
2023/0262

Mr C Douglas

Single storey extension to college building to provide 3no additional classrooms and a staff room

The Fleets, Smithies Lane, Smithies, Barnsley, S71 1NL

Site Location and Description

The site is located on Smithies Lane, a busy classified road linking Huddersfield Road to the south-west with Wakefield Road to the north-east. The area is relatively open and is surrounded by Green Belt and Green Space to the north and south respectively with a residential area to the west and south-west.

To the west of the site on slightly higher ground are the semi-detached properties on Hartington Drive. On lower ground and to the east of the site are the Barnsley College playing pitches and other open fields bounded by scrubland and hedging. To the east of the pitches, is the Fleets fishing lake, and to the north are further areas of open space and a designated Nature Conservation Site.

The application site comprises Barnsley College's Fleets teaching facility, a single storey, render and painted brick building with an ancillary parking area, with open space amenity area immediately to south of this building. The site is approximately 0.4 hectares in area and is accessed from Smithies Lane by an existing vehicle and pedestrian access. The site is bounded by 1.8m palisade fencing with close boarded timber fencing beyond.

Planning History

2010/1139 – Change of use of former public house to D1 use (Non-Residential Institutions - Education) - approved November 2010

2012/0330 Change of use from drinking establishment (A4) to non-residential institution (D1), internal alterations & alterations to elevations – approved May 2012

2014/0823 Creation of two mini-Football Pitches. (Outline) – approved December 2014

Proposed Development

The applicant seeks permission for the erection of a single storey extension to the western elevation of the building. The extension is to project 7.6m from the side elevation, extending 19.1m along it, with a height of 2.8m to the eaves and 3.9m to the ridge, and is to provide additional teaching space in the form of 3no classrooms and a staff room.

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 I2 Educational and Community Facilities
Policy GD1 General Development
Policy D1 High Quality Design and Place Making
Policy SD1 Presumption in favour of Sustainable Development

National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the Governments 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

Highways DC – no objections
Forestry Officer – no objections
Pollution Control – No objections subject to conditions
SYMAS (South Yorkshire Mining Advisory Service) – no objections
Coal Authority – no objections
Ward Councillors – No comments received

Representations

Neighbour notification letters have been sent to surrounding properties and the application has been advertised by the way of a site notice; no representations have been received.

Assessment

Principle of development

The authority will support the provision of schools, educational facilities and other community facilities. 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.

Residential Amenity

The site is located on the periphery of a residential area, to the east of the properties on Hartington Drive; the proposed extension is to be located on the western side elevation of the building and therefore directly to the east of the properties 60 and 62 Hartington Drive, the extension would also be located 4.6m reducing to 1m from the rear boundaries of these properties. However, the extension would be located on a lower level than the properties and the extension has been designed with low eaves and ridge heights at 2.8m and 3.9m respectively, with the roof slope rising away from the boundary, therefore lessening the impact of the proposal on these properties.

It is acknowledged that the proposal would see the introduction of windows on the western side elevation of the building, facing the rear boundaries of these properties, however, as mentioned previously the proposed extension would be at a lower level to the properties, be single-storey and the existing close boarded timber fencing would provide adequate screening to prevent increasing levels of overlooking. In addition, the use of the extension would generally be limited to Monday – Friday during working hours, when it can be expected that most people would be at work.

Whilst the extension would bring the building closer to the boundary, its use is not considered to give rise to increasing levels of activity along the boundary with the residential properties above what already occurs. It is accepted that there would be some disturbance during the construction period, however, given the small scale of the extension it is not envisaged that the construction period would be for a significant amount of time and a condition will be included to limit construction hours to further protect residential amenity. Therefore, it is considered that the proposal complies with Local Plan Policies GD1 – General Development and Poll1 – Pollution Control and Protection and is acceptable.

Visual Amenity

The proposed extension would be located on the western side elevation of the existing building, incorporating an existing off-shot on the elevation. It is acknowledged that the inclusion of the extension would create an awkward junction with the existing building, however, due to the shallow pitch of the existing roof, the design of the proposed extension is limited. It has been designed to limit its impact on the neighbouring dwellings by maintaining a low eaves and ridge height, whilst providing the required space and harmonising with the original building. The proposed extension is set back from the front of the building and approximately 23m from the back edge of the highway, which would limit its prominence within the street scene. It is proposed to construct the extension from blockwork with a white render to match the existing building which is a mix of render and painted brickwork. As such it is considered that the proposed building would not be out of character

nor have a detrimental impact on the locality of the area in compliance with Local Plan Policy D1.

Highways safety

The application seeks approval for an extension to the existing Barnsley College building comprising of 145m² of additional floorspace. The floorspace will include 3 additional classrooms and a staff room. Currently the area for redevelopment is an underused part of the site encompassing concrete hardstanding with garage (to be demolished) to the west of the main building. This does not affect existing on-site parking provision or vehicular and pedestrian access to/from the site on to Smithies Lane. Highways have been consulted on the application and have raised no objections from a highways perspective and is therefore acceptable and in compliance with Local Plan Policy T4.

Conclusion

The erection of the single storey side extension to the existing college building to provide 3no additional classrooms and 1no staff room 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 subject conditions