

2024/0885

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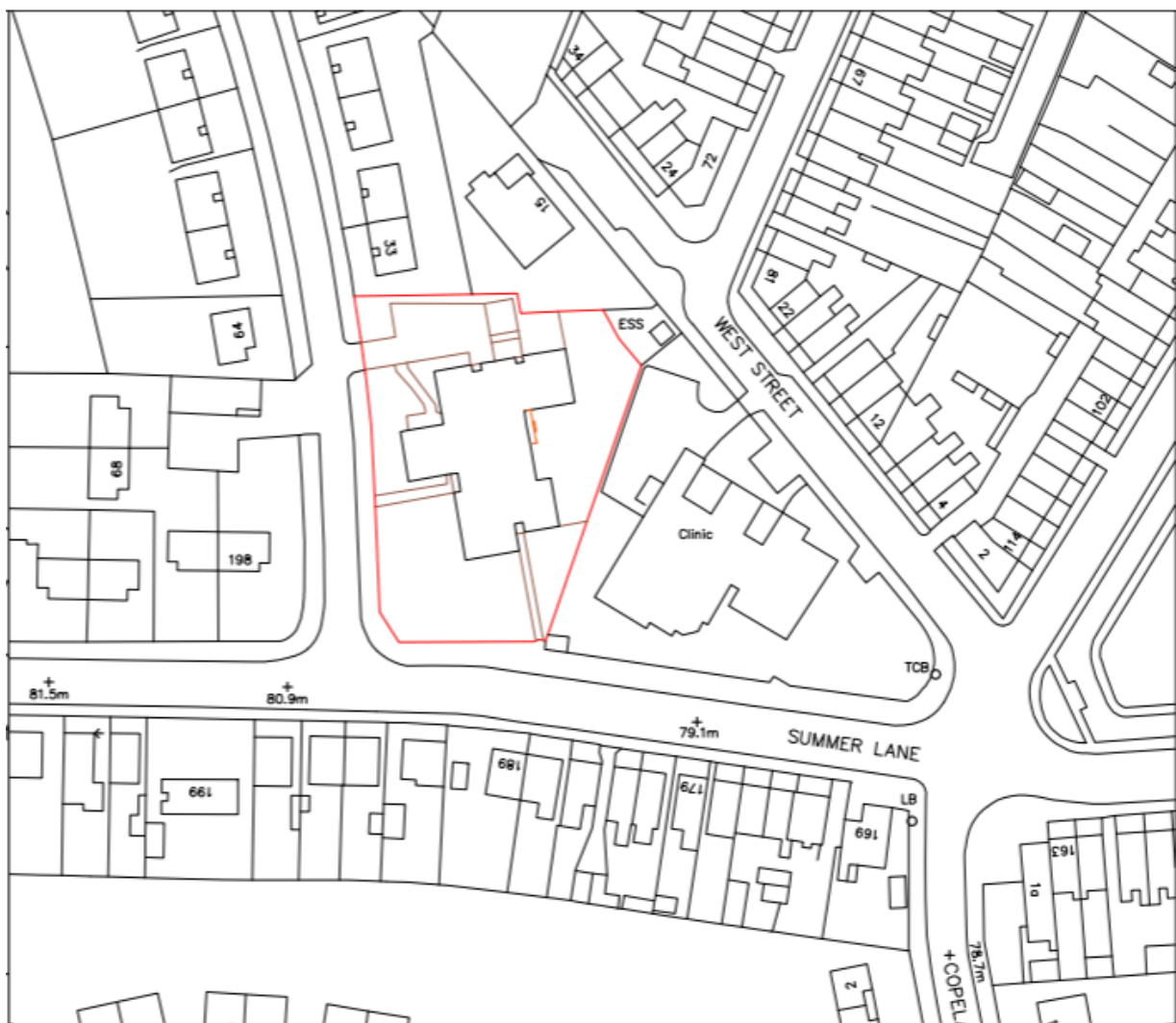
35 Newsome Avenue, Wombwell, Barnsley, S73 8QS

Alterations to window/door set to rear elevation

This application is being brought before members as it has been made by the council.

