2024/0005

Kerry Hamilton

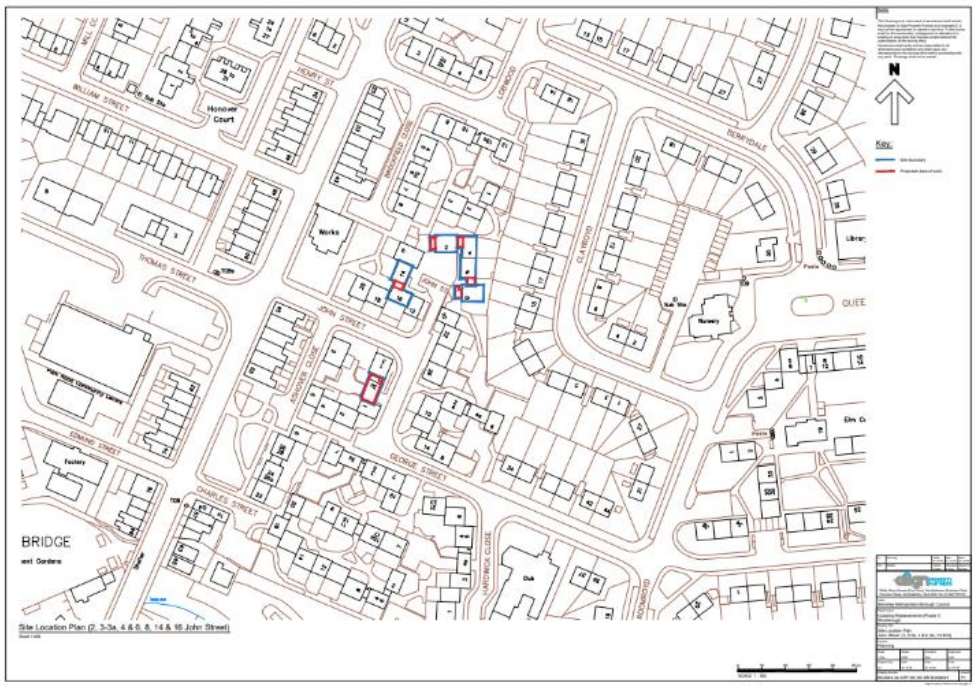
2, 3A, 4, 6, 8 and 14 John Street, Worsbrough Bridge, Barnsley, S70 5AQ

Replacement of the existing vertical timber cladding panels with new stone wool silicone external wall insulation system and the replacement of existing timber soffit boards to the underpass with new render carrier board heck silicone render system.

This application is being brought before members as it has been made by the Council as the existing vertical timber cladding system does not meet Building Regulations requirements for Approved Document Part B – Fire Safety.

Site Description

The application relates to properties located on John Street. John Street is located to the south of Barnsley and can be accessed via the A61 Park Road. The street scene comprises terraced dwellings of various scale and appearance. However, external materials are relatively consistent and include buff facing brickwork, red pantile roof coverings and black vertical timber clad walls.



