

Application Reference Number:	2026/0605
Proposal Description:	Sacred Heart Roman Catholic Primary School, Lockwood Road, Goldthorpe, Rotherham, S63 9JY
Location:	Single storey extension to school, including teaching support spaces and associated external works

Recommendation:

Approve subject to conditions.

Site Description

The application relates to Sacred Heart Roman Catholic Primary School, an established educational facility situated on Lockwood Road, Goldthorpe. The site comprises the existing school buildings together with areas of hardstanding, grassed recreation/play areas and landscaping, including trees and woodland planting around parts of the site boundary.

The submitted ecological information identifies the wider school site as extending to approximately 1.18 hectares and comprising predominantly the existing educational buildings, hardstanding and modified grassland, together with boundary woodland.

The surrounding area is predominantly residential in character, although there are a number of associated community and religious uses within the immediate vicinity, including Sacred Heart Roman Catholic Church and associated buildings. Residential properties are situated along Lockwood Road, King Street and surrounding streets.

The proposed extension would be positioned to the northern side of the existing school building and would occupy an area comprising principally existing hardstanding together with a relatively small area of grassland.

Planning History

2009/0349 – Single-storey extension to school, detached storage building, soft-surfaced play area and associated canopies – Approved with Conditions.

2016/0363 – Extension and resurfacing of car park and alterations to boundary wall – Approved with Conditions.

Pre application advice - 2025/ENQ/00730 - The submitted application form states that the scheme was reviewed against relevant planning policy and that consultation was undertaken with relevant internal consultees. The feedback received was generally positive and the pre-application process also identified the surveys and supporting documentation required to accompany a subsequent planning application.

Proposed Development

Planning permission is sought for the erection of a single-storey extension to the existing primary school together with associated external works.

The proposed extension would provide approximately 271 square metres of additional gross internal floor area. The accommodation would principally comprise:

- Two classrooms
- Teaching and breakout space
- Staff office
- Cloakroom accommodation
- Boys', girls' and accessible toilet facilities
- Storage areas
- Associated internal alterations connecting the extension with the existing school.

The submitted floor plan indicates that the new teaching accommodation is capable of providing space for approximately 70 pupils. It has not, however, been expressly stated within the application documentation that this represents a corresponding increase in the school's overall admission number.

The external works include alterations to levels and pedestrian access around the extension, including ramped/graded access to provide an accessible route into the building.

The extension would incorporate a mixture of flat and pitched roof forms. Proposed external facing materials include light buff brickwork, dark grey composite cladding, grey framed windows and doors, a GRP flat roof and areas of light grey standing-seam metal roofing. The materials provide a contemporary addition whilst maintaining an appropriate relationship with the established school building.

The application form identifies that the existing ten car parking spaces and five cycle spaces would be retained, with no additional parking proposed.

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 it.

- Local Plan Allocation – Urban Fabric

- Policy SD1 – Presumption in favour of Sustainable Development
- Policy GD1 – General Development
- Policy I2 – Educational and Community Facilities
- Policy D1 – High Quality Design and Place Making
- Policy T3 – New Development and Sustainable Travel
- Policy T4 – New Development and Transport Safety
- Policy CC1 – Climate Change
- Policy CC2 – Sustainable Design and Construction
- Policy CC3 – Flood Risk
- Policy CC4 – Sustainable Drainage Systems
- Policy BIO1 – Biodiversity and Geodiversity
- Policy GI1 – Green Infrastructure
- Policy GS1 – Green Space, insofar as the proposal affects existing grassed recreational land
- Policy Poll1 – Pollution Control and Protection
- Policy I2 is particularly relevant and expressly supports the provision of schools, educational facilities and other community facilities.

National Planning Policy Framework (NPPF) (2026)

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework 2026 sets out the overarching planning framework for England. It has replaced the previous version published in December 2024 and introduced a revised structure comprising national decision-making policies organised by policy code rather than paragraph number. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development, with paragraph 17 setting out the three overarching objectives of sustainable development: economic, social and environmental. Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The most relevant sections are: -

- Section 3 - Decision making policies

- Section 4 - Achieving sustainable development
- Section 14- 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.

