2023/1144

Mr David Boulter

Rear extension and new balustrades to front.

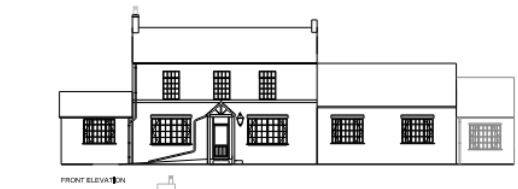
174 Wath Road, Wombwell, S73 0XB

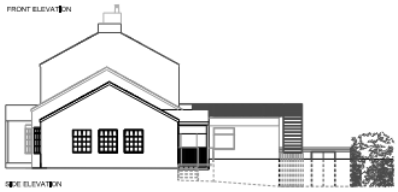
Site Description

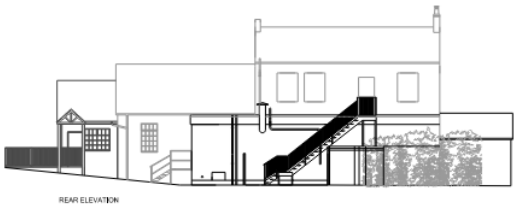
The application relates to the Junction public house located at the junction with Wath Road and Wath Roundabout in Wombwell. The property is a detached derelict public house, 2 stories in height with a number of single storey side and rear extensions. The main property is stone built with a pitched roof; however the rear extensions have been rendered. The property is located close to Knoll Beck and fronts onto Wath Road. There is a staircase at the rear leading to the upper accommodation.

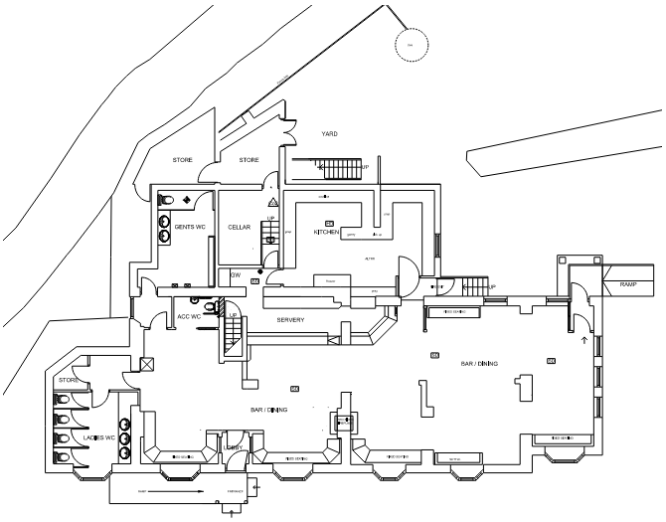












Site History

B/79/0057/A/WW Display of 3 externally illuminated signs.

B/85/0598/WW Replacement of existing flat roof with pitched roof, alterations to windows

B/89/0226/WW Alterations and extension to public house

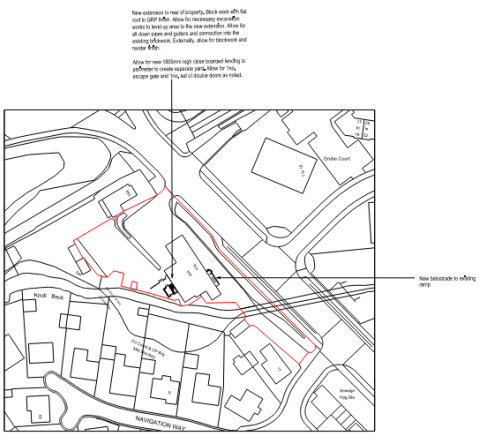
B/99/0010/WW Erection of single-storey extension.

