

<b>Application reference number</b>	2025/0991
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<b>Application Type</b>	Full
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<b>Proposal Description:</b>	Installation of external staircase and relocation of existing air conditioning unit
<b>Location:</b>	Flat Above, 494 Doncaster Road, Stairfoot, Barnsley, S70 3PH

<b>Applicant</b>	Mr P Sirvarathan
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<b>Number of Third Party Reps</b>	None	<b>Parish:</b>	None
		<b>Ward:</b>	Stairfoot Ward

### Site Description

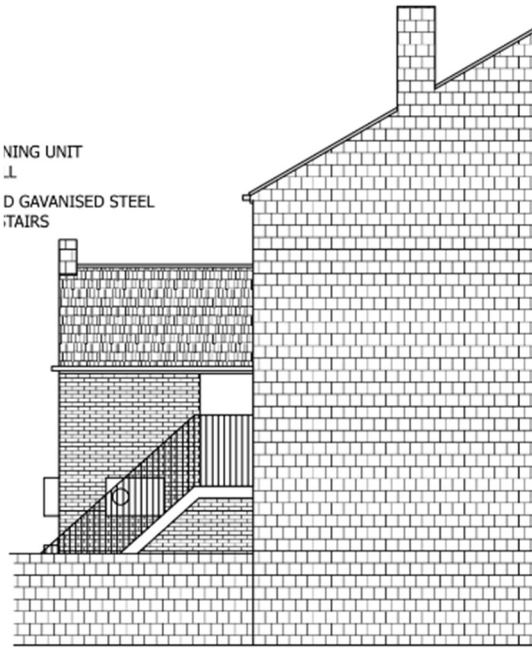
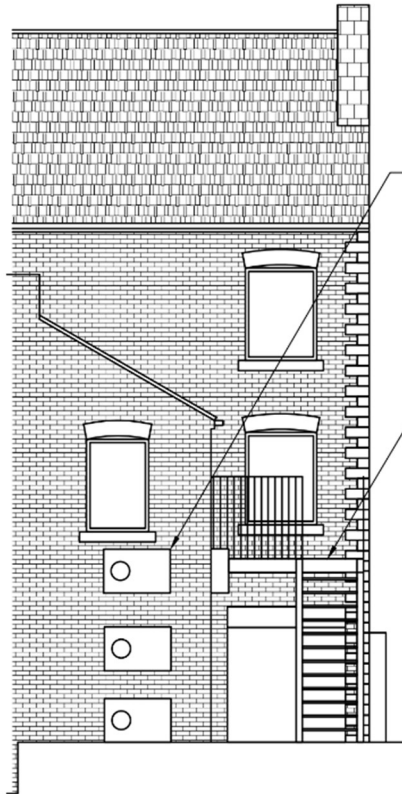
The site fronts onto Doncaster Road, a busy arterial road linking the town centre to settlements to the north-east. It is located within the Stairfoot Local Centre which is an area generally characterised by commercial properties at ground floor level, with residential properties at first floor level and above.

The site forms an end terrace property with a two-storey projection from the northern elevation of the building. School Street runs along the rear, serving a predominantly residential area to the north, with an area of greenspace to the west.

### Proposal

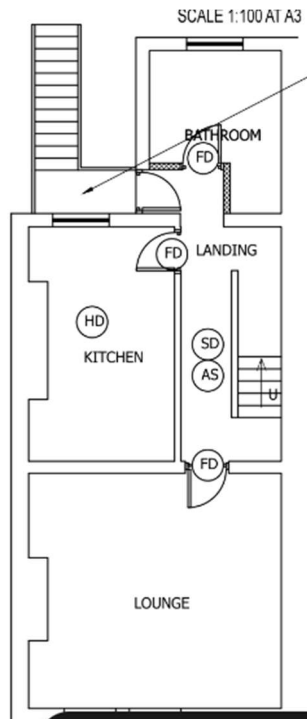
The applicant seeks permission for the installation of the galvanised steel staircase to the northern rear elevation of the building. The proposed galvanised steel staircase is to provide access from the first-floor residential unit, providing a small landing area measuring 0.8m by 1.9m leading to the staircase.

