
2023/0637

Applicant: Mr Richard Henley

Refurbishment of existing industrial unit including overcladding with new profiled metal roof cladding

Unit 2, Junction 38 Business Park, Huddersfield Road, Darton, Barnsley

Site Description

The application site relates to Unit 2 of Junction 38 Business Park which is located off Huddersfield Road in Darton. The business park is to the North of Huddersfield Road, with a gated access/bellmouth leading into the wider park, with an access road leading through the site. Unit 2 is located on the left hand side, c.80m to the North-East of the gated access. The business park is comprised of 6 x buildings of varying scales, sizes and external appearances, alongside some smaller ancillary buildings. Unit 2 itself is rectangular in shape with a triple pitched roof design, constructed from a mixture of brickwork and cladding sheets on the external elevations of the building. The North-facing elevation (elevation B) features a large amount of glazing on each of the three gables with curtain walling. To the front/East is a small courtyard area used for parking and general storage. The site is located in the Urban Fabric with the Business Park long been established since the 1980s, with expansion to the park from the 1990s onwards. The wider surrounding area is primarily comprised of residential dwellings.

Relevant Planning History

2008/1244 – Partial demolition of existing industrial building and sub-division into five new units (Approved with conditions)

Proposed Development

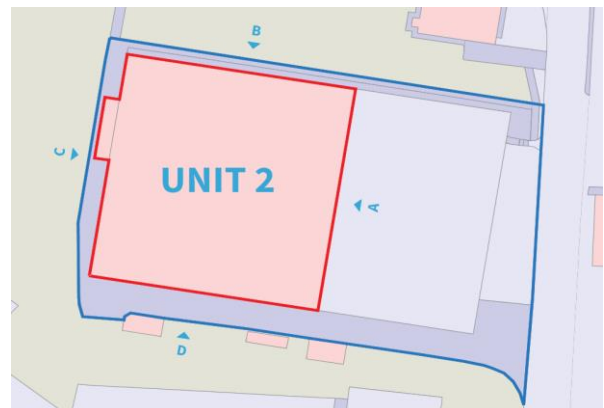
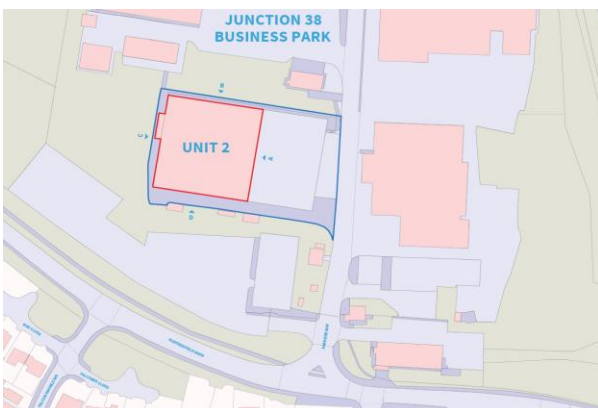
The applicant is seeking approval for the refurbishment of the existing industrial unit including the following:

1. Replacement of external cladding on Elevation B (East-facing) with plastisol coated full height metal profiled wall cladding sheets.
2. Cladding over the existing brickwork on Elevation A (North-Facing) with plastisol coated full height metal profiled wall cladding sheeting.
3. Replacement of existing glazing with an aluminium framed curtain walling system on Elevation B (North facing).
4. Replacement of existing roof cladding sheets with plastisol coated metal profiled roof cladding sheets.
5. New GRP rooflights to replace the existing glazed rooflights, in the same location and size.

