and residential amenity of existing and future residents. Proposals should be compatible with neighbouring land and should not significantly prejudice the current or future use of neighbouring land.

Local Plan Policy POLL1 states that development will be expected to demonstrate that there would be no unacceptable affect or cause a nuisance to the natural and built environment or to people.

The South Yorkshire Residential Design Guide (Table 4A.1) sets out the required internal space standards for new residential dwellings. The proposed floorplan for the new dwelling achieves the required standards and is therefore considered to be acceptable in terms of the amenity of future residents. The private garden to rear also significantly exceeds the requirements of the SPD, with the garden being over 220sqm in size.

Given the bungalow scale of the proposed dwelling, the development would not introduce overlooking or significant overshadowing upon neighbouring properties or gardens. The windows of the proposed dwelling would face directly over the associated garden only. The neighbour concerns regarding overlooking are therefore afforded limited weight.

In terms of the existing residents of No.66, their amenity is also considered to be acceptable. Whilst the private garden will be substantially smaller than existing, the reduced size still exceeds the requirements of the SPD, being circa 160sqm. The proposed dwelling will be situated to the north of the No.66 and therefore the existing property will not be impacted by overshadowing or reduced daylight to a harmful level. The existing window on the northern elevation of No.66 will have a slightly oppressive outlook, facing towards the side elevation of the proposed dwelling. However, this window serves a bathroom and therefore is not a main habitable room. Similarly, the windows on the southern elevation of the proposed dwelling (closest to No.66) would be obscured glazed bathroom/en-suite windows.

As mentioned above, the proposed dwelling follows the established building line of Longley Street, meaning no harmful overlooking from the frontage windows towards the properties opposite would occur and this would be no different to the existing arrangement. The windows on the retrospective rear extension would also face onto the associated garden only, with its limited ridge height unlikely to cause overshadowing upon neighbouring gardens.

Overall, the development is not considered to be overbearing or introduce significant harm upon existing or future residential amenity. The development is of a small scale and would not create substantial disturbance in terms of comings and goings or over-intensify the use of the site. Albeit, for completeness, conditions are attached which restrict the hours of construction and the submission of a noise and dust management plan given the close proximity of existing occupiers. Subject to accordance with the conditions attached, the proposal accords with Local Plan Policy GD1 and POLL1 and is afforded substantial weight in the planning balance.

Highway Considerations

NPPF Policy TR6, Paragraph 4 states that development proposals should be refused if they would have a severe adverse impact on the transport network or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement. This applies both during the construction phase and following completion.

Local Plan Policy T4 states that 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. It follows on state if a development is not suitably served by the existing highway or would add to problems of safety or the efficiency of the highway, developers will be expected to take mitigating action to make sure the necessary improvements go ahead.

Table 1 of the Parking SPD (November 2019) sets out the adopted parking standards for new developments. The SPD requires 3+ bedroom dwellings to have at least 2 off-street parking spaces.

The proposed site plan indicates that the existing parking arrangement would be altered to create 4 side-by-side parking spaces at the eastern part of the application site. In order to serve the proposed parking arrangement, the existing dropped kerb would need to be widened, including alterations to the grass verge. The site plan labels 2 spaces for both dwellings which therefore accords with the requirements of the SPD and is acceptable. Although the existing garage is being demolished, adequate replacement parking spaces are proposed. Suitable bin storage areas for both dwellings is also indicated. The Highways DC Officer has reviewed the submitted plans and raised no objection to the proposals subject to the conditions attached in relation to surfacing, gradients and visibility. An informative is also proposed which relates to the installation of the widened dropped kerb.

Ecology & Biodiversity Considerations

Local Plan Policy BIO1 states that development will be expected to conserve and enhance the biodiversity and geodiversity features by protecting and improving habitats; maximising biodiversity opportunities in and around new developments and encouraging provision of biodiversity enhancements.

BNG became mandatory for all applications in April 2024 except where one of the exemptions (as set out in the PPG) are met. Custom/Self-build applications were previously exempt from BNG, though this exemption has been removed as part of the August 2026 update. As this application was submitted prior to August 2026, BNG does not apply to this application and therefore a metric and associated assessment was not required.

