

Application Reference Number:	2025/0909
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Application Type:	Householder Planning Consent
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Proposal Description:	Removal of existing window and replace with double doors and installation of decked terrace area to rear of dwellinghouse.
Location:	15 Victoria Street, Barnsley, S70 2BJ

Applicant:	Garreth Bruff
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Third-party representations:	None.	Parish:	
		Ward:	Central.

This application is being brought before members as the applicant is related to an elected member.

Summary:

The applicant is seeking consent to erect a raised decking area to the rear of the dwelling.

Decking and raised platforms are commonly used where the rear garden is below the floor area of the dwelling in order to allow improved access to the rear garden and to provide a convenient outdoor amenity area on the same level as the dwelling. Decking and raised platforms are also used in other circumstances but can often give rise to increased overlooking of neighbouring dwellings and particularly their gardens.

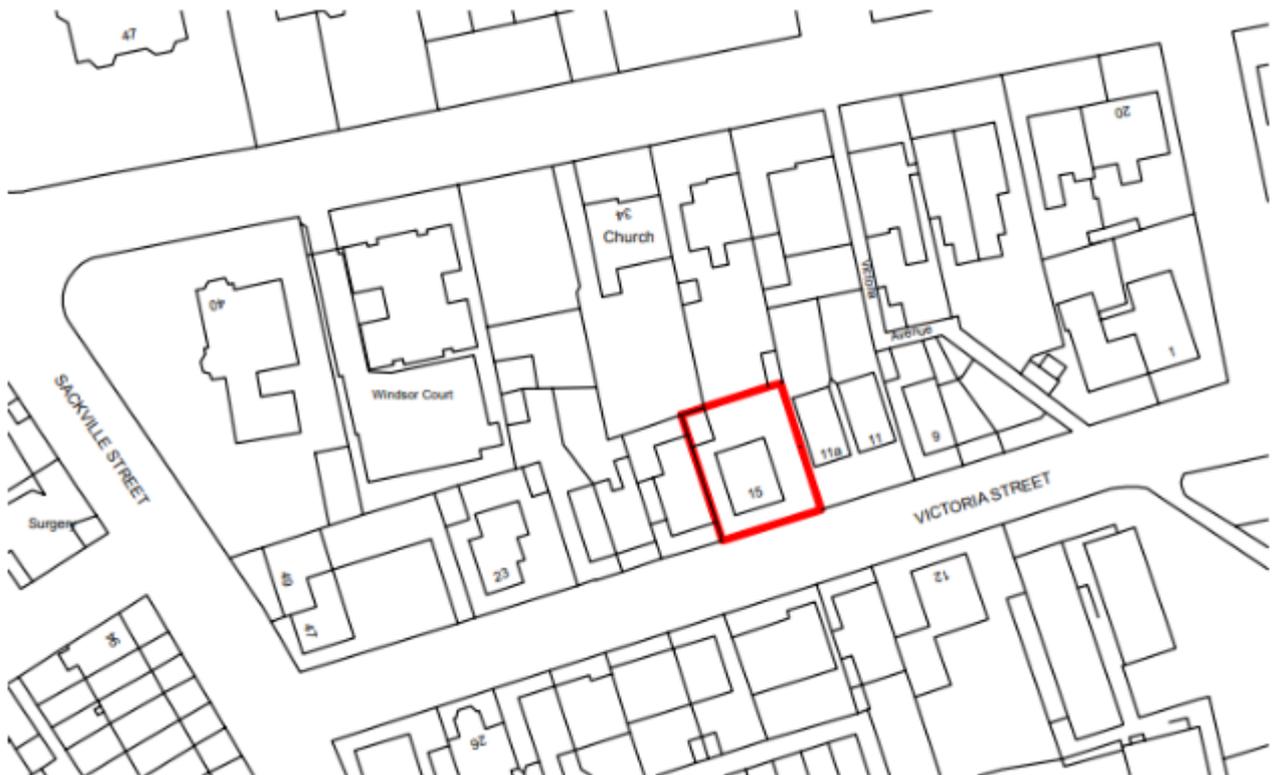
The proposal is not considered to have adverse impact on residential or visual amenity and would have no impact on highway safety and is therefore considered acceptable in relation to policy. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024), and consent should be granted subject to conditions.

