2023/0879

Applicant: T Williams on behalf of Barnsley Metropolitan Borough Council

Proposal: Erection of extension to the south facing gable, replacement roof with a new concrete pantile covering and photovoltaic installations, replacement cladding to the east and west facing gable elevations and external works including resurfacing, new air source heat pumps/fenced compound area and new 1.8m high boundary fencing around site perimeter

Site: New Lodge Community Centre, Standhill Crescent, New Lodge, Barnsley, S71 1SH

One comment has been received although it doesn't comment on the proposal itself but asks for traffic lights not to be put in front of their driveway.

Site Location and Description

The site is located off New Lodge Crescent, within New Lodge Community Park which is surrounded by residential properties. New Lodge Park occupies an area of 0.52 hectares with the Community Centre situated adjacent to the eastern boundary with a multi-use games area to the west and a play area to the south-west, both to the rear of the building and within the park.



The application site relates to New Lodge Community Centre, which is a single storey red brick building, with red timber cladding detail to the front and rear gables and brown brick detailing. The building fronts onto New Lodge Crescent and is surrounded by a 1.8m high black metal railing fence.

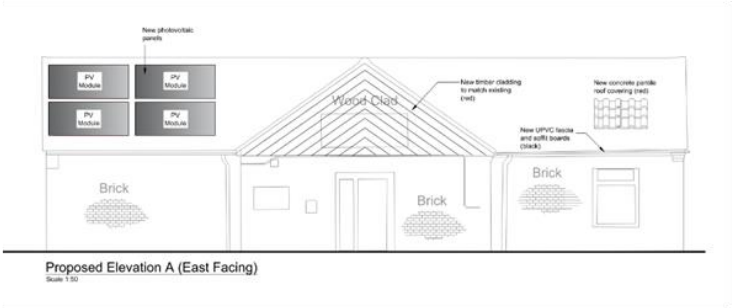
Planning History

2012/0571 – Erection of a single storey side extension – approved June 2012
2023/0698 – Erection of extension to the south facing gable, replacement roof with a new concrete pantile covering and photovoltaic installations, replacement cladding to the east and west facing gable elevations and external works including resurfacing, new air source heat pumps/fenced compound area and new 1.8m high boundary fencing around site perimeter – approved August 2023

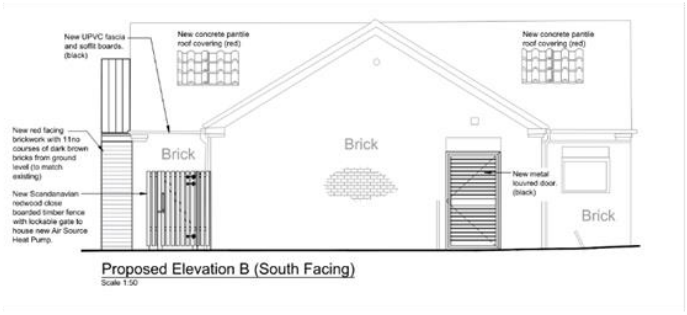
Proposed Development

Permission is sought for a variety of works including a single storey extension to the western rear elevation of the building (dimensions 2.4m by 3.8m with an overall height of 4.4m), the replacement of the existing roof with concrete pantile covering, the installation of photovoltaic panels on the roof, replacement cladding to the east and west facing gables.

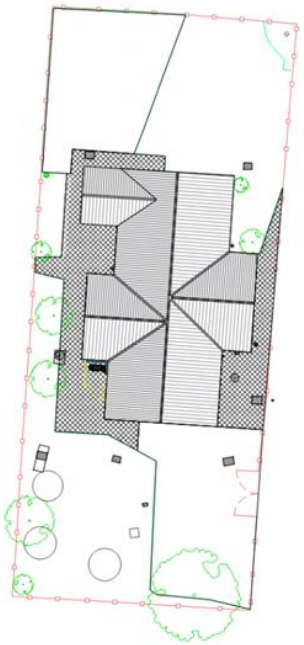
In addition, external works are proposed consisting of resurfacing, the installation of air source heat pump, fenced compound and the replacement of the existing boundary treatment with a 1.8m perimeter fence in a similar style to the existing painted black.

