

PLANNING CONSULTATION & SUBSTANTIVE RESPONSE

Application Number: 2025/0256
Site Address: 26 Laxton Road, Athersley North, Barnsley, S71 3DH

Description:

Erection of a single storey extension to existing building to extend the size of the gym facilities and amendments to car parking area

Objective:

During the planning process comments have been represented by the local planning authority and consultees. This document responds to comments made below in support of approval.

Item No 01

The Hot Food Takeaway on site

LPA's Comments

The existing building has a Hot Food Takeaway currently operating without any valid form of Planning Permission. A Hot Food Takeaway is not something that the LPA would usually support in this area and currently the Hot food Takeaway is at risk of action from Planning Enforcement. The Hot Food Takeaway does not have planning permission and has never has planning permission.

Applicants Response

The hot food takeaway has been removed from the proposals. The applicant acknowledges the councils and the agents' comments and intends to deal with this part of the building outside of this planning application.

Item No 02

Highways Consultations

LPA's Comments

Highways were consulted on the application and gave positive feedback however requested some clarification on staff parking only.

"Good Afternoon,

Thank you for consulting Highways development control on this planning application.

I note that this a resubmission of an application that was previously refused on highways grounds, with concerns raised over the parking provision for the site.

Whilst I can see that the applicant has rearranged the parking arrangements, I note that the staff parking spaces will result in blocking the previously arrived vehicle. Whilst this is not particularly a concern from a highways point of view, I would ask for clarification that staff members are not working shift patterns and there will no requirement for working staff members to have to rearrange vehicles to allow others to exit the car park.

Many thanks, Sarah Sharp Senior Engineer "

Applicants Response

Clarification: Staff work on an organised manner in regard to parking arrangements and the gym will incorporate a safe staff parking procedure that avoids any issues with this kind of parking and situations where people could be blocked in.

Item No 03

Distance of the proposed rear elevation to the property's to the rear

LPA's Comments

There is currently 22 meters from the rear of the proposed unit to the rear of an adjacent property. This does not align with Barnsley's SPD for Residential Amenity and the Siting of Buildings which asked for 25 meters.

Applicants Response

Dear Hellen,

Thank you for your recent comments regarding the proposed gym extension, specifically your note that the rear elevation of the new development would be located 22 metres from the rear elevation of the adjacent residential property to the west.

We have now reviewed your comments in light of both Barnsley's adopted guidance and wider planning principles.

While we acknowledge that the SPD "Residential Amenity and the Siting of Buildings" provides a guideline of 25m for the separation between non-residential development and residential windows to habitable rooms, we would respectfully submit that a reduced distance of 22m is justified and acceptable in this case, due to several key mitigating circumstances:

1. Existing Mitigation and Screening

There is substantial and mature tree screening along the boundary of the adjacent residential property which significantly reduces visual intrusion and provides effective screening from the proposed extension. This existing natural buffer ensures that there is no material overlooking, overbearing impact, or perceived loss of privacy. As noted in paragraph 3.7(4) of the SPD, reduced separation distances may be accepted "depending on a number of factors including site level relationships... existing screening or landscaping between the existing and proposed buildings."

2. Application of the 25-Degree Rule

The 25-degree rule from the BRE's "Site Layout Planning for Daylight and Sunlight" guidance has been applied to the proposal. A line taken at 25 degrees from the centre point of the lowest habitable room window on the rear elevation of the affected property would not intersect with the proposed extension, confirming that the structure will not materially impact the daylight access or amenity of that dwelling. This is supported in paragraph 3.4 of the SPD, which acknowledges that compliance with the 25-degree rule demonstrates acceptable levels of daylighting to neighbouring properties.

3. Single-Storey Scale and Massing

The proposed extension is single-storey in nature and therefore inherently limited in height and mass. It presents no risk of overbearing or overshadowing impacts typically associated with taller structures. As per SPD para. 3.7(1), while 25m is noted as a general separation guideline, the document also allows for flexibility where design-led solutions mitigate potential impacts.

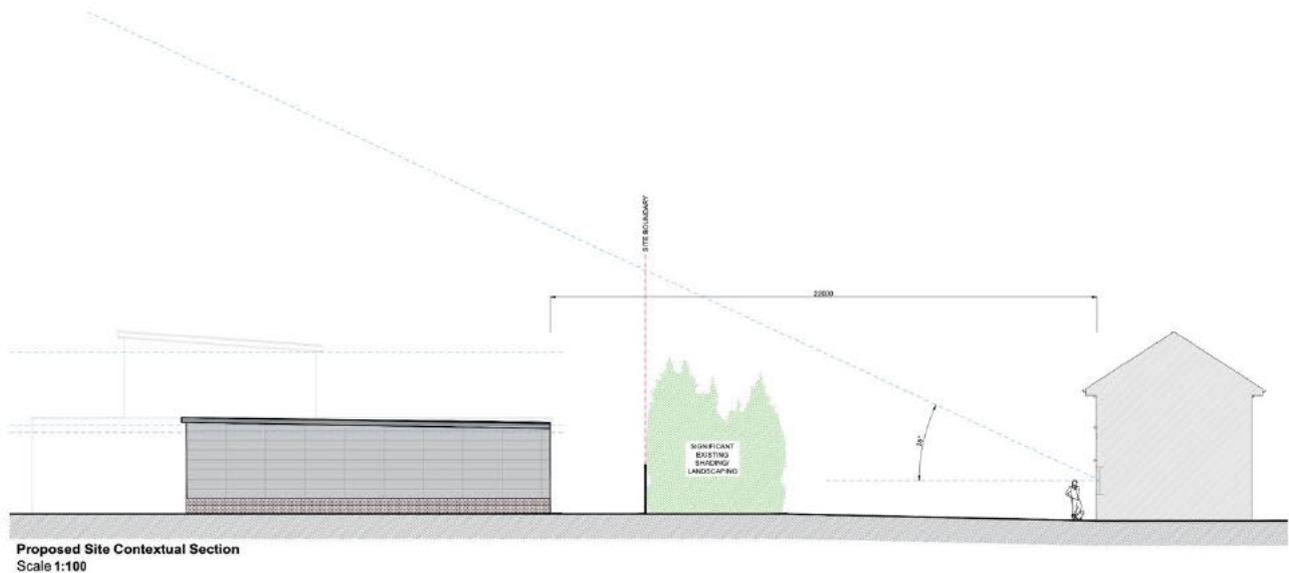
4. Functional and Policy Justification

The proposed extension contributes to the enhancement of local health and wellbeing facilities by expanding an existing gym, aligning directly with objectives in the NPPF and Barnsley Local Plan Policy D1 which seeks to create "healthy, safe and sustainable environments" and to enhance place-making. The minor 3m reduction in separation should be weighed against the substantial public benefit of the development and the lack of any demonstrable harm.

5. Historical and Professional Context

The origins of the 21m+ separation standard stem from early 20th-century planning guidance intended to address dense, back-to-back housing. Contemporary planning practice has evolved to allow for a more

nuanced, contextual approach, particularly where no habitable room windows are directly affected, and substantial landscaping is in place.



Conclusion

In summary, we believe that the proposed 22m separation, in conjunction with significant existing screening, full compliance with the 25-degree rule, and the scale and function of the building, ensures that the residential amenity of neighbouring occupiers is fully protected.

We respectfully request that this matter be considered in the round, with regard to the overall quality of design and the public benefits of the scheme.

Should you require any further information or clarification, we would be pleased to provide it.

Prepared by:



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