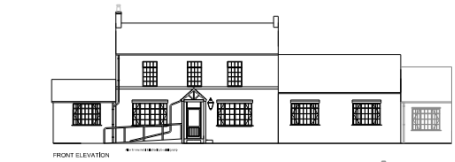
2007/1462 Erection of single storey rear extension, installation of two new bay windows and new entrance canopy

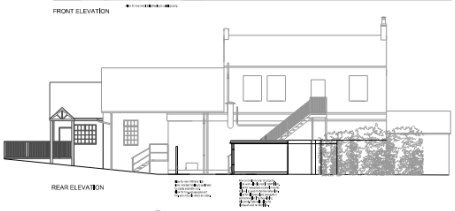
Proposal

The proposal is for the erection of metal balustrades on the front elevation. The balustrades will be located on the existing ramp and will measure 5m in length, 1.27m at the highest point.

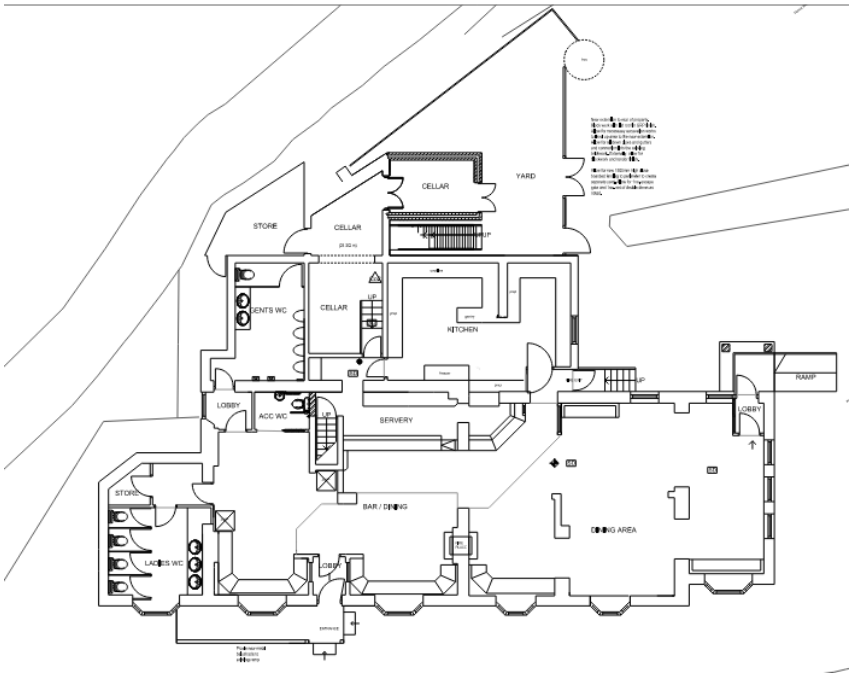
The proposal is also for a single storey rear extension to the existing cellar at the rear of the property. The proposal will be single storey with a flat roof and will be constructed in block work and rendered to match the existing. The extension will be located beyond the exiting staircase and will measure 3.7m x 2.7m and will be 2.20m in height.











Local Plan

Urban Fabric

Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy T3 New Development and Sustainable Travel

Policy T4 New development and Transport Safety

Policy SD1 Presumption in favour of Sustainable Development

Policy LG2 The Location of Growth

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

Policy CSP36 - Biodiversity and Geodiversity

Policy Poll1 Pollution Control and Protection

<u>SPD's</u>

Those of relevance to this application are as follows:

-Parking

- Residential Amenity and the Siting of Buildings

<u>NPPF</u>

The NPPF 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.

Paragraphs of particular relevance to this application include:

Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development.

Para 131 - The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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

Consultations

- Highways DC - No objections
- Yorkshire Water – No comments
- Drainage – No objections
- Ward Councillors – No comments received.
- Natural England – No comments received.
- Environment Agency – comments received but no objections raised
- Local Councillors – No comments received.
- Rotherham Council – No objections received.