The proposals include the demolition of the existing garage to facilitate the construction of the new dwelling. During the application photographs of the garage were provided and reviewed by the Biodiversity Officer. Based on the type and the condition of the garage building it was considered unnecessary for the application to be supported by bat or nesting bird surveys.

The Biodiversity Officer had no objection to the proposed development subject to the condition attached which requires details of the bird and bat boxes to be provided prior to the commencement of the development. An informative relating to nesting birds is also attached.

Other Neighbour Representations

One neighbour raised concerns regarding coal mining risk/land stability concerns, with particular reference to the impact the development would have upon the stability of adjoining properties. As mentioned, the application site lies within the low-risk development area as per the Mining Remediation Authority maps and therefore a Coal Mining Risk Assessment was not required as part of the application submission. Further assessment regarding construction methods and ground conditions will be undertaken as part of the Building Regulations process. As such this representation is afforded limited weight.

PLANNING BALANCE AND CONCLUSION

In accordance with NPPF Policy S3 the proposal is considered in the context of the presumption in favour of sustainable development.

The principle of residential development in this location is acceptable. Whilst the development will result in the loss of a large garden, the proposal will not adversely impact the setting of the host dwelling. The surrounding area is characterised by residential properties of varying scale and appearance, though the immediate street scene

predominately consists of bungalows in open frontage plots. The proposal is an infill development whereby a detached bungalow would situate between No.66 and No.64A Longley Street. The retrospective works to the host dwelling are minor, and overall the proposal will not harmfully disrupt the character of the area or immediate street scene.

Whilst the development will result in the subdivision of an existing residential garden, the proposal will not adversely impact the setting of the host dwelling, which will retain a sufficiently sized plot and parking area. The development also protects the residential amenity of both the existing and future occupiers of the proposed and host dwellinghouses.

There are no outstanding consultee objections subject to strict accordance with the conditions attached. Overall, and taking into account the planning balance, the proposed development is acceptable. The proposal is therefore recommended for approval.

RECOMMENDATION: APPROVE subject to 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:

- Proposed plans updated to address concerns regarding scale/appearance of proposed dwelling;
- Drainage information added to proposed site plan to overcome Yorkshire Water objection;
- Development description updated to include retrospective works to host dwelling.

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/REASONS

1. 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.

2. The development hereby approved shall be carried out strictly in accordance with the plans:
   Location Plan, Drawing Ref: LS-NB-LOP-01
   Proposed Site Plan, Drawing Ref: LS-NB-PSL-01, Rev: A, Received: 4/8/2026
   Proposed Plan and Elevations (Host Dwelling), Drawing Ref: LS-NB-BPPD-01, Rev: A, Received 11/9/2026
   Proposed Floorplan (New Dwelling), Drawing Ref: LS-NB-PFP-01
   Proposed Elevations (New Dwelling), Drawing Ref: LS-NB-PE-01, Rev: A, Received: 4/8/2026

and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. The dwelling hereby approved shall be constructed as a self-build/custom build property, as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015. The dwelling shall only be occupied as a self-build/custom build dwelling in accordance with Section 1(A1) of the Self-build and Custom Housebuilding Act 2015 for a period of at least 3 years from date of the first occupation of the dwelling. In the event that the dwelling is not built and occupied for a minimum 3 years as a self- build/custom build property, a biodiversity net gain plan shall be submitted to and approved by the Local Planning Authority. The biodiversity net gain plan shall be implemented in accordance with the approved details.
Reason: In accordance with the Schedule 7A: Biodiversity Net Gain in England of the Town and Country Planning Act 1990.

4. Prior to the commencement of the development relating to the proposed dwelling (including demolition and/or ground works) a dust management plan shall be submitted to and in agreed in writing by the Local Planning Authority. The plan shall set out how dust will be controlled during construction. Once agreed, the dust management plan shall be adhered to at all times.
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: Pollution Control and Protection.

