
2023/0854

Mr L Jowett

Hard and soft landscaping works to existing rear terrace (outside seating area) including the erection of 2no. fixed timber framed pergolas and replacement insulated composite lightweight pitched roof to existing conservatory.

The Pack Horse, Church Street, Royston, Barnsley, S71 4QZ

Site Description and background

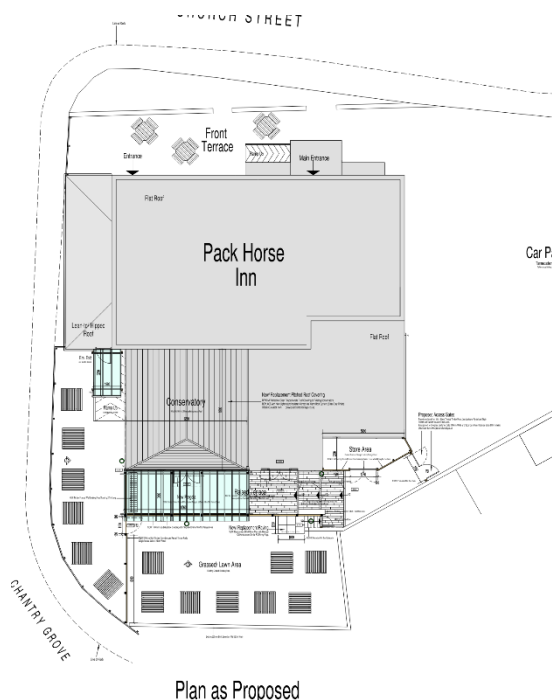
The application site relates to The Pack Horse public house, which is located on Church Street, Royston, at the junction of Church Street and Chantry Grove. The site is located in the Urban Fabric in what is a mixed-use area, with Chantry Grove being predominantly residential dwellings.

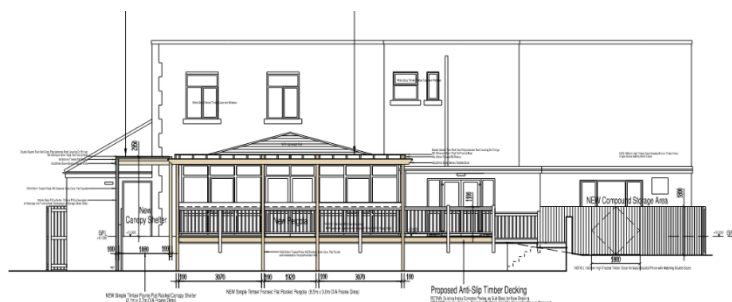
The public house is a flat roofed ref brick and render building which benefits from a car park to the south-east and beer garden to the south-west. The premises also benefits from a single storey rear conservatory extension with outdoor terrace beyond, leading down to a grassed area.

Proposed Development

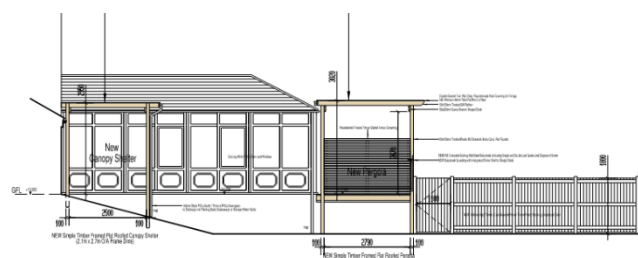
The applicant seeks permission for hard and soft landscaping works to existing rear terrace (outside seating area) including the erection of 2no. fixed timber framed pergolas and replacement insulated composite lightweight pitched roof to existing conservatory.

The pergolas are to be located on the north-western side elevation and beyond the south-western rear elevation of the existing conservatory. The structure to be located on the side elevation is to be open on the two unattached sides, whilst the structure to be located on the rear elevation is to be semi-enclosed by 1.1m fencing along the rear elevation and 1.8m wood- stained treated timber slatted fence/ screening to the western elevation.





Rear SW Elevation (B) as Proposed



Rear NW Elevation (A) as Proposed

Indicative pergola and screen fencing



Typical Timber Fixed Frame Pergola



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.

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.

Local Plan

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

- Policy GD1 General Development
- Policy D1 High Quality Design and Place Making
- Policy POLL1 Pollution Control and Protection
- Policy SD1 Presumption in favour of Sustainable Development

National Planning Policy Framework (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

Pollution Control – No objections subject to the inclusion of a condition limiting construction hours.
Ward Councillors – No objections received.

Representations

Neighbour notification letters were sent to the surrounding residents and a site notice was posted adjacent to the site; no comments have been received.

Assessment

Principle of development

The erection of extensions to non-domestic buildings are acceptable in principle where there is no significant adverse effect on residential amenity, where satisfactory standards of design are achieved, and there is no detrimental impact on highway safety.

Visual Amenity

The applicant seeks permission for hard and soft landscaping works to existing rear terrace (outside seating area) including the erection of 2no. fixed timber framed pergolas and replacement insulated composite lightweight pitched roof to existing conservatory.

The pergolas are to be located on the north-western side elevation and beyond the south-western rear elevation of the existing conservatory. The structure to be located on the side elevation is to be open on the two unattached sides, whilst the structure to be located on the rear elevation is to be semi-enclosed by 1.1m fencing along the rear elevation and 1.8m wood-stained treated timber slatted fence/ screening to the western elevation.

It is also proposed to include a composite grey tiled roof to the existing conservatory, this would, to some extent, reduce the prominence of the existing conservatory due to the re

The rear elevation of the public house is visible from public vantage points; however, it is not considered that the pergolas would form a dominant feature when viewed from public vantage points to the rear, with the existing boundary treatment providing some screening of the development and as such, visual amenity would be maintained to a reasonable degree, in accordance with Local Plan Policy D1.

Residential Amenity

The proposed alterations would not increase the external space available to customers, nevertheless, it may extend the time the area is used. However, the pergola roof would remain open between the joists and therefore would be open to the inclement British weather. Pollution Control have not raised any objection to the development and only request a condition limiting the construction hours, as such it is not considered that the inclusion of the pergolas would increase significantly increase the level of use, nor would it lead to increasing levels of overshadowing or

overlooking of the surrounding residential properties to an unreasonable level and as such is acceptable and in compliance with Local Plan Policy GD1.

Highway Safety

The proposed extension is to be located on the south-western rear elevation of the building; the inclusion of the extension would have no impact on vehicular access or parking arrangements and as such there are no objections from a highways perspective and as such the proposed development is considered to be in compliance with Local Plan Policy T4.

Conclusion

The erection of the extension to the existing public house is considered not to have a detrimental impact on the amenity of surrounding residents, on the character of the street scene or upon highway safety, in accordance with Local Plan Policies GD1, D1 and T4 and as such is acceptable.

Recommendation

Approve with conditions.