

Application Reference Number:	2025/0917		
Application Type:	Full		
Proposal Description:	Installation of 2no. first floor windows on south facing elevation and east facing elevation		
Location:	Unit 1, Dodworth Business Park, Upper Cliffe Road, Dodworth, Barnsley, S75 3SP		
Applicant:	Andel Ltd		
Third-party representations:	None.	Parish:	
		Ward:	Dodworth

Site Description

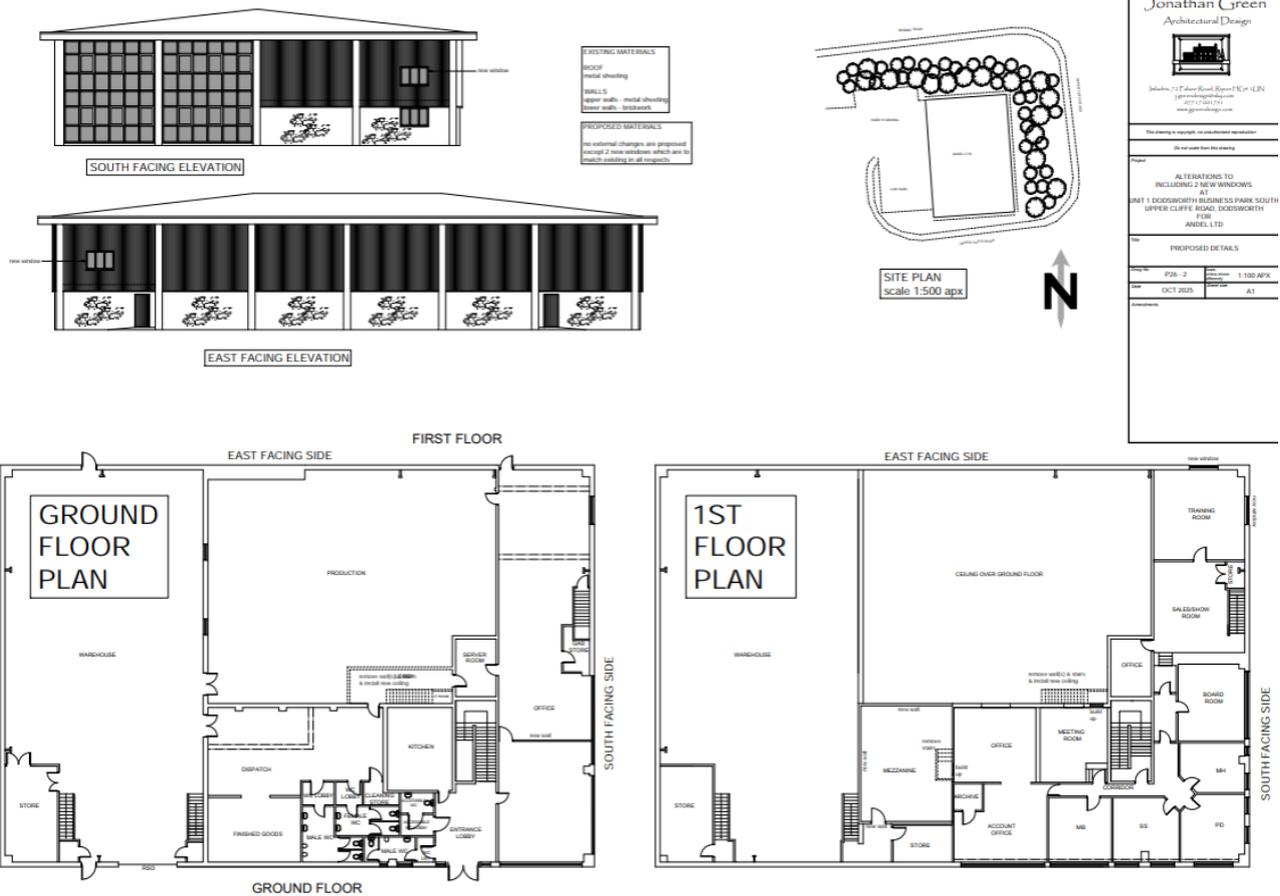
The application relates to a two-storey commercial building within the Dodworth Business Park. The site is predominantly surrounded by similar commercial buildings. The site is screened by substantial trees to the north and east of the building. Directly to the south of the site is Upper Cliffe Road. Parking is located to the west of the building. The building provides substantial amounts of glazing to the southwest corner.

Planning History

Application Reference	Description	Status
B/90/0487/DO	Erection of 4 industrial/warehouse units	Approved

Proposed Development

The applicant is seeking permission to install 2 windows at first floor level. One window is proposed to the right of the south elevation and second window to the left of the east elevation. Both windows would service a training room. The windows would each span approximately 1.75 metres.



Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is in the Dodsworth area of Barnsley, and therefore, the following Local Plan policies are relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy GD1: General Development.*
- *Policy POLL1: Pollution Control and Protection.*
- *Policy D1: High quality design and place making.*
- *Policy T3: New Development and Sustainable Travel.*
- *Policy T4: New Development and Transport Safety.*

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

In December 2024, the Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF 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. The 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 (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *Section 2: Achieving sustainable development.*
- *Section 4: Decision-making.*
- *Section 9: Promoting sustainable travel.*
- *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 this guidance into account when taking decisions.

Consultations

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended). A site notice was placed nearby, expiring 18th November 2025, and the application has been advertised on the Council website. No representations have been received to date.

This application shall not be determined until such a time that the consultation period has ended.

Planning Assessment

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

Paragraph 39 of the framework (NPPF) states Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

NPPF Para 85 states 'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development'.

Local Plan Policy Poll1 states 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.

Impact on Design and Visual Amenity

The site is located within a commercial business park area of Dodworth. The area is exclusively used for commercial business usage. The building is not considered to be of a design which warrants any special designation or visual amenity protection. The proposed windows are considered a minor addition to the scale of the building and are not considered to have any detrimental impact on the site. The windows provide similar fenestration to other glazing below the south elevation window.

It is therefore considered that the proposal would not result in a significant increase in overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1 General Development. This carries considerable weight in favour of the application.

Residential Amenity

The windows are detailed to the south and east elevations of the building. The south elevation faces Upper Cliffe Road. Windows to this elevation would therefore not have any impact as overlooking would be to a highway which is further screened to the south of the road. The east elevation window is substantially screened by directly placed large trees and in any case would look onto Upper Cliffe Road. The windows would service a training room, and which would not be habitable.

It is therefore considered that the proposed extension is not acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making and as such carries substantial weight in opposition of the application.

Impact on Highway Safety

The proposal would not result in an increased number of visitors or cause the loss of any existing parking facility. As such the proposal is not considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety. This carries significant weight in opposition of the application.

Planning Balance and Conclusion

In accordance with the provisions of paragraph 11 of the NPPF(2024), the proposal is considered in the context of the presumption in favour of sustainable development and therefore, for the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant local and national planning policies and guidance and planning permission should be granted subject to necessary conditions.

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 with regards to any amendments to the proposal.

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 representations, 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.