

Application Reference Number:	2025/0505		
Application Type:	Full		
Proposal Description:	Single storey extension to workroom		
Location:	55 High Street, Dodworth, Barnsley, S75 3RG		
Applicant:	Mr W Shaw		
Third-party representations:	None.	Parish:	
		Ward:	Dodworth

Site Description

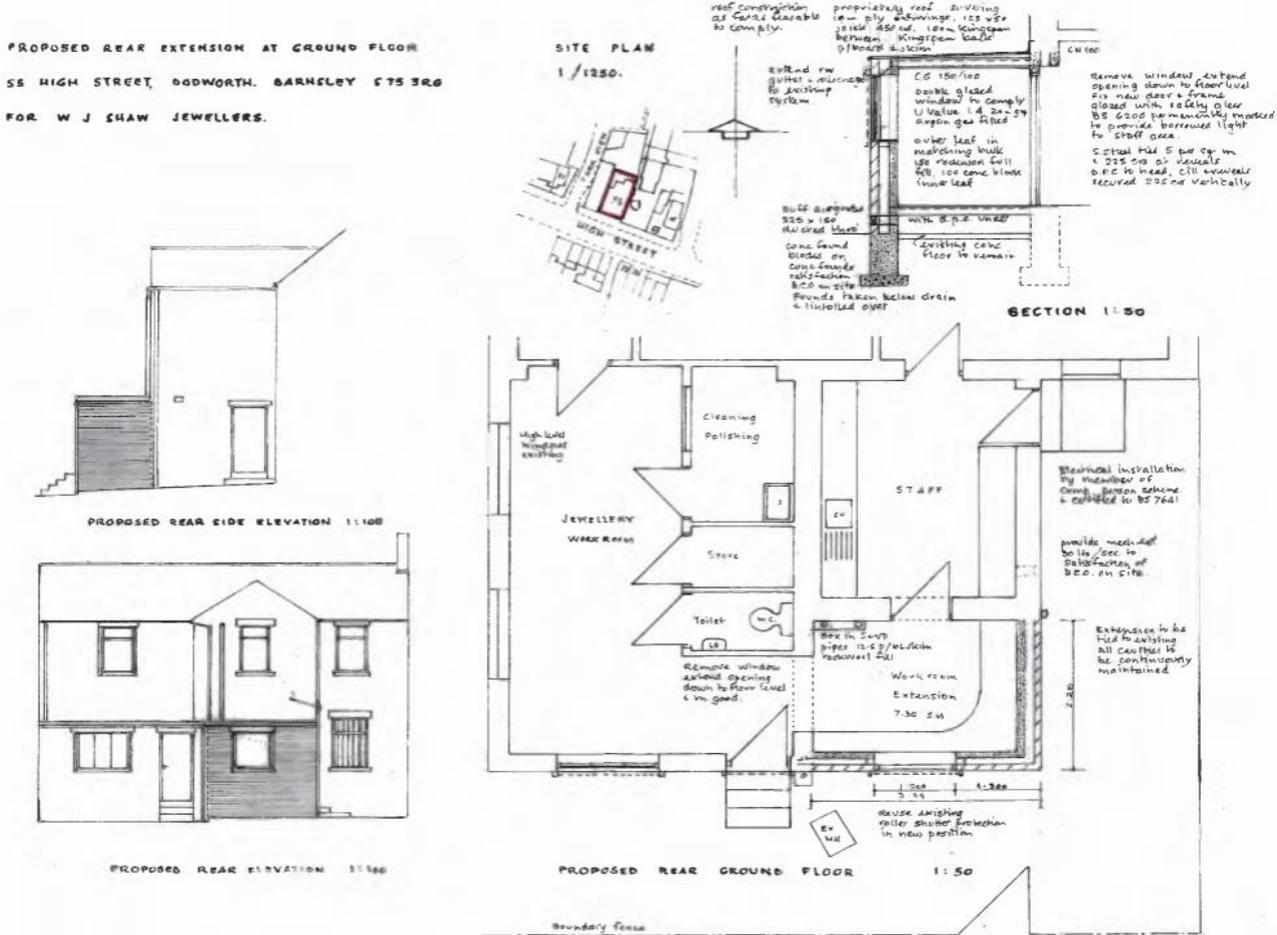
The application relates to a two-storey building with a mixed-use of residential to the first floor and a jewellery shop to the ground floor. To the west of the building is an attached mixed-use building comprising of a convenience shop and flats. To the east of the site is the residential amenity space servicing 3 Jermyn Croft. The property is constructed from stone with a pitched, tiled roof. Fascia is used to the front elevation with a projecting sign and roller shutters. Access to the rear is available from Park View.