Consultations

- Pollution Control – No objections, subject to a condition.
- Highways – No objections, subject to conditions
- Trees – No objections subject to a condition:
- Ecology – 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. A site notice was posted at the site, and one letter was received from a member of the public raising concerns with the development. They have raised the following concerns:

- Parking and highway concerns
- Lack of resident only parking
- Increase in school capacity will lead to increased number of vehicles to and from the school.

These concerns will be addressed in the assessment below.

Assessment

The main issues for consideration are as follows:

- The impact on the character of the area
- The impact on neighbouring residential properties
- The impact on highway safety
- The impact on trees and biodiversity

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 proposal represents investment in and improvement of an established primary school within the built-up area of Goldthorpe. There would be no change in the established educational use of the site.

Local Plan Policy I2 provides support for schools and educational facilities. Furthermore, national Policy HC4 requires substantial weight to be attached to the benefits associated with improved public service infrastructure.

The proposed classrooms and teaching support accommodation would improve the school's educational facilities and provide clear social and community benefits. The principal of extending the existing school is therefore strongly supported.

Subject to consideration of the detailed impacts discussed below, the development is acceptable in principle.

Residential Amenity

The development would continue the established educational use of the site and would not introduce an inherently incompatible use.

Given the single-storey nature of the extension, its relationship with surrounding properties and its position within the existing school site, it is not considered that the development would result in unacceptable overlooking, loss of privacy, overbearing impact or loss of outlook to neighbouring residents.

Pollution Control have been consulted upon and have no objections to the scheme, however state that "During the construction phase, this development has a potential to have an adverse impact on health and the quality of life of those living and/or working in the locality regarding pollution, so approval with conditions is recommended." Therefore, the following condition will be attached if approval is granted:

- During construction or demolition works, activity shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays

As such the scheme would cause little to no impact on residential amenity, thus is considered to be acceptable. Moderate planning weight has been granted to this.

Visual Amenity

The extension would be single storey and would remain subordinate in scale to the existing school complex. Its siting against the existing building would result in a logical continuation of the school rather than the introduction of an isolated structure within the grounds.

The proposed combination of light buff brickwork, dark grey composite cladding and grey framed openings would give the extension a contemporary appearance whilst retaining an appropriate relationship with the existing educational building.

The mixed flat and shallow pitched roof arrangement also assists in breaking down the mass of the development and keeping its overall scale modest.

The extension is positioned within the school grounds and would not appear unduly dominant when viewed from surrounding streets or residential properties.

The proposal is therefore considered to represent an appropriately designed addition which accords with Local Plan Policies GD1 and D1 and the relevant national design policies within the NPPF.

As such there would be little to no detrimental impact on visual amenity. Moderate planning weight has been granted to this.

Trees and Biodiversity

The Council's Tree Officer has been consulted on the application as there are a series of trees which are on the site. The applicant had produced an arbricultural report, tree survey and a tree protection plan. The Tree Officer has looked over the information and has given verbal comments and concluded that the scheme is acceptable, subject to suitable conditions being attached. The scheme is therefore not considered to be of detriment to the trees and moderate planning weight has been granted to this.

In terms of biodiversity, a PEA, BNG metric, BNG report and bat emergence report have been provided to support the application. These have been assessed by the Council's Biodiversity Officer who has raised no objections to the scheme subject to suitable conditions.

Highways Safety

The Councils Highways Officer has been consulted upon on this application; they have made the following comments:

"The proposed single storey extension would provide an additional 271m² of floor area and would result in an increase in staff numbers of one full time and two part-time members of staff. Added to the existing staff numbers, this would result in a total full time equivalent of 22.5 employees. Reference to the Councils Parking SPD shows that one parking space should be provided for every three members of staff; this equates to a requirement for eight parking

spaces. There are currently ten parking spaces within the site, the parking area is unaffected by the proposals which means that the parking provision is sufficient to accommodate the development.

In view of the above, it is considered that the proposals do not adversely impact upon the existing access, parking and turning arrangements of the site, as such, there are no objections from a highway's development control perspective”.

I concur with the Highway Officer's assessment and there is to be little detrimental impact to the parking usage at the site. Moderate planning weight has been granted to this.

Planning Balance and Conclusion

For the reasons stated in the report above the proposal is granted approval subject to the conditions also outlined. The scheme would improve the educational facilities at the site. As such the scheme would comply with the relevant local and national policies.

Recommendation

Approve subject to conditions

Justification

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

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.