2022/0418

Mr Ravinder Johal

Erection of single storey rear extension to provide more internal shop space

132 Darfield Road, Cudworth, Barnsley, S72 8RJ

Description

The property is a brick built, semi detached property, currently used as a small supermarket and off licence at ground floor and a residential use at first floor. The property has been previously extended with two storey side/rear extensions and has a large rear garden/grassed area. The property has forecourt parking and parking areas to the rear.

The attached property is currently used a takeaway to the frontage with residential uses to the rear and first floor. The surrounding areas are predominantly residential in nature.





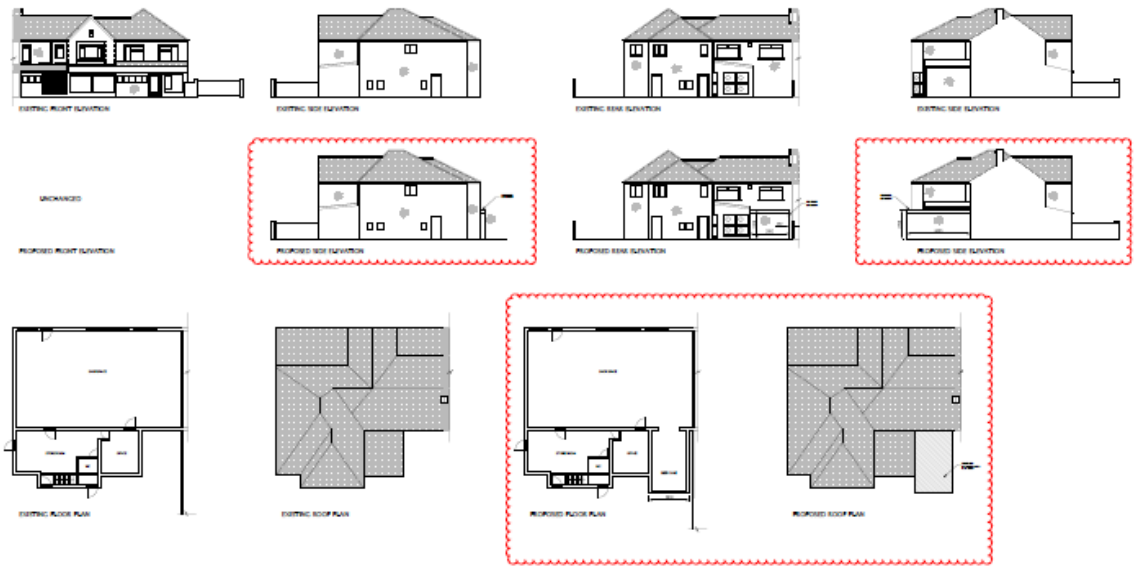


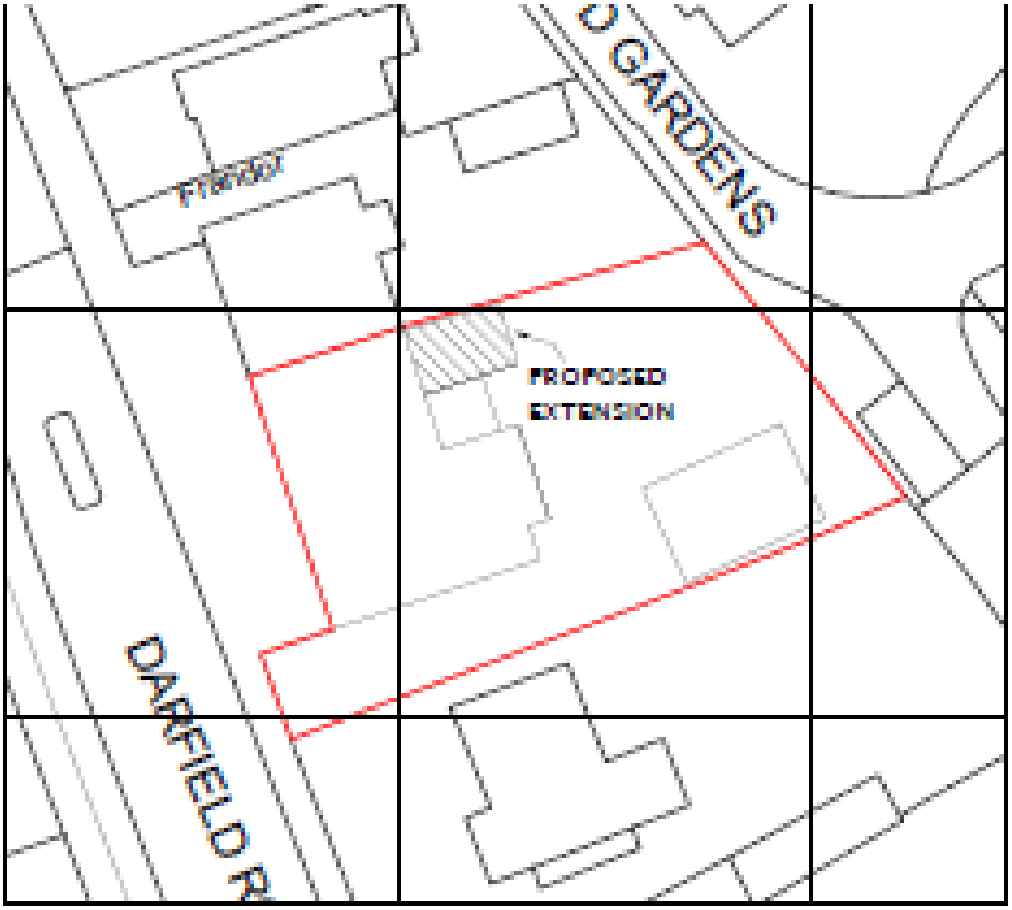


Proposed Development

The applicant seeks permission for the erection of a single storey extension to the rear of the premises to provide additional storage. The proposed extension is to project 6m from the rear elevation of the existing building with a width of 3.8m. The extension is designed with a flat roof with a height of 2.7m. The extension would be constructed of matching brickwork.

The plans have been amended during the course of the application and the proposed extension has been reduced in projection from 12m and in height from 3.5m.





Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

Local Plan

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

Policy D1 High Quality Design and Place Making
Policy Poll1 Pollution Control and Protection
Policy SD1 Presumption in favour of Sustainable Development
Policy GD1 General Development

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 there are no relevant development plan policies, or the polices which are most important for determining the application are out of date, unless the application of policies in the Framework that protect

areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

Consultations

Highways DC – No objections
Pollution Control – No objections subject to conditions
Ward Councillors – No comments received
Drainage – Details to be checked by Building Control
Yorkshire Water – No comments received

Representations

Neighbour notification letters have been sent to surrounding properties and no letters of representation have been received in relation to the application.

Assessment