5. Prior to the commencement of the development relating to the proposed dwelling (including demolition and/or ground works) a noise management plan shall be submitted to and in agreed in writing by the Local Planning Authority. The plan shall set out how noise will be controlled during construction. Once agreed, the noise management plan shall be adhered to at all times.
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: Pollution Control and Protection.

6. Prior to the commencement of the development relating to the proposed dwelling (including demolition and/or ground works) a scheme for biodiversity enhancement, such as the incorporation of permanent bat roosting feature(s), and nesting opportunities for birds, shall be submitted to and agreed in writing with the Local Planning Authority. The scheme shall include, but not limited to, the following details:
   - Description, design or specification of the type of feature(s) or measure(s) to be undertaken;
   - Materials and construction to ensure long lifespan of the feature/measure
   - A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken;
   - When the features or measures will be installed within the construction, occupation, or phase of the development;

   Once agreed, the approved features shall be implemented prior to the occupation of the new dwelling, and be retained and maintained for the lifetime of the development.
   Reason: To protect ecological species and habitats in accordance with Local Plan Policy BIO1: Biodiversity and Geodiversity.

7. Prior to the occupation of the proposed dwelling, the parking facilities as indicated on the submitted plan (Proposed Site Plan, Drawing Ref: LS-NB-PSL-01, Rev: A, Received: 4/8/2026) shall be surfaced in a solid bound permeable material and adequate measures shall be so designed to avoid the discharge of surface water from the site on to the highway.
Reason: To ensure adequate provision for the disposal of surface water and to prevent mud/debris from being deposited on the public highway and to prevent the migration of loose material on to the public highway to the detriment of road safety and in accordance with Local Plan Policy T4: New Development and Transport Safety.

8. Prior to the occupation of the proposed dwelling, the pedestrian visibility splays of 2m x 2m to the back edge of the footway shall be completed. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.6m to the rear of the footway which would obstruct the visibility splays for the lifetime of the development.
Reason: To ensure drivers have clear and unrestricted views of approaching pedestrians when pulling out onto the public highway, in the interest of highway safety and in accordance with Local Plan Policy T4: New Development and Transport Safety.

9. The gradient of the vehicular access/driveway shall not exceed 1 in 12 as measured from the edge of adjacent carriageway.
Reason: In the interests of the safety of persons using the access and users of the highway in accordance with Local Plan Policy T4: New Development and Transport Safety.

10. The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed, details of which will have been submitted to and approved by the Local Planning Authority.
Reason: In the interest of satisfactory and sustainable drainage.

11. There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:
    - evidence that other means of surface water drainage have been properly considered and why they have been discounted; and
    - the means of discharging to the public sewer network at a rate not to exceed 3.5 litres per second.

    Reason: To ensure that no surface water discharges take place until proper provision has been made for its disposal.

12. 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: Pollution Control and Protection.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other

alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.
Reason: To safeguard the visual appearance of the development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

INFORMATIVES

1. The applicant is reminded that under the Wildlife and Countryside Act 1981, as amended (Section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. The nesting bird season is considered to be between 1 March and 31 August inclusive, however some species can nest outside of this period. Suitable habitat for nesting birds are present on the application site and should be assumed to contain nesting birds between the above dates unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is certain that nesting birds are not present.

2. The development hereby approved includes the creation of/carrying out of alterations to vehicular access(es). You are advised that before undertaking work on the adopted highway you will require a Section 184 licence from the Highway Authority. The works shall be to the specification and Application No 2026/0480 Proposal Erection of a detached bungalow and associated works including subdivision of residential garden and alterations to parking arrangements (Custom/Self-Build) Address 66 Longley Street, Barugh Green, Barnsley, S75 1NT Date of Consultation Reply 14/07/26 Consultee Highways DC constructed to the satisfaction of the Highway Authority. Fees are payable for the approval of the highway details, and inspection of the works. Further information and an application form are available on the BMBC website at https://www.barnsley.gov.uk/services/roads-travel-and parking/parking/dropped-kerbs/ or please contact at email Streetworks@barnsley.gov.uk or call to 01226 773555.