Recommendation: **APPROVE subject to conditions.**

Site Description

This application relates to a detached dwelling within the Victoria Road Conservation Area. The dwelling is an early twentieth century building. The dwelling is constructed from stone and features a pitched roof. A bay window is located to the front at ground floor level, and a flat roofed dormer window is located on the front roof plane. A modest garden is located to the rear and side of the dwelling. Substantial trees and boundary treatment is in place to the rear of the site. An outbuilding is located in the rear garden to the west side of the site. An outbuilding is also located in the rear east corner of the site.

The surrounding area is characterised by semi-detached and detached dwellings. Varying materials are used with a mixture of stone, similar to the site, and red brickwork with some rendered features. Directly to the east of the site is a newly built detached dwelling.



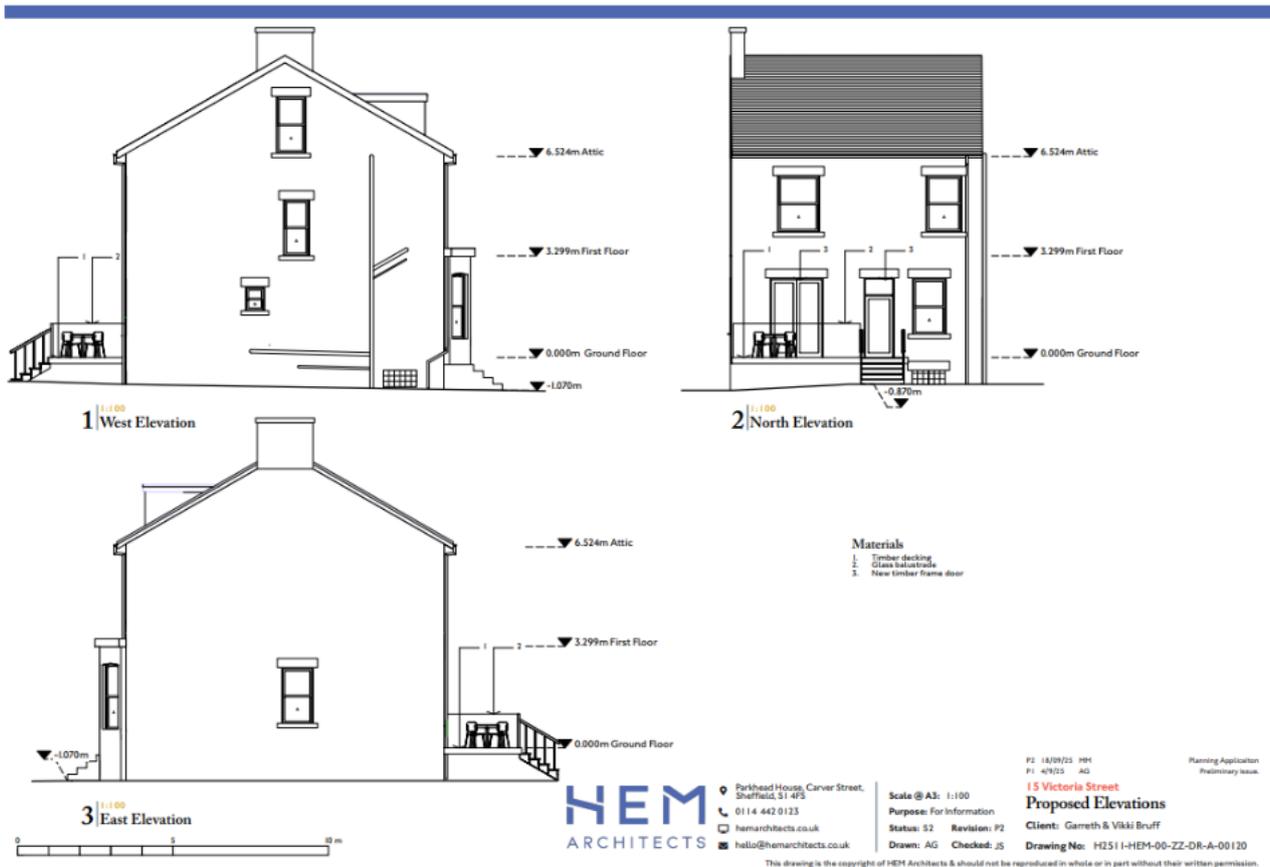
Planning History

There is no planning history associated with the site.