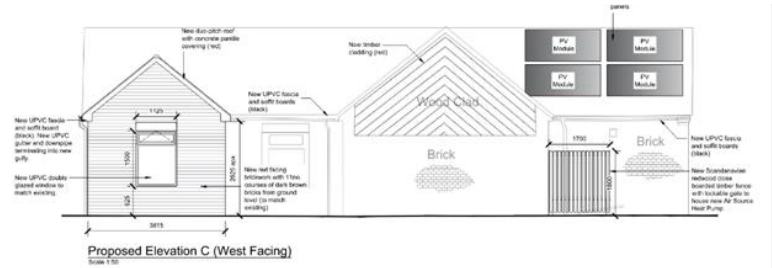


Proposed Elevation A (East Facing)
Scale 1:50

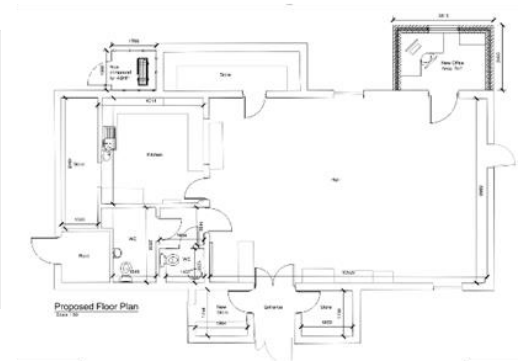


Proposed Elevation B (South Facing)
Scale 1:50


Proposed Site Plan & External Works
Scale 1:200



Proposed Elevation C (West Facing)
Scale 1:50





Proposed Elevation D (South)
Scale 1:50


Example Image of Boundary Fence

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF (National Planning Policy Framework) 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 held 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

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

Policy I2 Educational and Community Facilities
Policy GD1 General Development
Policy D1 High Quality Design and Place Making
Policy T4 New Development and Transport Safety
Policy CC1 Climate Change
Policy SD1 Presumption in favour of Sustainable Development

National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the Governments 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.

Consultations

Drainage - No objections - happy for details to be checked by building control.
Highways DC – No objections subject to conditions
Park Services – No objections
Pollution Control – No objections subject to conditions
Sustainability - No objections
Ward Councillors – No objections raised.

Representations

Neighbour notification letters have been sent to surrounding properties and the application has been advertised by the way of a site notice. One letter of comment was made during the consultation period from a resident on Standhill Cresent relating to the position of temporary traffic lights blocking driveways.

Assessment

Principle of development

The authority will support the provision of schools, educational facilities, and other community facilities. The erection of extensions to non-domestic buildings are acceptable in principle where there is no significant adverse effect on residential amenity, where satisfactory standards of design are achieved, and there is no detrimental impact on highway safety.

A similar scaled extension and associated works was approved in August 2023 and therefore the principle of development has been established.

Residential Amenity

The site is located within a residential area, with dwellings bounding the park. However, the siting of the community centre, towards the eastern boundary of the park, means it is separated from surrounding housing by the park itself or the highway. Given this relationship to the surrounding properties and the scale of work involved it would not result in the proposed extension increasing levels of overlooking, overshadowing or loss of outlook.

The development would see the installation of air sourced heat pump and photovoltaic panels. It is not considered that their installation would lead to an increase in noise and disturbance to the surrounding properties. Pollution Control have been consulted on the application and have raised no objections to the proposals. The air source heat pump is a low-level noise appliance, with the enclosure further reducing noise, limiting its impact on the amenity of neighbouring properties. A condition would also be applied limiting construction hours.

It is therefore considered that the proposed development complies with Local Plan Policies GD1 – General Development and Poll1 – Pollution Control and Protection and is acceptable in residential amenity terms.

Visual Amenity

The proposed extension would be located on the western rear elevation of the existing building, which along with construction materials to match the original building, harmonises with it and is acceptable.

The replacement roof, installation of the photovoltaic panels, the replacement timber gable ends on the front and rear elevations, the inclusion of the air source heat pump, the erection of a timber enclosure to house the air source heat pump, along with the replacement boundary fencing are minor works to improve the aesthetics and sustainability of the building. In view of this it is considered that the proposed works would not be out of character nor have a detrimental impact on the locality of the area and is in compliance with Local Plan Policy D1.

Highways Considerations

The proposed alterations do not result in the loss of any off-road parking, nor a requirement for additional provision. Highways have been consulted on the application and have raised no objections to the proposed works, stating that the access for the contractors and the position of the site compound is acceptable with the proposed boundary fencing being an almost like-for-like replacement. However, they have requested that a condition be included stipulating that any gates are designed to open inwards and retained as such for the lifetime of the development. It is therefore considered that the proposed works are acceptable and in compliance with Local Plan Policy T4.

Other Issues

The application relates to development at a Council-owned site. It is important that sustainability is fully incorporated into the project to ensure that the organisation is setting a progressive example for others to follow, particularly in relation to the borough becoming net zero by 2045. The utilisation of existing materials and structures with the installation of solar panels and an air source heat pump show that consideration has been made to meet these sustainability targets.

One letter of comment was made during the consultation period, from a resident on Standhill Cresent, relating to the position of temporary traffic lights blocking driveways. This is not a material planning consideration; nevertheless, the work in relation to this application is to be contained within the site and it is not expected that it would require the use of traffic lights, however, the applicant has been made aware of the comment.

Conclusion

Based on the assessment above, the erection of the single storey side extension to the existing community building, in addition to the installation of solar photovoltaic panels and air source heat pump, boundary fencing, and the external alterations to the existing building are considered not to have a detrimental impact on the amenity of surrounding residents, or on the character of the street scene or upon highway safety. As such the proposals are in accordance with Local Plan Policies I2, CC1, GD1, D1 and T4 and are acceptable.

Recommendation

Approve subject to conditions.