

---

**2024/0250**

Mr D Watkins

Erection of an extension to an existing industrial unit (retrospective)

Unit 2, Wortley Court, Fall Bank Crescent, Dodworth, Barnsley, S75 3LS

---

### **Site Location and Description**

The site is located within the southern corner Fall Bank Industrial Estate, which is positioned on the northern western edge of Dodworth. Residential properties lie to the south, separated from the industrial estate by the Huddersfield/Sheffield train line.

The plot is occupied by a single storey unit which is clad in an off-white grey, vertically laid cladding with blue accents and occupied by a door manufacturing business. A parking area is located to the front of the building.

### **Planning History**

2006/0068 – Erection of 6 industrial units and formation of new access – approved May 2006

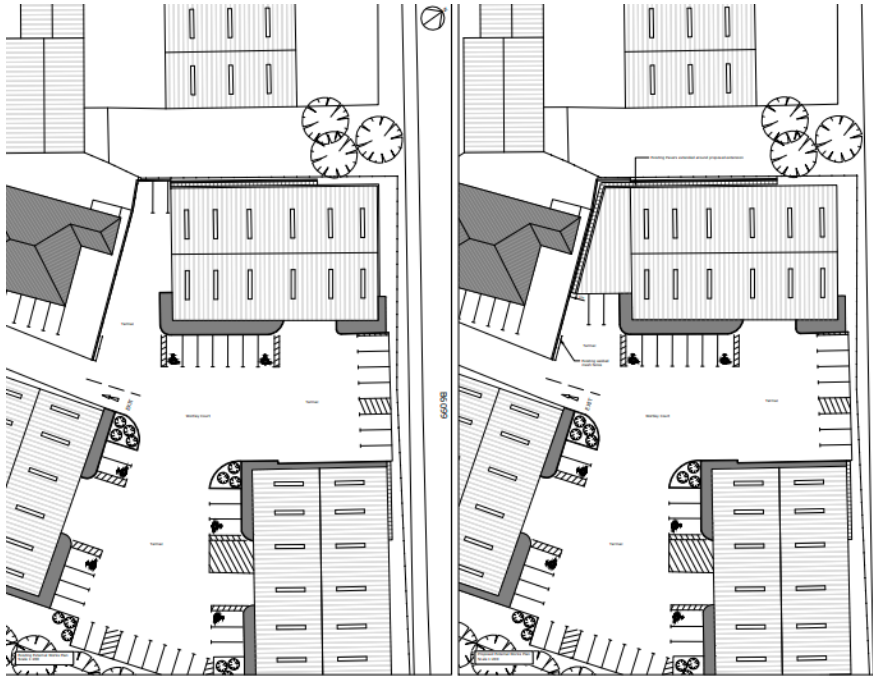
### **Proposed Development**

The applicant seeks permission of the retention of a single storey extension to the south-western elevation of the original building which was erected to increase floor space to facilitate expansion of operations; the works commenced in March 2024.

The extension measures 8m wide at the front elevation reducing to the 3.6m, extending the depth of the original dwelling and a set-back of 4.7m at the front elevation. The extension is designed with a lean-to roof, which is 5.3m at its maximum height and joins the main building at approximately eaves height.

The extension is clad in materials which match those used in the construction of the original building, however, the cladding being laid in a horizontal manner rather than vertical.





## 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 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 site is within the Hoyland Principal Town area and is designated Urban Fabric in the adopted Local Plan where there is no specific use subject to compliance with relevant Local Plan Policies.

### Barnsley Local Plan

LG2 The Location of Growth  
E1 Providing Strategic Employment Locations  
E2 The Distribution of Employment Sites  
E3 Uses on employment land  
GD1 General Development  
POLL1 Pollution Control and Protection  
D1 High Quality Design and Place Making  
T4 New Development and Transport Safety  
SD1 Presumption in favour of Sustainable Development

### Supplementary Planning Documents (SPDs)

## Parking

### National Planning Policy Framework (NPPF) (Dec 2023)

The National Planning Policy Framework 2023 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. Where proposals are in accordance with the development plan, permission should be granted without delay.

Para 85 states that 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.

## Consultations

Comments have been received from the following consultees: -

Enterprising Barnsley – Support the application to ensure growth of the company in Barnsley.

Highways DC – No objections

Pollution Control – No objections.

Ward Councillors – No objections received.

## Representations

The proposal was advertised by way of a site notice and neighbour notification letters. No representations have been received.

## Assessment

### Principle of development

The site is designated Urban Fabric in the Local Plan and is also within Urban Barnsley, which is a priority to accommodate growth during the Local Plan period. The proposed development would allow the expansion of operations at an existing established employment site and business resulting in new employment opportunities being created. In addition, the proposal would facilitate the expansion of an existing B2 'General Industrial' use. The proposal is therefore compliant with the aims of policies LG2, E2 and E3.

The urban fabric designation and relationship with the existing Industrial Estate also means that the proposal is a compatible use and is potentially acceptable in principle subject to other local plan policies being satisfied including the long list of criteria set out in policy GD1 General Development.

The National Planning Policy Frameworks is another important material consideration related to this case, in particular paragraph 85 which states that '*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*'. This point attracts significant weight as another material consideration, therefore.

### Visual Amenity

As mentioned previously the extension was erected prior to planning permission being granted. The proposed extension is located on the south-western elevation of the building and is situated on an existing area of hard surface between the building and the neighbouring unit. The unit is not located within a prominent position within the industrial estate and the extension has been designed to limit its impact on the area in that it is designed with a lean to roof and the front elevation is set back from the front elevation of the main building.

The extension is subordinate to the main building in that the highest point is approximately at eaves height of the main building. The extension has also been constructed from cladding, in colours which are very similar to the main building. The only exception being that the cladding of the extension is laid horizontally rather than vertically. It would normally be expected that cladding be laid in the same orientation however, in this instance given that the extension has been constructed it is clear that it would not form a dominant feature within the street scene. The proposals are therefore considered acceptable in visual amenity terms and in compliance with policy GD1.

### Residential Amenity

The proposal is located within a well-established industrial estate to the south of the B6099 Station Road, Dodworth, and is located approximately 100m from the nearest residential properties. The surrounding properties are screened from the proposal by the existing commercial premises within the industrial estate and separated by the Huddersfield/Sheffield train line. It is therefore considered that the proposed extension would not have a detrimental impact on residential amenity and is in accordance with Local Plan Policies GD1 and POLL 1. In addition, Pollution Control were consulted on the proposals and have raised no objections.

### Highway's considerations

The extension is located on an existing area of hard standing to the side of the building; Highways have been consulted, and whilst the extension results in a change to the existing parking layout; it does not result in the loss of spaces and the amended parking arrangement remains acceptable in terms of manoeuvrability and therefore no objections to the proposed development have been raised.

The proposals are therefore considered acceptable from a highways development control perspective and are supported in accordance with Local Plan Policy T4.

### Conclusion

The proposal is intended to enable the expansion of a well-established local company onto land that is designated Urban Fabric in the Local Plan it is considered that the proposal satisfies the relevant criteria of Local Plan Policy GD1 'General Development' by virtue of it being a compatible land use and would not have detrimental impact on visual and residential amenity and highway safety and as such is acceptable.

### **Recommendation**

Approve subject to conditions.