Proposed Development

The applicant is seeking consent to erect a raised decking area to the rear of the dwelling. The proposed raised decking would have an approximate height of 1 metre. An approximate projection of 2.5 metres is detailed with an approximate width of 5.6 metres. Stairs are detailed to the west side of the rear of the raised area, to provide access to the rear garden. The rear window is to be replaced with a set of French doors, providing rear access to the balcony from the dining room. A

glass balustrade with an approximate height of 1.1 metres is detailed to surround the raised platform. The flooring is detailed to be constructed from timber decking.



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 allocated as the Southgate District within Barnsley Town Centre. Therefore, the following Local Plan policies are relevant in this case:

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

- *Policy HE1: The Historic Environment.*
- *Policy HE3: Developments affecting Historic Buildings.*

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 12: Achieving well designed places.*
- *Section 16: Conserving and enhancing the historic environment.*

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.

Planning (Listed Buildings and Conservation Areas) Act 1990

- Section 16: Decision on application.
- Section 72: General duty as respects conservation areas in exercise of planning functions.

Supplementary Planning Guidance

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 following SPDs are relevant in this case:

- *House extensions and other domestic alterations*
- *Parking*

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

Consultations

This application was advertised on the Council website, and a site notice was placed nearby, expiring 18th November 2025. A press notice was also used, expiring 21st November 2025. No representations were received.

Conservation Officer	<i>No objection(s).</i>
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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 unless the NPPF establishes a specific weight:

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

Principle of Development

The site falls within Urban Fabric where extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties.

Scale, Design, Heritage and Impact on the Character

The Supplementary Planning Document for House Extensions states 'Decking and raised platforms are commonly used where the rear garden is below the floor area of the dwelling in order to allow improved access to the rear garden and to provide a convenient outdoor amenity area on the same level as the dwelling. Decking and raised platforms are also used in other circumstances but can often give rise to increased overlooking of neighbouring dwellings and particularly their gardens.

In view of this, decking and raised platforms will only be allowed where the privacy of neighbouring residents is not detrimentally affected by significantly increased overlooking (e.g. where the decking is located away from the boundary and where there is sufficient permanent screening, such as a high boundary wall or an outbuilding in an adjacent garden). In addition, decking and raised platforms should not have a significantly detrimental impact on visual amenity and for this reason decking will not be allowed where it is prominently located and can be easily viewed from public vantage points.

In some circumstances, to reduce overlooking, it may be possible to include screening such as fencing with an application for decking or a raised platform but any screening should not result in significant overshadowing or loss of outlook from neighbouring dwellings or have a detrimental impact on visual amenity or the character of the dwelling.'

The proposed raised platform provides a modest height of approximately 1 metre which would be the same height as the existing rear door and would allow for access through the proposed dining rooms rear doors. The proposal would provide an approximate projection of 2.5 metres and an approximate width of 5.6 metres, creating a more convenient outdoor amenity area than the existing rear garden.

The proposal is detailed to be constructed from timber decking. Given the proposal is to the rear of the dwelling and would not be seen from public viewing, the use of timber decking would not be considered to detrimentally effect the character of the dwelling or be impactful on the street scene. The use of a glass balustrade would provide a modern feel to the proposal and is considered to be of high quality. It is therefore considered that the special interest of the conservation area will not be affected by the proposal.

Considering the above, this is considered to weigh significantly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and is considered acceptable regarding visual amenity.

Impact on Residential Amenity

The proposal is screened substantially to the west of the site by an existing outbuilding and large surrounding wall. The proposal would therefore be completely screened to the west. The rear of the site provides large trees, bushes and substantial boundary treatment which again completely screens the proposal from rear view. There would therefore be no impact in terms of overlooking neighbours to the rear and west of the site. The east of the site provides substantial boundary treatment. Along with an outbuilding in the rear east corner of the site, the proposal would be substantially screened. Additionally, the dwelling to the east of the site is set back further than the site, this reduces the opportunity for overlooking between the proposal and the rear residential amenity space.

The proposal provides a floor height approximately 1 metre higher than the existing rear garden space. Given the substantial boundary treatment in place, the proposed floor height of 1 metre higher than the existing garden space would not be considered to allow for overlooking to the detriment of neighbouring residential amenity.

Considering the above, this is considered to weigh considerably in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and Local Plan Policy POLL1: Pollution Control and Protection and is considered acceptable regarding residential amenity.

Impact on Highways

The proposed development would not result in the increase of bedrooms at the property or the loss of parking facility and would therefore have no impact on highway safety.

Considering the above, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.

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 this 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 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.