Ref 2021/1297

Applicant: Mr Shaun Webber
Description: Erection of extension at first floor level to create 1no addition residential flat above dance studio
Site Address: Little Acorns Nursery, Queensway, Worsbrough Bridge, Barnsley, S70 5ES

Site Location and Description

The application relates to a detached, brick built predominantly 2 storey building located to the West of a roundabout which joints Broomroyd, Berrydale and Queensway. Although predominantly 2 storey the building does have single storey flat roofed off shoots to the front, both sides and the rear. The ground floor of the building was previously used as a children's day nursery but was granted permission for a dance studio under application 2021/0050. The first floor contains a flat.

To the north of the building is a small parking/yard area and to the South, in the former play area of the day nursery, is a recently constructed bungalow approved under application number 2019/1501. To the East of the site is a combination of bungalows, flats and commercial properties arranged around the roundabout. There are also parking spaces off the roundabout to the front of the application property and neighbouring properties. To the West of the site are semi detached dwellings fronting Clayroyd as well as an access to a former Council Owned garage site which has been granted permission under application 2019/0408 for 2 pairs of semi-detached properties.

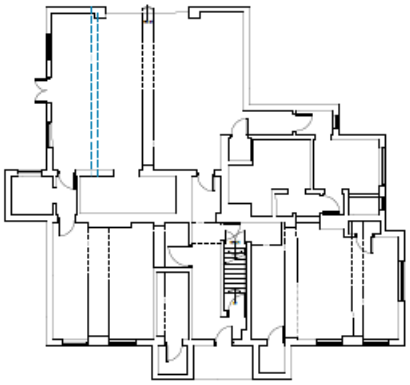




Proposed development

The applicant seeks permission to build a first floor extension above the existing rear flat roofed projection. The extension would be brick built to match the host property and incorporate a dual pitched tile roof. The extension would accommodate a 1 bedroom apartment including an open plan living, dining, kitchen area, 1no. double bedroom and a bathroom. The apartment would be accessed via the stairs serving the existing 2 bedroom apartment/flat.

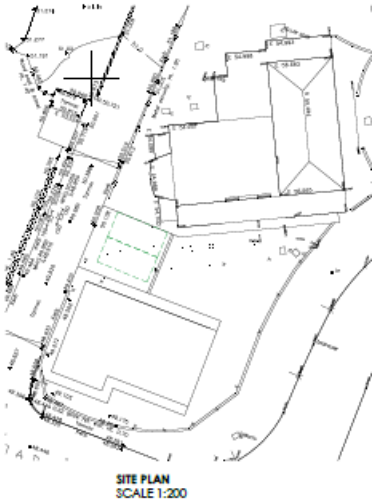




PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100



SITE PLAN
SCALE 1:200

It should be noted that the original submission was for a 2no. bedroom property, however, following concerns with the overbearing impact and overlooking on the neighbouring bungalow the scheme has been reduced in overall floorspace and the fenestration amended to reduce the amount of windows on the Southern elevation.

Policy Context

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

Policy H1 The Number of New Homes to be Built

Policy H4 Residential Development on Small Non-Allocated sites

Policy H9 Protection of Existing Larger Dwellings

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 Poll1 Pollution Control and Protection

Policy BIO1 Biodiversity and Geodiversity

Policy CC1 Climate Change

Policy CC2 Sustainable Design and Construction

<u>SPD's</u>

Those of relevance to this application are as follows:

-Designing of housing Development
-Parking

<u>Other</u>

South Yorkshire Residential Design Guide

NPPF

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:

Para 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 92 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places

Para 111 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Para 126 - The creation of high-quality 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 – Concerns raised with the lack of dedicated parking space.

Regulatory Services – No objections subject to a condition

Ward Councillors – One Cllr has responded stating the building is no longer called Little Acorns but no objections otherwise.

Representations

The application has been advertised by way of neighbour letters and a site notice. One letter of objection has been received; the main points of concern are;

- Noise and disturbance from existing neighbouring building projects, this application will further exacerbate that.
- Existing flat already results in noise and disturbance, especially in summer months
- Light pollution on neighbouring windows
- Overlooking from proposed windows on neighbouring properties

Assessment

Principle of development

The site is allocated as Urban Fabric within the Local Plan. Local Plan policy H4 'Residential Development on small non-allocated sites' states 'proposals for residential development on sites below 0.4 hectares will be allowed where the proposal complies with other relevant policies within the plan.

All new dwellings proposed must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy. In addition, development will only be granted where the development would maintain visual amenity and not create traffic problems or prejudice the possible future development of a larger area of land.