The introduction of the staircase will result in the relocation of an existing air conditioning unit from the northern elevation of the building to the northern elevation of the two-storey rearwards projection.



**Policy**

**Context**



**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 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.

### Local Plan

The site is located within the District/Local Centre of Stairfoot within the Adopted Local Plan and as such the following policies are considered to be relevant to this application:

Local Plan Policy GD1 General Development  
Local Plan Policy D1 High Quality Design and Place Making  
Local Plan Policy Poll1 Pollution Control  
Local Plan Policy T3 New Development and Sustainable Travel  
Local Plan Policy T4 New Development and Transport Safety Policy  
Local Plan Policy SD1 Sustainable Development

### Adopted 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.

### National Planning Policy Framework (NPPF) (2024)

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. NPPF policy of relevance to this application includes:

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development.

### **Relevant Consultations:**

Pollution Control – No objections  
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 and Paragraph 5a of The Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended)

The application was advertised on the Council website, and a site notice was posted adjacent to the site; no representations have been received.

### **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 (December 2024) at paragraph 2 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
- The impact on the character of the area
- The impact on residential amenity
- The impact on the highway network and highways standards

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 establishes a specific weight:

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

#### Principle of development

The site is centrally located within Stairfoot Local Centre and falls within Urban Barnsley. As such, it is expected that development should serve smaller catchments and development will be expected to meet the needs of the local area and not adversely impact on the vitality or viability of other nearby centres.

The installation of the galvanised steel staircase and associated alterations is considered acceptable in principle where satisfactory standards of design are achieved, where they do not have a detrimental impact on the character of the buildings, on the amenity of neighbouring residents and existing uses are maintained.

#### Impact upon Character and Appearance of Surrounding Area

The galvanised staircase is to be located on the northern rear elevation of the building to provide an escape route from the building. Due to the topography of the site, the staircase will descend from first floor level to ground floor level. Due to the location of a highway running to the rear of the property, the staircase would be visible from public vantage points, however, it is not considered that it would form an unduly alien feature within the street scene as the staircase would be viewed against the side elevation of the two-storey rearwards projection, which lessens its impact; this carries significant weight in favour of the application.

As such, the proposed development is in compliance with Local Plan Policies D1, and is considered to be acceptable in terms of visual amenity.

#### Residential Amenity

The site is located within Stairfoot Local Centre, which is predominantly commercial at ground floor with residential units at first floor level and above.

The inclusion of the staircase is to provide egress during an emergency and is required due to the topography of the site and the immediate vicinity.

The presence of the two-storey rearwards projection provides screening of the neighbouring unit and therefore there would be no increase in overlooking from the landing area. This carries significant weight in favour of the application.

The introduction of the external staircase results in the requirement to relocate an existing air conditioning unit from the north elevation of the building to the northern elevation of the two-storey rearwards projection. Pollution Control have been consulted on the application and raise no objection to the relocation of the unit. This carries significant weight in favour of the application.

As such, it is considered that the proposed development is in compliance with Local Plan Policy GD1 General Development and is considered to be acceptable in terms of residential amenity.

#### Highways safety

The proposed development does not result in the loss of, or the requirement of additional parking provision. The use of the site is established and is located within the Stairfoot Local Centre and is in a sustainable location and the proposed development is not considered to have any detrimental impact on highway safety and is in compliance with Local Plan Policies T3 and T4.

#### Biodiversity

Biodiversity Net Gain (BNG) became mandatory for all applications in April 2024 except where one of the exemptions (as set out in the Planning Practice Guidance) are met. This application is exempt from the requirement to provide BNG as it meets the de minimis exemption where no more than 25 square metres of habitat will be affected.

### **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 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 and as such the proposed development is considered acceptable and in compliance with Local Plan Policies GD1, D1, BTC19, HE1, HE3, T3 and T4.

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 THE PROPOSED DEVELOPMENT SUBJECT TO CONDITIONS**

**The above consideration and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's right to respect for his private and family life, his home and his correspondence.**