Representations

None

Assessment

Principle of development

Local Plan policy D1 and SPD Residential Amenity and the Siting of Buildings sets out the design principles that apply to the consideration of planning application, including non-residential buildings in proximity to existing residential properties. The Council is committed to maintaining a high standard of residential amenity in areas where new development is proposed. For a development to make a positive impact it needs to be successfully integrated into the wider built environment in which it is located. To do this effectively new developments must fit in with their surroundings in terms of height, spacing, massing, landscaping and design and not cause undue loss of amenity. The proposal is set within the confines of an existing commercial area away from neighbouring residents.

Policy LG2 The Location of Growth states that priority will be given to development within the stated areas. Darfield does not fall within the stated areas, however, developing the local economy to meet local needs is encouraged. Protecting existing employment areas and ensuring provision of sufficient premises for future economic growth is a priority. The proposal is located within an existing commercial setting and intends to expand the existing business within its existing parameters therefore the proposal is in principle acceptable.

The NPPF paragraph 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'.

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.

The proposal meets the tests as set out in the NPPF and above policy and is therefore acceptable in principle, subject to other policy considerations as addressed below.

Residential Amenity

Local Plan policy D1 and SPD Residential Amenity and the Siting of Buildings sets out the design principles that apply to the consideration of planning application, including non-residential buildings in proximity to existing residential properties. The Council is committed to maintaining a high standard of residential amenity in areas where new development is proposed. For a development to make a positive impact it needs to be successfully integrated into the wider built environment in which it is located. To do this effectively new developments must fit in with their surroundings in terms of height, spacing, massing, landscaping and design and not cause undue loss of amenity.

The proposal is to provide a balustrade to the existing ramp at the front of the property and to erect an extension to the cellar at the rear. The proposed extension to the cellar will allow the business to hold more products for the customers.

The works will be located within the site well away from the nearby dwellings. Both the balustrade and the rear extension are small in scale and are not expected to impede the existing residential amenity currently enjoyed. Consequently, the proposal meets the requirements of Policies GD1 and D1 of the Local Plan and SPD Residential Amenity and the Siting of Buildings and is acceptable in terms of residential amenity.

Visual Amenity

The proposal is seeking to upgrade the external facilities of the pub by installing a new balustrade to the existing ramp. This will not only allow a safer entrance/exit to the facilities but also aims to improve the visual aesthetics of the front elevation. The proposal is small scale and will complement the existing façade and is therefore acceptable in terms of visual amenity.

The proposal is also seeking to extend the existing cellar at the rear of the property. The proposal will be located to the rear of the property and be erected in similar materials to the existing. The proposal is small with a flat roof and is not expected to be viewable from the surrounding street scenes. As a result, the proposal meets the requirements of Policies GD1 and D1 of the Local Plan and is acceptable in terms of visual amenity.

Highway Safety

The proposals do not affect the current access, parking and turning arrangements of the site nor include any elements that could be considered to adversely impact upon the highway. The proposals are therefore considered acceptable from a highways point of view in compliance with Local Plan Policies T3 and T4.

Environmental Impact

The application site is located close to the Knoll Beck and therefore the impact of this application needs to be addressed. The Environment Agency were consulted as part of the planning process and although they did not have any objections, they did have some comments:

We have checked Barnsley's SFRA functional floodplain (3b) map and note that this site does not fall within an area defined as Functional Floodplain. We note that the extension is within close proximity to the main River (Knoll Beck) and therefore a flood risk activity permit may be required. As per the submitted FRA, we support the intention to retain ground levels as existing

Environmental Permit
The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- *on or within 8 metres of a main river (16 metres if tidal)*

- *on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)*
- *on or within 16 metres of a sea defence*
- *involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert*
- *in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission*

It has been deemed by the Environment Agency that the proposals should not impact the adjacent Knoll Beck and therefore the proposals are acceptable in this instance. The Council's drainage team also raised no objections to the proposal. Although separate to the planning process, an informative will be added to reference the potential for an environmental permit to be needed.

Recommendation: Approve subject to conditions