

Application Reference Number:	2025/0430
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Application Type:	Full (Regulation 3)
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Proposal Description:	Alterations to School including the removal of an existing external store and construction of new single storey flat roof extension including new external ramp, and, reconfiguration of existing glazed roof lights to form flat roof
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Location:	Shawlands Primary School, Shaw Street, Barnsley, S70 6JL
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Applicant:	Mr Richard Waterhouse
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Third-party representations:	None	Parish:	None
		Ward:	Kingstone

Summary:

This application is before members because the applicant is internal.

This planning application has been submitted by BMBC Children’s Services and seeks full planning permission for the alterations to Shawlands Primary School including the removal of an existing external store and the construction of new single storey flat roof extension including new external ramp, and reconfiguration of the existing glazed roof lights to form a flat roof.

The site falls within Urban Fabric 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, highway safety, and where satisfactory standards of design are achieved.

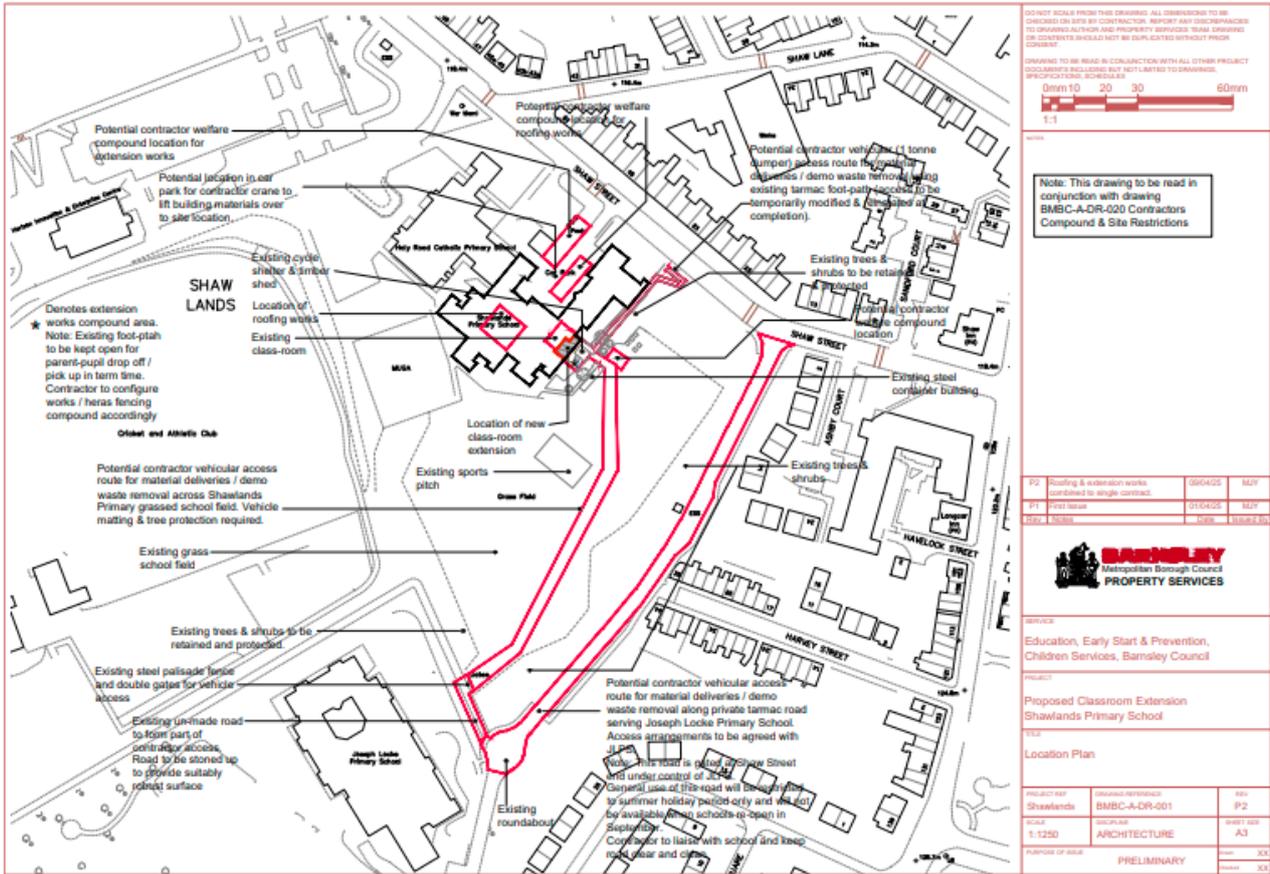
The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework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

Recommendation:

Approve subject to conditions

Site Description

The application relates to Shawlands Primary School which is located to the South of Shaw Street on the outskirts of Barnsley Town Centre. The site lies between two further primary schools, Joseph Locke and Holy Road. The site is bordered to the east by a heavily landscaped and wooded bank which rises from street level to the grassed sports pitches. To the west, Shawlands is attached to Holy Road with whom the school shares some facilities. Public Footpath 266 runs to the southeast.



