
2021/1670

Mr Robert Allen

Erection of rear extension to retail unit

Unit B, 41 Towngate, Mapplewell, Barnsley, S75 6AU

Description

The application site is a commercial property on Towngate, Mapplewell. The building is a two storey stone fronted terraced property with brick to the side and rear elevations, typical of the area. The property is within the centre of Mapplewell village, surrounded by both commercial and residential uses. There is an existing single storey rear extension with sloping roof.



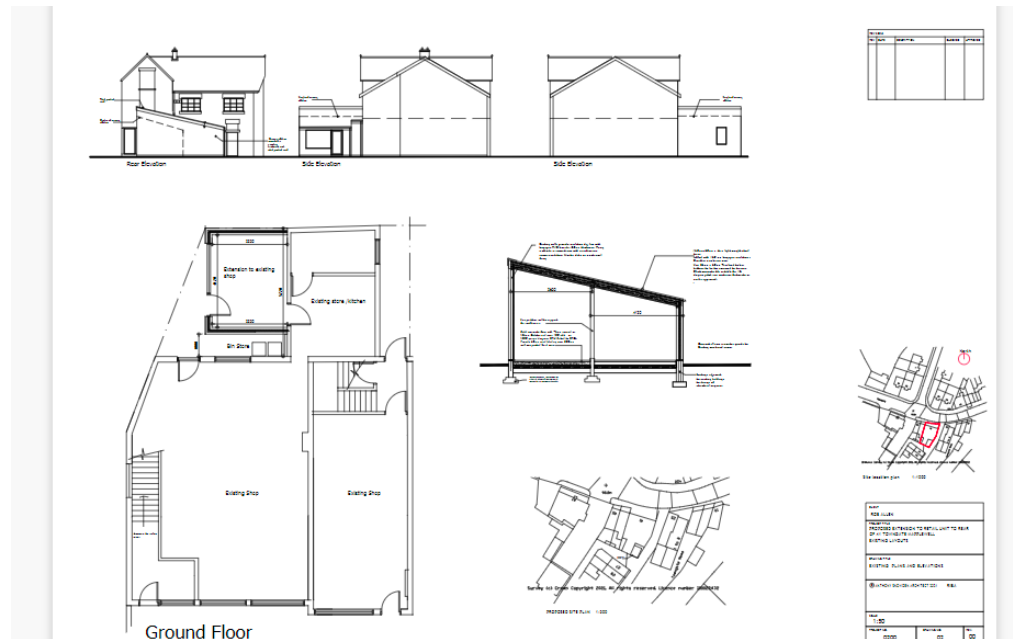
Site history

- B/00/1227/DT - Change of use of shop to ladies fitness centre.
- B/98/0239/DT - Change of use of retail unit to bistro/hot food take-away – Refused
- B/97/1402/DT - Change of use of Co-Op store to restaurant and hot food takeaway – Refused

- B/77/1789/DT -Change of use from doctor's surgery to licensed betting office

Proposed Development

The applicant is seeking planning approval for the erection of an extension to an existing single storey rear extension to increase the shop size. The extension would project a further 3.35m from the existing extension with a width of 4.12m. The extension would be built using matching materials with a sloping roof. The area used to the rear of the shop used as a bin store would remain.



Policy Context

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

The site is within Mapplewell District and Local Centre as shown on the Proposals Map of the Adopted Local Plan

NPPF

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate

development should be restricted or unless material considerations indicate otherwise.

Paragraphs of particular relevance to this application include:

Para 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 91 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places

Para 109 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Para 124 - The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Adopted Local Plan 2019

The following policies are also of relevance:-

- Policy GD1 General Development
- Policy T4 New development and Transport Safety
- Policy D1 High Quality Design and Place Making
- Policy Poll1 Pollution Control and Protection

Consultations

Highways DC – The proposed extension increases the total GFA of the unit by around 10m². The majority of the rear yard area is to be utilised for the extension although sufficient space has been retained for adequate access as well as a bin store.

The proposals do not adversely impact upon the highway and are therefore considered acceptable from a highways development control perspective. Should you be minded to grant permission, please include the following informative:

Public Right of Way – The development abuts Public Right of Way no.44. You are advised that before undertaking any work you must contact the PROW team to discuss requirements, including the need for any Temporary Traffic Regulation Order to close or divert the PROW for the duration or part of the works on grounds of public safety. For more information, please call on 01226 773555

Pollution Control – Have not raised any objections in terms of the long term impact on neighbouring amenities but have suggested a conditions to control hours of construction. Subject to that no objections raised.

Highways Drainage - the details provided are sufficient and that I have no further observations to make with respect to land drainage. I am happy for the details to be checked by building control.

Ward Councillors – no comments received.

Representations

Neighbour notification letters were sent to neighbouring residents and a site notice was placed nearby; no comments were received.

Assessment

Principle of development

The site is within the Local Centre of Mapplewell. Policy TC1 Town Centres states that Local Centres serve smaller catchments and development here will be expected to meet the needs of the local area and not adversely impact on the vitality or viability of other nearby centres.

An extension to a commercial/retail unit would be considered acceptable in such a location, where commercial/retail uses sit alongside residential units.

Design / Visual Amenity

The proposed single storey rear extension would replace an existing smaller extension of the same design. The sloping pitched roof is a more aesthetically pleasing roof design than a flat roof option. It is proposed to use matching materials to the existing rear of the property, which is brick built. The extension would be visible to those using the public footpath and the residential buildings to the rear boundary of the site. The front elevation will remain as it currently is, as such, visual amenity would be maintained in accordance with Local Plan policy D1.

Residential Amenity

The proposed extension has entrance doors to the side elevation, facing towards the footpath, which would serve as access to the shop. There are no further windows proposed. The proposed extension would replace an existing extension of the same design. The proposal would not increase overlooking or overshadowing to neighbouring residential uses and the entrance to the retail unit would not be considered to cause adverse harm.

Regulatory services have not raised any concerns with the proximity of the proposed extension upon residential uses and vice versa. There are numerous similar relationships between residential and commercial in the immediate area. Therefore the proposal is considered acceptable in accordance with Local Plan Policy GD1 General Development

Highways Safety

No off-street parking spaces are proposed; however, the site is within the centre of Mapplewell and as such is within a highly sustainable location with good access to public transport. There are also public car parks within the immediate area.

Conclusions

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation: Grant subject to conditions