Residential Amenity

The addition of the property would inevitably result in some noise and disturbance through vehicular movement and residential activity. However, given the nature and density of the surrounding area, an additional 1 bedroom dwelling would not significantly add to the existing noise and disturbance. Especially given the recent approval of 5no. additional properties bordering the site and the change of use of the ground floor of the building to a dance school from a Children's Day Nursery.

The proposed habitable room window serving the bedroom would face the side boundary and associated amenity space of the property to the West facing Clayroyd. However, the separation distance between the boundary and the window would be in excess of the required 10m which accords with the requirements of SPD 'Design of Housing Development'. The window would not directly face the neighbouring habitable room windows.

The proposed window on the Northern elevation, serving the open plan living space, would face, albeit at an angle, the front elevations of the 2no. pairs of semi-detached houses on the former garage site approved under application 2019/0408. However, there would be a 21m separation distance between the two sets of habitable room windows, in accordance with the SPD.

The window on the Southern elevation, also serving the open plan living space, would face the recently constructed bungalow, approved under application 2019/1501. However, the window is set in from the boundary with some views obscured by the existing single storey, flat roofed projection, especially of the neighbouring amenity space and ground floor windows. It should also be noted that the bungalow is also on a lower level than the application property so views from the proposed windows would be over the ridge of that dwellings with very limited and obscured views of it habitable rooms or amenity space. In any case, this window serves a dual aspect room and can be conditioned to be obscure glazed.

Given the separation distances outlined above, and the fact the extension would be built above an existing single storey projection and attached to an existing 2 storey building, it would not result in an overbearing feature or significantly increase overshadowing to neighbouring properties, in accordance with Local Plan Policy GD1. It would be immediately adjacent to a window serving the open plan living space of the existing first floor flat, and be orientated to the South, however, the neighbouring living space is triple aspect.

In terms of the residential amenity levels of the future occupants, the internal spacing generally meets or exceeds the requirements of the South Yorkshire Residential Design Guide. It is noted that there is no external space proposed, however, the site is a short walk from Worsbrough Dale Park, Worsbrough Recreation Ground and the Trans Pennine Trail, as well as Worsbrough Reservoir beyond that. Furthermore, given the nature of the property it is unlikely to be a family home.

The proposed flat would be located above an approved dance studio, as such, there could be some conflict between the 2 uses. It is noted that is the same situation as the existing flat within the building, but, the Regulatory Services Officer has asked for a condition for mitigation measures to be submitted and approved to ensure any local noise sources do not cause adverse impacts on health or the quality of life

Visual amenity

Given the prominent and elevated position of the application property, the proposed extension would be visible from a number of public vantage points. However, it would be built above an existing flat roof projection and adjoin the existing 2 storey building, as such, it would not increase

the footprint of the building and would be viewed against the existing. It would also be set in from the side elevation of the existing single storey side extension.

Furthermore, the design and materials of the extension would harmonise with the house building in accordance with Local Plan Policy D1. It is noted that the extension would incorporate a gable, whereas the host roof is predominantly hipped, however, the roofs of the surrounding properties predominantly incorporate hips, the host property is in the minority. As such, the proposed roof design would harmonise with its surrounding and maintain visual amenity.

The proposed fenestration of the extension would reflect that of the host building and the surrounding developments. The proposed apartment/flat would be immediately adjacent to an existing first floor flat within the building and there are a number of first floor flats within the immediate area, as such, it would be consistent with the development pattern and character of the area.

Highway Safety

SPD 'Parking' requires 1 space to be provided for a 1-bedroom property. No in-curtilage or designated parking has been proposed as part of this application. There are parking spaces immediately to the front of the building off the roundabout but these are not under the applicant's control. There is an area to the North of the building which can accommodate parking but this is accessed via the on-street parking spaces and, as such, is unusable if a vehicle is in those spaces.

Given that the scheme does not accord with the SPD, Highways DM have put forward objections to the proposal. However, given the nature of the area, and the availability of dedicated on street parking spaces around the roundabout and within close proximity to the site, including 5no. spaces directly to the front of the site, on balance, it would not be reasonable to sustain an objection on Highway Safety Grounds or refuse the application on that basis.

It is acknowledged that the spaces within the immediate area partially serve the dance studio on the ground floor of the application property, as well the library and the neighbouring shops and commercial units. However, the majority of these uses only operate during sociable hours, and, when residents are most likely to be home over night, these spaces would not be in demand. Neighbouring residents who do not have dedicated parking spaces can also use the spaces but, during numerous site visits over the years to this building at different times of the day, the spaces have always been underutilised.

Conclusions

Taking into account the relevant development plan policies and other material considerations, subject to conditions, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission. The proposal therefore complies with the development plan as a whole and the advice in the NPPF. As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation:

Grant planning permission subject to conditions