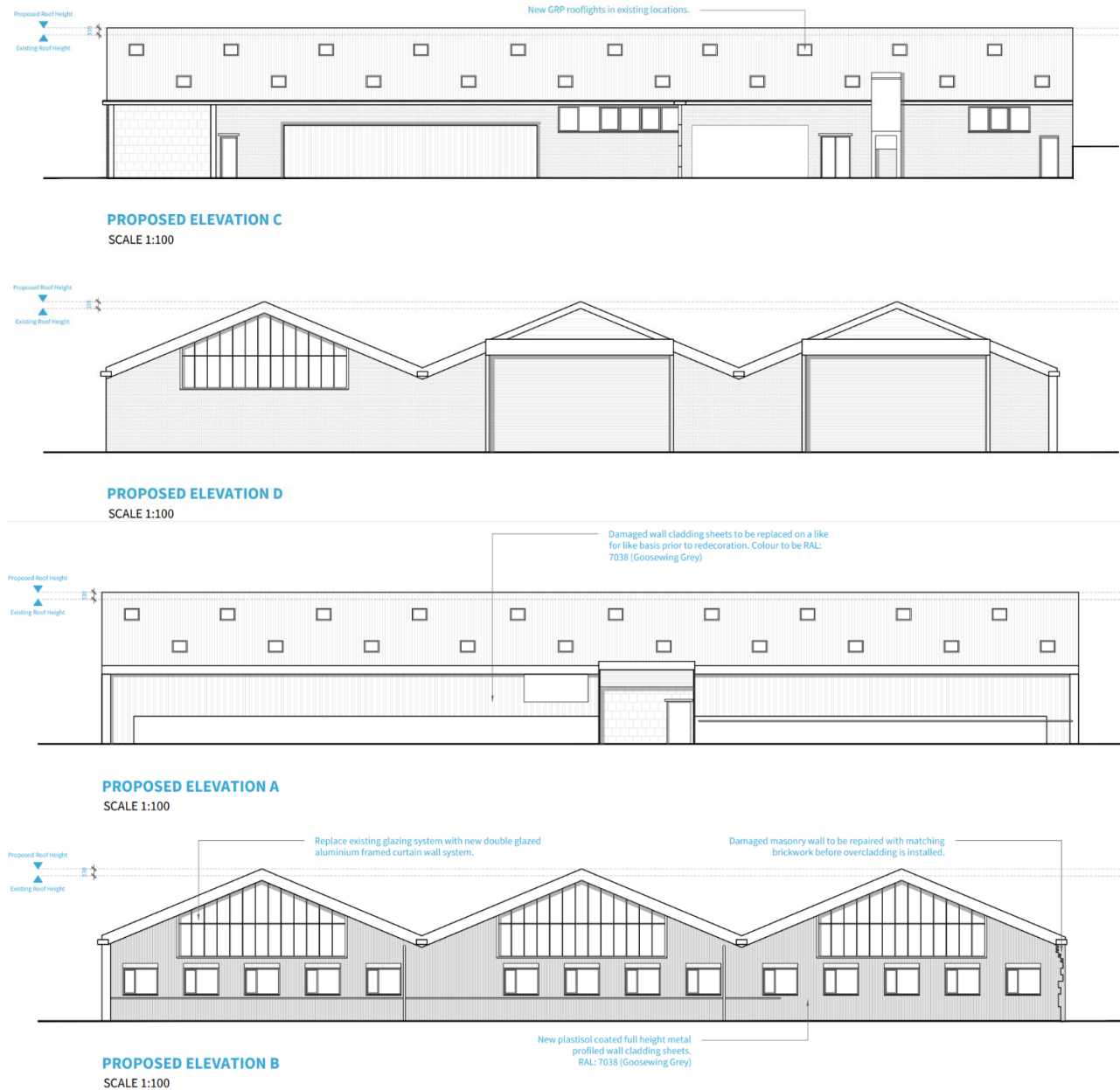
The works also include the damaged masonry wall to be repaired on the North-West corner with matching brickwork, prior to the over cladding being installed. The proposed cladding is plastisol coated full height metal profiled wall cladding sheets in Goosewing Grey (RAL 7038). The applicant has supplied the following specification that will be supplied to the contractor undertaking the works (for further clarification):

Supply and lay single skin plastisol coated profiled metal cladding sheets (Tata Trisobuild R32 profile 0.7mm gauge or equal approved). Sheets are to have a cover width of 1000mm and are to be designed to have the minimum number of laps / joints possible. Sheets to be 0.7mm thick with outer coating PVC plastisol (colour: Goosewing Grey to be approved prior to order). (or similar approved - must be approved by CA prior to order).

