

Existing Building

The building is sited at 2 Pearson Crescent, Wombwell and currently comprises of a ground floor retail unit with the upper floor being used as residential accommodation for the owner(s) and family of the businesses.

Part of the ground floor unit has previously had permission and works undertaken for 'Change of use of from A1 (General Shop Store Room) to proposed use of A5 (Hot Food Takeaway) including single storey extension to rear and alterations to shop frontage' under application number 2016/3083.

Proposal

The proposal is to extend the building by virtue of the following:

1. Single storey extension to the existing shop (facing onto Pearson Crescent) to provide increased sales space and additional useable floor area to the takeaway.
2. Two storey side extension to enlarge the existing takeaway area and provide additional living space above
3. Raising of the existing roof of the building in order to facilitate the creation of additional bedroom space within the building.

The Building

The existing retail unit is used as a convenience store. Currently with the ongoing Pandemic issues the floorspace within the shop area only allows a small number of people into the building at a time which is leading to customers having to wait outside the building. In addition, a new housing development is being undertaken directly opposite the store which is creating approx 40 dwellings. Given that these new dwellings will provide some reliance on the store it is calculated that the existing premises would not be able to realistically facilitate the requirements of the additional users without extending the sales area.

The proposal is to extend out towards Pearson Crescent with a single storey flat roof extension which extends approximately 3m from the building line. The projected front line of the building has been designed to align with the adjacent dwellings on Pearson Crescent. The projection has also been limited to 3 metres due to the location of the building on the road junction. Which the building is set back sufficiently from the public footpath on both elevations, it is thought that any extension exceeding the 3 metre dimension may not be permitted as it could lead to potential visual clearance for road traffic approaching the junction.

Part of the single storey extension will also facilitate the extended footprint of the takeaway business. Since the approval was granted the use of the existing takeaway area has been limited due to the space available not being sufficient to suitably cater for the takeaway business. As the current pandemic is leading to an increase in takeaway provisions it has been deemed that extended area would be needed in order to allow the business to operate successfully. As per the above, the provision of additional dwellings within the immediate proximity will also potentially provide an

increase in demand which is why the client wishes to extend the premises as part of their works.

Due to the increased size of the shop and takeaway and the demand on staffing requirements, the family require additional space in order to cater for the owner and extended family which will undertake the running of both entities. The current 2 bedroomed flat is not sufficient to accommodate the family members and furthermore the attached annexe area above the existing takeaway only provides a single bedroom, whereas the owners family require additional space in order to raise their own family. It is proposed that the 2 storey extension at the side will infill the cut corner of the building and at 1st floor level will provide an additional bedroom for the annexe to be used by the owners sons' family. The main flat area will benefit from extending into the roofspace to create 2 additional bedrooms which will be sufficient to accommodate the remainder of the family.

As the existing roof space area is insufficient in height to accommodate use, it is proposed to extend the roof height by approx 900mm. This will provide sufficient space inside to accommodate the new bedrooms & bathroom.

The current roof height appears to sit level with the adjacent housing building on Aldham House Lane, therefore it is noted that an increase in ridge height would be apparent. It is noted that due to the topography of Aldham House Lane the adjacent housing association building is set at 2 levels with a clear step line in the roof at the midpoint. This step has been interpolated as in excess of 1.2m, therefore the increase in our proposed roof line of 900mm will provide a gradual stepping of the roofline as you move further up the Lane. The increase in roof pitch will also bring the roof pitch closer to that of the adjacent housing association building which again will provide an in-keeping appearance to the streetscene.

It is noted that the current building roofline sits above the adjacent Bungalows on Pearson Crescent and as the proposal is to raise the centre of the roof then there should be no undue over bearing issues to the adjacent bungalow due to the separation distance between the buildings and due to the roof height already being higher. The height of the building along the boundary elevation will not increase from the current height.

The extended area does remove 2 no. existing customer parking provisions from the site, however 6 number parking spaces are retained along the elevation towards Aldham House Lane and given the proximity of street parking provision in the locality it would not appear detrimental for the removal of these spaces especially given the restricted access to this point from the highway and locality of the Bus Stop in close proximity.

Materials

The extended areas of the building are to be built from matching materials as the existing in order to not detract from the character of the existing building. From Pearson Crescent the frontage will remain similar to the existing appearance with the exception that the frontage line is now closer to the highway and that the access door to the Flat is sited between the 2 shop frontages.

All new brickwork is to match the existing where possible and details /samples of the proposed can be submitted to the planning Authority for approval prior to their use on

site. The proposed use of LBC Forterra Milton Buff facing brick or similar will compliment the existing brickwork

It is proposed to reclaim the main roof tiles and where required source suitable second hand tiles to match the existing. If it is deemed that the existing tiles are unsuitable for re-use then the proposal is to re-tile the entire roof area with tiles to match the adjacent building (Marley Modern Roof tiles in smooth grey).

The new flat roof area will be either a rubber of GRP roof covering which will not be predominantly noticeable from the ground level.

All new windows, door and roof lights to the habitable areas are to be U-PVc and match the colour and style of the existing building.

New shop frontages are to be the same as current with aluminium framed glazed panels to the shop and similar to the takeaway area.