Principle of development

The erection of extensions to commercial premises are considered acceptable in principle where satisfactory standards of design are achieved, where they do not have a detrimental impact on the character of the street scene and the amenity of neighbouring residents, and uses are maintained.

Visual Amenity

The proposed extension is to be constructed from brick which would match the original building. Whilst the extension has a flat roof, it is designed with a flat roof to prevent any significant overshadowing to the neighbouring property. The extension is set to the rear elevation and will not be visible from the street scene. It is considered that the proposed extension would not detract from the character of the street scene and therefore, the erection of the rear extension is acceptable and in compliance with Local Plan Policies D1 and GD1

Residential Amenity

The site is located in a predominately residential area. The proposed extension would be located adjacent to the attached property, which is used as a hot food takeaway to the frontage at ground floor level, however the rear of the attached property is used for residential accommodation at ground floor and first floor. The extension has been reduced in overall projection from 12m to 6m projection and the height of the extension is reduced to 2.7m. No objections have been received from the residents of the neighbouring property.

As this is a commercial property there are no restrictions in terms of the projection or size of extensions, however the proposed extension is low in overall height (0.7m above any potential 2m boundary fence allowed for under permitted development rights) and as the extension has been significantly reduced in projection, the proposal would have a limited impact in terms of overshadowing and or loss of outlook from the adjacent residential property. There are no windows to the extension, therefore no overlooking will occur. The amended proposal therefore complies with Local Plan Policy GD1 – General Development.

Highway safety

The proposed extension is for storage purposes and is set to the rear of the property where there is a large, grassed area. The proposals do not result in the loss of off-street parking or a requirement for additional provision and as such is considered acceptable.

Recommendation

Approve with conditions