

2021/1105

Mapplewell Manor Care Home, 33 Greenside Avenue, Staincross, Barnsley, S75 6BB

Installation of steel storage container



Site Description/ Location

The site is located on Greenside Avenue surrounded by residential properties, and adjacent to Mapplewell Primary School to the south of the site. The site is a complex of brick buildings of differing sizes which form the Manor Park Care Home. The site is surrounded by grassed areas. The site is set at a lower level to the domestic properties beyond the rear boundary, separated by a sloped grass banking providing some privacy for the residents from both the home and neighbouring.

The proposed siting of the large steel container will be at the rear of the site, at the bottom of the sloped grass banking. The location will replace a gravelled seating area within the rear grounds.

Proposed Development

The application proposes the installation of a large steel shipping container to provide much needed storage of overspill furniture for the care home. The steel container will be 2.44m in width, 6m in length and 2.6m in height.

After discussions with the planning officer and client, the colour proposed has been amended to dark green with a foliage screen approximately 1.8m in height to soften the potential visual impact to local residents and residents of the care home.

Consultations

Ward Members – No comments received

Neighbours

1 objector with concerns regarding the potential noise pollution and siting of the container and the impact this may have on the grass banking adjacent to the objector's property. They asked will there be a retaining wall be provided?

Policy Context

Local Plan – Urban Fabric

Planning decision 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 new Local Plan was adopted at the full Council meeting held 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development

Policy GD1: General Development

Policy D1: Design

Supplementary Planning Documents

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.

In respect of this application, relevant policies include:

Section 2: Achieving sustainable development

Section 12: Achieving well designed places

Section 15: Conserving and enhancing the natural environment

The NPPF states that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area'.

Assessment

Material Consideration

Principle of development
Residential Amenity
Visual Amenity

Principle of development

The Council will seek to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

The site falls within an area of Urban Fabric within the Local Plan. The site is located in Mapplewell which is a sub-regional town forming part of Urban Barnsley. Urban Barnsley incorporates the main built-up area of Barnsley, and for this reason growth is encouraged within these accessible and sustainable locations. Therefore, any proposed development in these areas are in principle acceptable as long as they are appropriate to the scale, role, function and character of the area and adhere to adopted planning policy.

Planning permission for large steel containers within a site surrounded by residential properties is not usually encouraged, however, the impact of the container in terms of design, location and residential amenity will be closely assessed.

Residential Amenity

The proposed steel container will be located at the bottom of the sloped grass banking away from the rear boundaries of the neighbouring residents. The steel container will be used for the storage of furniture and small items relating to the car home therefore additional unacceptable noise is not expected. Due to the position of the container, at the bottom of the banking within an existing area of hard standing, a retaining wall is not required.

The proposed changes are not expected to detrimentally impact on residential amenity in compliance with the adopted SPD: House Extensions and other domestic alterations and the principles within Policy GD1.

Visual Amenity

The main impact of the proposal needs to be assessed in terms of Visual Amenity. Large steel shipping containers are not usually encouraged within an urban area. To mitigate the impact the applicant was asked to change the colour of the container to dark green and proposed 1.8m high foliage screening around the sides of the container which will help to soften the visual impact. Furthermore, the proposed siting is located at a much lower level to the properties behind which should further protect visual amenity ensuring the proposal does not pose a dominant feature. This will reduce the visual impact on the surrounding residents. Due to the position of the proposal at the rear of the site behind the main building, the proposal is also not expected to be visible from any surrounding street scene.

Due to the size and sheltered position, the container is not expected to have a negative impact on the surrounding area, and as such is considered acceptable in terms of visual amenity and in compliance with Policy D1 of the adopted Local Plan

Recommendation

Approve with conditions