Location Plan and Site Plan:



Proposed Elevations:



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The development plan consists of the Core Strategy, saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

Local Plan

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 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. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application. The following policies are relevant:-

GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

D1: High Quality Design and Place Making – Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

E4: Protecting existing employment land: land or premises currently or last used for employment purposes will be retained in order to safeguard existing or potential jobs.

T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

NPPF

The National Planning Policy Framework 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.

Consultations

Drainage – No objections raised.

Enterprising Barnsley – Support the application that will help to enhance the condition of the building to help future proof the unit and site for existing and potential future investment.

Highways DC – No objection.

Pollution Control – No objection.

Ward Councillors – No comments received.

Representations

Neighbour notification letters were sent to neighbouring properties; no comments were received.

Assessment

Principle of Development

The site is located in the Urban Fabric in an established business/industrial park. The proposed development does not seek to change the use of the building, or introduce a new use to the Business Park, nor does it seek to extend the building/business operations in any way. It is a refurbishment of an existing building which is considered to support the employment use without resulting in loss of existing jobs or employment potential on the site, in compliance with Local Plan Policy E4. The proposed development is therefore considered to be acceptable in principle subject to other local and national planning policies being complied with.

Visual Amenity

The proposed development seeks to refurbish the building, with the most prominent external change being the replacement of the existing cladding on the Eastern-facing Elevation (Elevation B) and the overcladding of the brickwork on the Northern-facing elevation (Elevation A). The agent has provided sufficient detail about the type of cladding proposed, the colour (Goosewing Grey – RAL7038) and the specification that will be provided to the contractor undertaking the works. The existing asbestos profiled roof cladding sheets will be removed to be replaced by plastisol coated metal profile roof cladding sheets.

Other more minor changes are proposed such as the replacement of the existing rooflights with GRP rooflights of the same size and in the same position as the existing. The glazing on the Northern Elevation (Elevation B) will also be replaced with new double glazed aluminum framed curtain wall system. The replacement windows/openings are effectively an exact match the existing and largely seek to repair damages which were clearly visible on the Site Visit conducted by the Planning Case Officer.

The works also include repairing the damaged masonry (on the North-West corner) with matching brickwork which will be covered by the proposed overcladding.

The proposed refurbishment to the building will largely retain the existing character of the building, whilst modernising its external appearance. The business park is characterised by different building types, sizes, scales and are constructed/finished in a variety of external materials. Notably, there is a unit immediately adjacent to Unit 2 – Unit 3b to the North which is finished in cladding very similar to that which is proposed in this application. Other external materials are located on the business park such as brickwork, stone and different cladding type/colours. The proposed refurbishment is therefore considered to be acceptable and fits in with the existing palette of materials in the area.

Additionally, the business park in general is set down slightly from Huddersfield Road due to the ground level difference from the street to the site. As a result, the buildings are at a lower level than Huddersfield Road, with viewers looking down into the site. Nonetheless, they are visible from the road, but are not prominent given the ground level difference and also visibility into the site is obstructed by other buildings closer to Huddersfield Road.

The proposed development is in compliance with Local Plan Policy D1 and is acceptable in terms of visual amenity.

Residential Amenity

There are residential properties located nearby on Huddersfield Road, but the proposed alterations to the building are in relation to the external appearance of the building and repairing damages. The proposed development is in line with Local Plan Policy GD1: General Development and will have very little impact on the residential amenity of neighbourly properties.

Highways Safety

The proposed development relates to external changes to the building and will have no direct impact on highways safety or lead to an increased parking demand in the area, in compliance with Local Plan Policy T4.

Recommendation

Approve subject to conditions