

2024/0062

Mr Paul Marsh

Unit A1 to A4, Carlton Industrial Estate, Shawfield Road, Carlton, Barnsley, S71 3HS

Single storey extension to laboratory

Site Description

The site is located within Carlton Industrial Estate off Shawfield Road towards the southern boundary of the estate. Open land is located to the south which separates the industrial estate from the residential properties beyond. The current building is a single storey steel framed structure with an existing single storey side extension and parking area to the front/side.

Planning History

B/90/0113/BA - Construction of roads and sewers to extend existing industrial estate (Deemed Permission) (Approve)

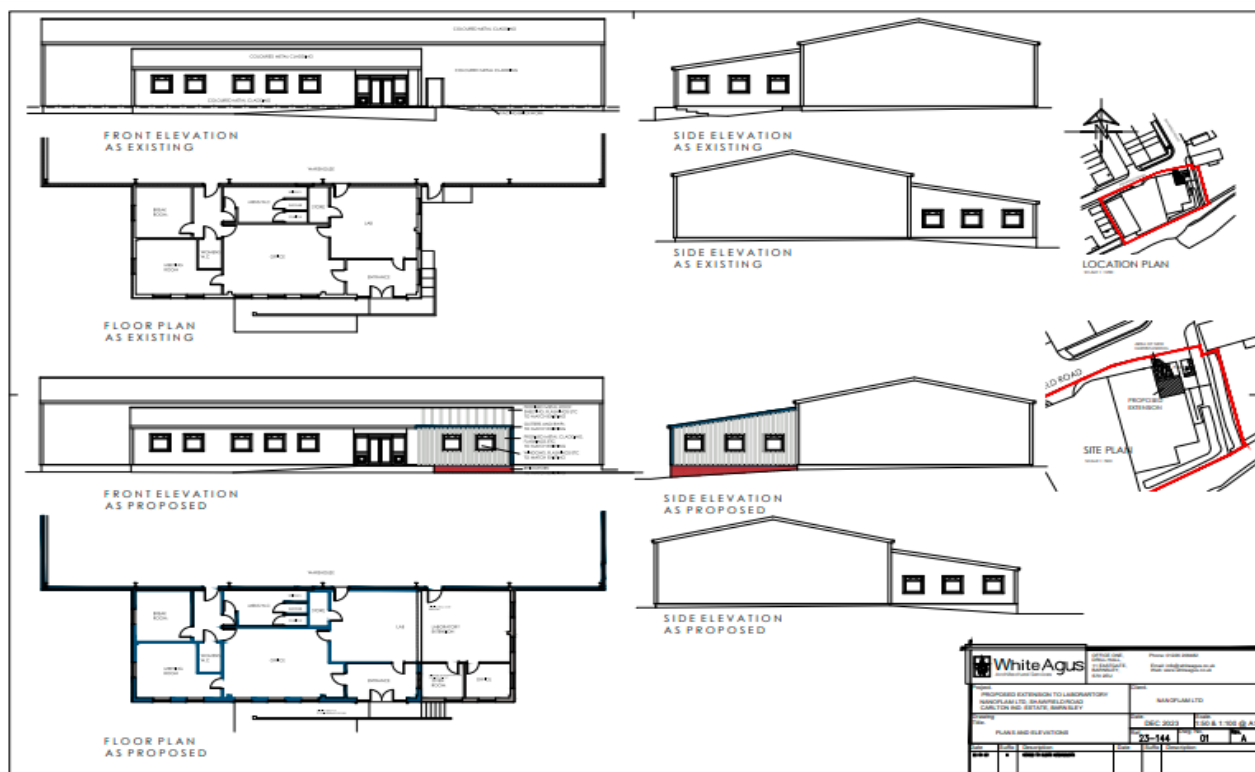
B/04/1022/B - Development of land providing starter industrial units (Approved with Conditions)

2006/0487 - Erection of single storey starter/industrial unit (Approved with Conditions)

2013/1322 - Erection of an extension to existing building to create additional office space (Approved with Conditions)

2014/1147 - Erection of a warehouse unit (Approved with Conditions)

Proposed Development



The applicant is seeking approval for the erection of a single storey extension to the building. The extension will project 8.05 metres from the side (east) elevation of the dwelling. The extension has a width of 5.95 metres. The extension will feature a mono-pitched roof with a ridge height of 4.7 metres and an eaves height of 3.5 metres. The materials used will be to match the existing building. An area of hardstanding to the front is also proposed.

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 on 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

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy Poll1: Pollution Control and Protection – Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

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 – The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates

better places in which to live and work and helps make development acceptable to communities. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 139 states *“development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”*.

Consultations

Highways Development Control (DC) were consulted and raised no objections subject to conditions.

Monk Bretton Ward Councillors were consulted and raised no objections.

Pollution Control were consulted and raised no objections.

St Helens Ward Councillors were consulted and raised no objections.

Representations

Neighbour notification letters were sent to surrounding properties and a site notice posted in the vicinity of the site, no comments were received.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is an established industrial estate. The extension would be considered acceptable where it does not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

Visual Amenity

The proposed extension is to be located on the eastern side elevation of the unit and although it will be prominent when approaching from the north, from within the industrial estate, it is situated within a quiet corner on a no through road and is screened by the existing extension and a belt of trees when viewed from the residential properties to the south. The materials are to match the existing extension and building and will therefore harmonise with it.

The proposal would not adversely affect the appearance or character of the building or the surrounding area and would not result in a prominent or visually intrusive feature in the street scene. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Residential Amenity

The proposed extension is located a sufficient distance from nearby residential properties, in excess of over 200 metres and it is considered that the proposed extension is unlikely to give rise to any significant detrimental impact upon residential amenity. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway Safety

There will be no impact upon highway safety. The proposals comprise a small extension to the existing laboratory building attached to the eastern side of the main warehouse. The information

indicates the intention for there to be one additional employee, no increase in parking provision is proposed although the proposals do include necessary alterations to the parking layout including a designated space for disabled users. Taking into account the relatively small extension and also that the site is some 85 metres from the adopted highway, it is considered that the proposals do not adversely impact upon the highway and are therefore acceptable from a highway's perspective.

Recommendation

Approve with conditions