Planning History

Application Reference	Description	Status
B/84/0305/DO	Conversion of ground floor of shop to 2 shops and conversion of first floor of shop/workshop to flat	Approved
B/84/0644/DO	Change of use of shop to office	Approved
B/89/1649/DO	Change of use of launderette to form extension to adjoining shop	Approved
B/91/1438/DO/AD	Shop sign	Consent Granted
B/93/1405/DO	Erection of three metal chimneys to showroom premises (Retrospective)	Permission Granted
B/99/0594/DO	Installation of security shutters to shop front	Approved subject to conditions
B/00/0340/DO	Change of use from shop to hot food take-away	Refused
B/03/1586/DO	Change of Use of dwelling at rear to workshop and storage and hardstanding area to rear	Granted subject to conditions

Proposed Development

The applicant is seeking permission for the erection of a single storey flat roofed extension to the rear of the property. An approximate projection of 2.25 metres is proposed with an approximate width of 3.4 metres. An approximate height of 2.9 metres is proposed. A window is located to the upper of the rear elevation. Matching light grey brickwork to the existing flat roofed extension has been proposed.



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 Dodworth 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.

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:

- Residential amenity and the siting of buildings (Adopted May 2019).
- Parking (November 2019).

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

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 9th July 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 Residential Amenity

The site is located within a mixed use area of Dodworth on the main High Street. Commercial shops are generally located at ground floor level with active frontages and residential use to the first floors. The proposal is to the rear of the property and would not have impact upon Dodworth High Street or the commercial shops active. Residential dwellings are located to the rear of the property. The proposal is considered to provide low levels of impact to neighbouring residential amenity. The proposal provides little opportunity for overlooking with an approximate distance of 45 metres to the nearest residential property from the proposed rear window. The adjacent attached property does

provide residential accommodation; however, no windows are detailed at ground floor level which would receive loss of outlook from the proposal. In addition, the proposal proposes no side elevation windows which can facilitate overlooking. It is also considered no greater level of noise would be caused by the proposal than what already occurs at the property. The proposal would not be impactful on 3 Jermyn Croft given the extension is completely screened by the existing flat roofed extension at the site.

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.

Impact on Design and Visual Amenity

The development is located to the rear of the property and so is not visible from the High Street. The proposal would be seen from park view however would be substantially screened by 53A High Street. The use of a flat roof would usually not be preferred, however on this occasion would be in keeping with the existing flat roofed extension to the rear of the property. The placement of the rear window is appropriate and matches the fenestration of the existing flat roofed extension. The use of light grey brickwork is considered acceptable given the existing flat roofed extension makes use of this material.

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 considerable 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.

Contact was made with the applicant in order to confirm the proposed brickwork detailed on the plans would be matching to the existing grey brickwork used at the site. These details were confirmed and 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.

Conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with the amended plans:

P01 Rev. P1.

P02 Rev. P2 received 20th June 2025.

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. The external materials shall match those used in the existing building.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

4. Construction or demolition-related activity shall only take place between the hours of 08:00 to 18:00 Monday to Friday and 09:00 to 14:00 on Saturdays and at no time on Sundays or Bank Holidays.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1 Pollution Control and Protection.

Informative(s):

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

2. Signage is not under consideration at this stage and will require the submission of an application for advertisement consent to the local planning authority.