Planning History

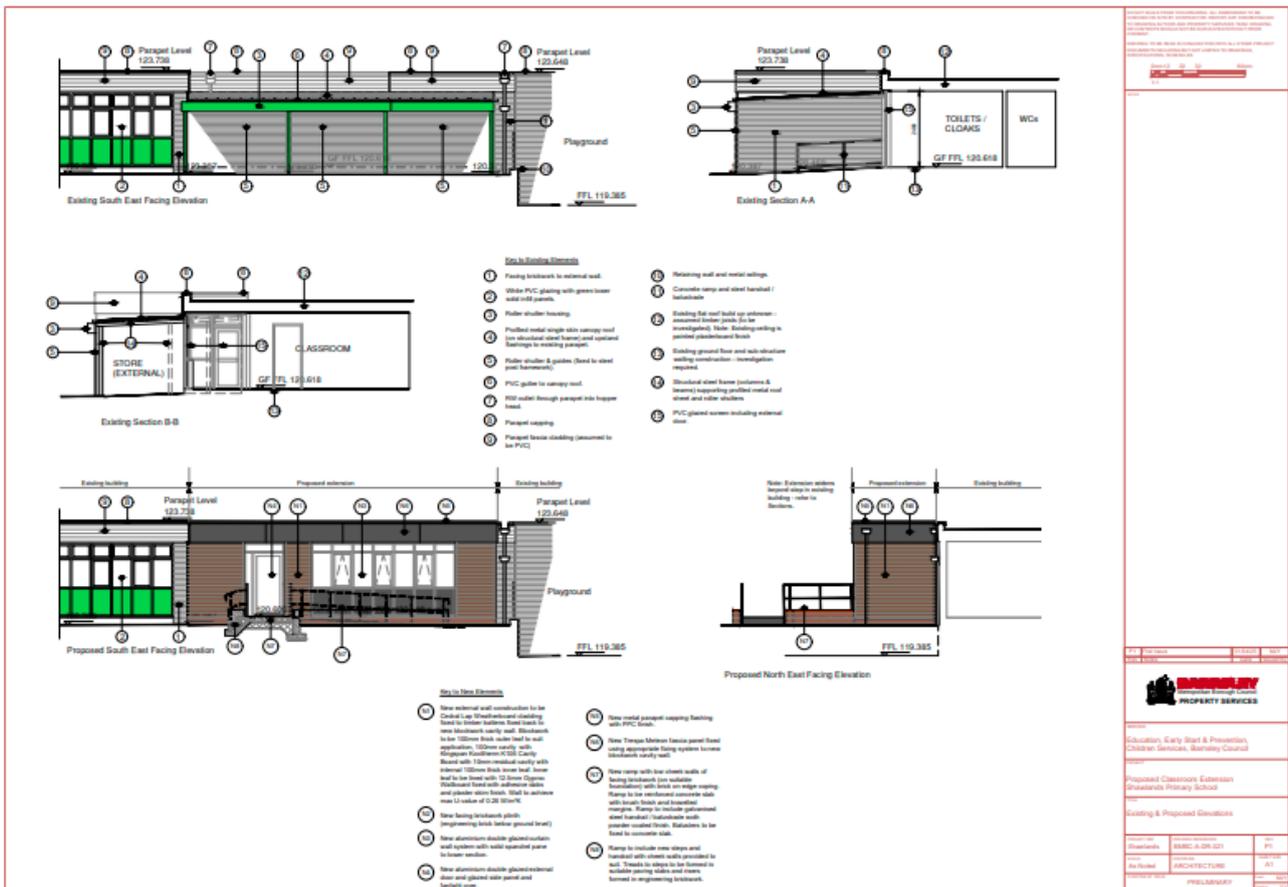
There are various planning application associated with the site.