Site Description

The application relates to a childcare centre under C2 Classification on Newsome Avenue within the Wombwell area. The property features various pitched roofs and a mixture of materials including brown brick, mint green render, Off White/Cream render and weatherboard cladding. The site is surrounded by grey metal fencing and provides vehicle access in two locations at the north of the site off Newsome Avenue and southwards on Newsome Avenue closer to Summer Lane. The east of the building is open space containing outdoor playing equipment. The east of the site is screened by large trees and bushes with the exception of one approximate 4.5 metre stretch which features metal fencing. Directly to the east of the site is a health clinic. To the north of the site are residential dwellings. The west of the site is Newsome Avenue and more residential dwellings. To the south is Summer Lane.



Relevant Planning History

B/74/2031/WW - Erection of mentally handicapped childrens home – Historic Decision

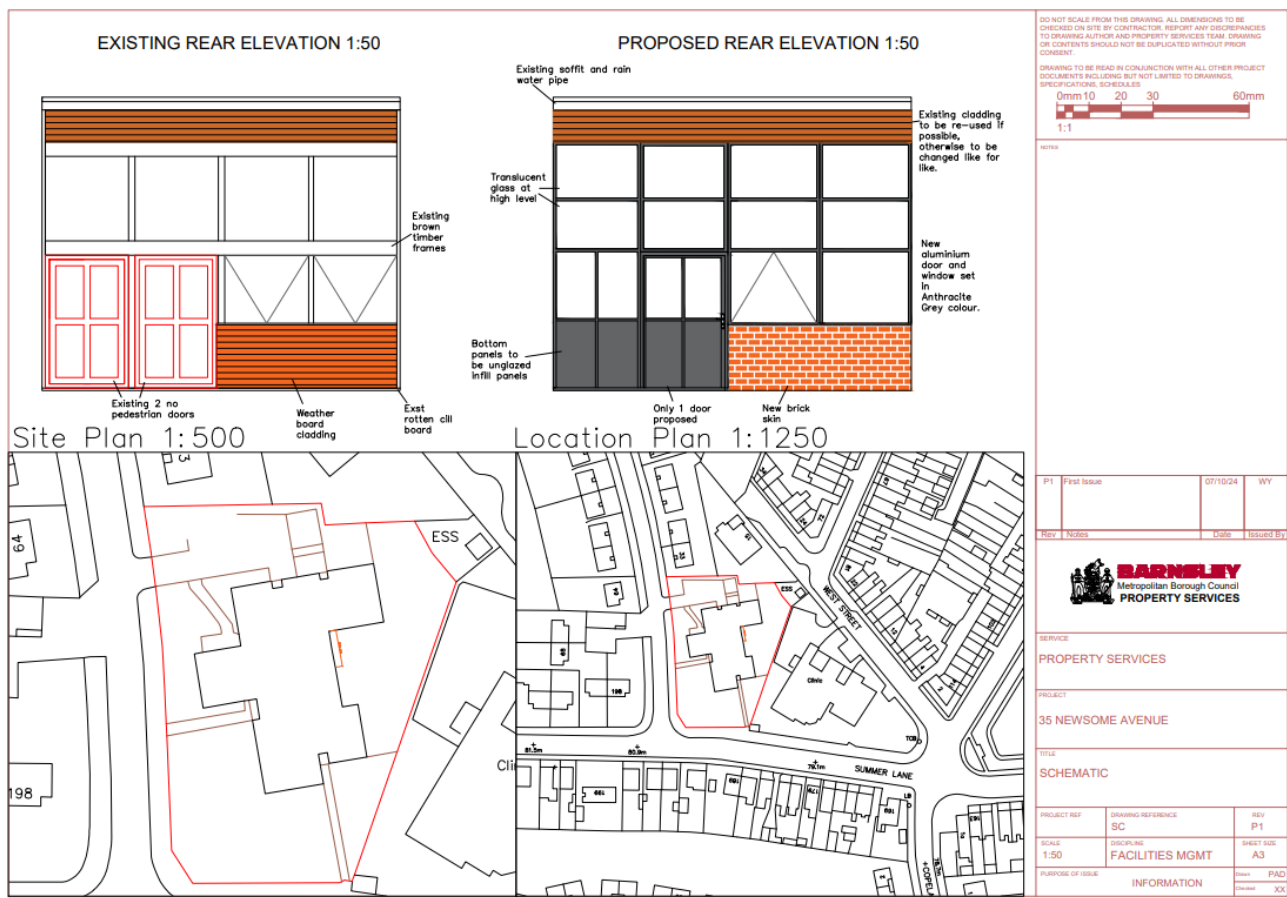
B/02/0168/WW - Erection of 2.4m high palisade security fencing. – Approved subject to Conditions (19/03/2002)