Application Reference	Description	Status
B/92/0042/BA	Siting of mobile classroom	Approved with Conditions
B/02/1666/BA	Erection of single-storey staffroom/reception extension	Approved with Conditions
B/02/1813/BA	Erection of single-storey extension to nursery	Approved with Conditions
B/04/2524/BA	Erection of a single-storey storeroom extension to nursery	Approved with Conditions
2009/0542	Erection of offices, toilets, storage and medical room within courtyard of school	Deemed Planning Permission Granted
2013/0218	Erection of extension to existing primary school to provide two additional classrooms and foundation unit including demolition of existing nursery	Approved with Conditions
2017/0930	Erection of single storey extension	Approved with Conditions

Proposed Development

The applicant is seeking approval for alterations to Shawlands Primary School including the removal of an existing external store and the construction of new single storey flat roof extension in its place including new external ramp, and reconfiguration of the existing glazed roof lights to form a flat roof.

The proposed extension has a projection of 2.55 metres and a width of 9.85 metres. The extension will feature a flat roof with a total height of 3.35 metres. The materials used will be cedar timber effect cladding and a grey parapet roof.



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 Fabric

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 I2: Educational and Community Facilities – Development for the provision of schools, educational facilities and other community facilities will be supported. Such uses will be protected from development unless it can be demonstrated that the sites and premises are no longer required by the existing or an alternative community facility.

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 – Expects new development to be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cycles. Also sets criteria in relation to minimum levels of parking; provision of transport statements and of travel plans.

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.

National Planning Policy Framework (NPPF) 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:

- Section 2 - Achieving sustainable development

- Section 4 - Decision making
- Section 9 - Promoting sustainable transport
- 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:

- Parking
- Sustainable Travel
- Trees and Hedgerows

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

Consultations

The LPA's Forestry Officer was consulted and raised no objections subject to conditions.

Highways Development Control (DC) were consulted and raised no objections subject to conditions.

Kingstone Ward Councillors were consulted and raised no objections.

Pollution Control were consulted and raised 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, and a site notice erected at the site, no comments were received.

Assessment

The main issues for consideration are as follows:

- The acceptability of alterations
- The impact on the character of the area
- The impact on neighbouring residential properties
- 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:

- Substantial
- Considerable

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

Principle of Development

The site is located within an area of Urban Fabric where Local Plan Policies GD1 'General Development' and I2 'Educational and Community Facilities' apply. These require that development should be compatible with its surroundings which is the case with the additions to the school. The proposed development is to upgrade the existing facility for the benefit of the school as such the proposal is therefore also acceptable in terms of Local Plan Policy I2.

The authority will support the provision of schools, educational facilities, and other community facilities. The alterations and extension to the school are acceptable in principle where there is no significant adverse effect on residential amenity, where satisfactory standards of design are achieved, and there is no detrimental impact on highway safety.

Design, and Visual Amenity

The proposed extension and works are deemed acceptable in terms of materials for the school setting. The proposed flat roof is in keeping with the character of the existing school building which is predominantly flat roofed. This weighs significantly in favour of the proposal.

The extension and proposed works are considered to have a minimal impact on the appearance or character of the area. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Residential Amenity

The closest residential properties are a significant distance away from the site of the proposed extension (approximately 55 metres) and therefore they will not be significantly affected by the proposal. This weighs significantly in favour of the proposal.

The proposed works whilst having the possibly to cause disturbance during building works are set within the grounds of an existing school. Colleagues in Pollution Control have been consulted and raised no objections to the proposal. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highways Safety

There will be no impact upon highway safety. The proposed alterations would not affect the access, parking, or servicing at the school and the internal floorspace would only increase by 34 square metres. No changes in staff numbers are anticipated.

Although a suggested contractor access route has been submitted as part of the application this would have to be confirmed prior to approval. There are also no definite details of delivery times (which should be kept out of school arrival and departure times if construction is during term time of any nearby school) or any further information regarding safe working practices. As such, whilst the principle of the development is acceptable, a construction method statement will be conditioned.

It should be of particular note that the proposed route includes a small section of unmade track that constitutes part of Public Footpath no. 266 and users of the footway should be protected from construction vehicles. Additionally, the footpath should not at any time prior to, during or after construction of the proposed development be unofficially obstructed or closed without prior written

consent of the Local Planning Authority. The proposal is deemed acceptable in terms of highways safety. This weighs significantly in favour of the proposal.

Mining

The site is located on the edge of a High-Risk Development Area; however, the proposal is an extension to an existing school building, it is within a previously developed area, surrounded by existing buildings, and is replacing an existing building. As such, development in this area is acceptable without significant issues from mining and, in any case, foundation design and ground conditions will be assessed at Building Control stage. This weighs modestly 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 subject to conditions

Justification

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

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

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.