2009/1490 - Proposed refurbishment of building including the erection of single storey side extension, two storey rear extension, creation of new vehicular access and parking area and landscaping of site. – Approve with Conditions (13/01/2010)

Proposed development

The applicant is seeking permission for alteration to a window and door set to the rear elevation.

The proposed window alterations have a total height of approximately 3.9 metres and an approximate total width of 5.6 metres. The upper existing window frames are proposed to be altered from existing brown timber to Anthracite Grey aluminium window frames. The upper of the window set currently provides 4 large windowpanes. These new upper would be altered to 8 smaller windowpanes. The lower window and door set would change the existing two doors to 1 door. The left-hand side door would be altered to a window upper and unglazed infill panel at the lower. This will replicate the style of the maintained door. The door would provide a glazed upper and unglazed infill panel at the lower. The weatherboard cladding on the lower of the door and window set would be altered to a brick skin replicating the brickwork on the site.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which 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.

Local Plan Allocation – Urban Fabric

The site is allocated as urban fabric in the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy D1: High Quality Design and Place Making.***
- ***Policy GD1: General Development.***
- ***Policy T4: New Development and Transport Safety.***

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- ***Section 12: Achieving well-designed places.***

Consultations

Ward councillors - No response

Representations

Neighbour notification letters were sent to surrounding properties. No representations were received.

Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited

- Little or no

Principle of Development

The site is located within land designated as Urban Fabric. Extensions and alterations to existing buildings are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

Residential Amenity

The proposed alterations face towards the east. Although substantial amounts of glazing is included, the amount of glazing is not greater than the existing glazing on site. Overlooking will therefore not be increased. Substantial boundary treatment is evident to the east which screens the whole rear of the building from the health clinic to the east. No opportunity for overlooking is therefore imposed from the alterations. The glazing alterations are approximately 15 metres from the boundary providing sufficient distance from the boundary allowing for acceptable levels of outlook. The alteration to aluminium frames allows for a slightly larger glazing surface area which will allow more light into the building. As such, this weighs substantially in the proposals favour.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and would not have an overbearing impact. The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Visual Amenity

The alterations provide a change in materials at the rear of the building; this is not considered the most important elevation of the building as it has little to no impact on the character of the street scene. Furthermore, the substantial boundary treatment screens the proposal and is therefore unlikely to be seen from public sight lines. Altering the existing brown timber frames to anthracite grey aluminium window frames has little impact on the character of the property. Altering the weatherboard cladding is necessary in this instance as the existing cladding is rotting. The proposed brick skin will allow for greater weather resistance allowing for better upkeep and improved visual amenity in the future. The brick skin is also detailed to match the existing brickwork on the rear elevation. This therefore weigh considerably in favour of the proposal.

The proposal is therefore not considered to significantly alter or detract from the character of the street scene and is considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

There are no proposed changes to vehicle access or parking arrangements. The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

Planning Balance and Conclusion

In considering the above assessment, the proposed alterations are acceptable regarding residential and visual amenity and highway safety. The proposal raises no concerns and is proposed to a rear elevation with substantial screening which protects both the residential amenity of the public and occupants as well as reducing any possible affect on the character of the street scene. On balance, this application is therefore recommended for approval.

Recommendation

Approve with Conditions