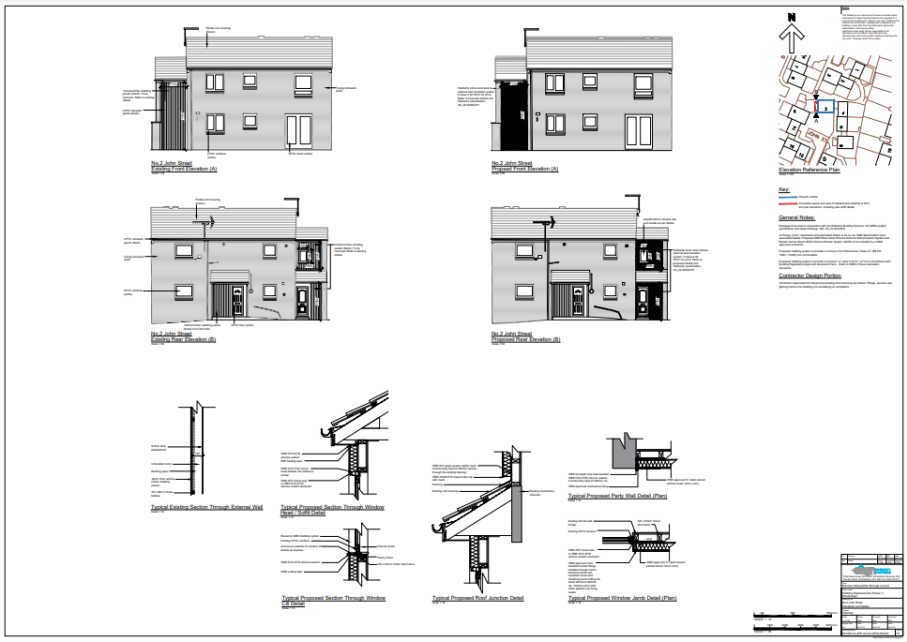
Planning History

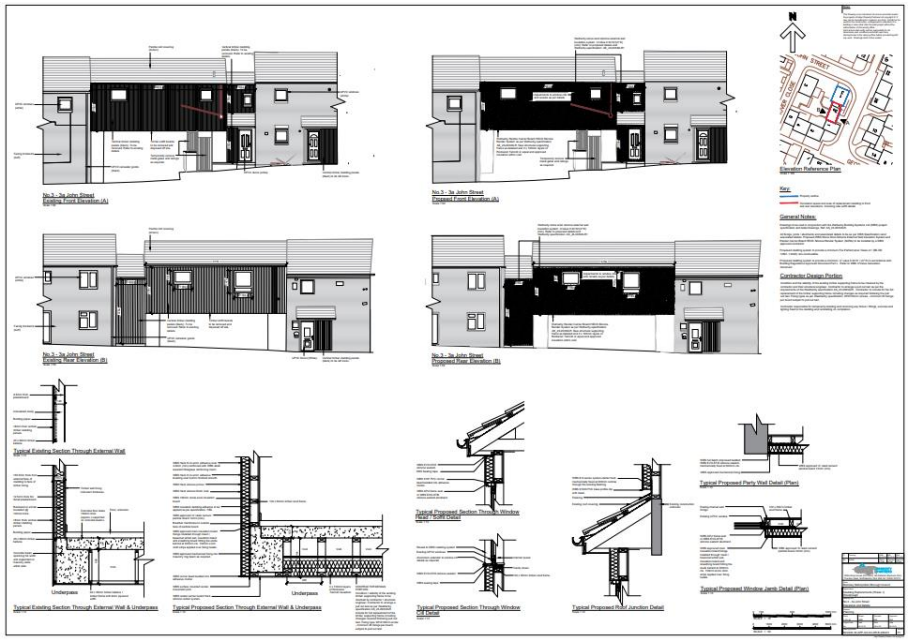
The application relates to the following properties: 2, 3A, 4, 6, 8 and 14 John Street, Worsbrough Bridge, Barnsley, S70 5AQ. The most relevant application that relates to all properties is:

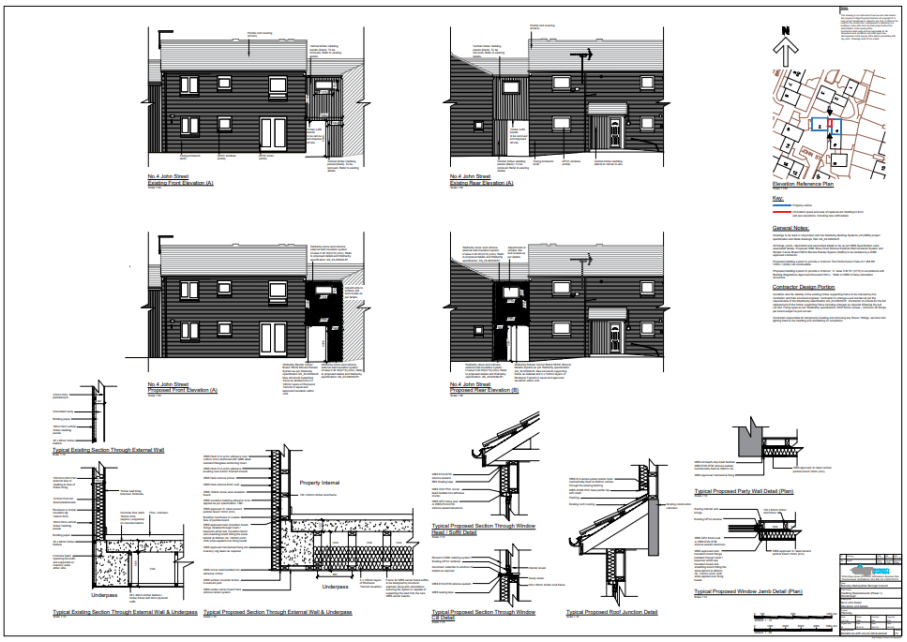
1. B/77/2995/WB – Erection of 88 dwellings. – Historic.

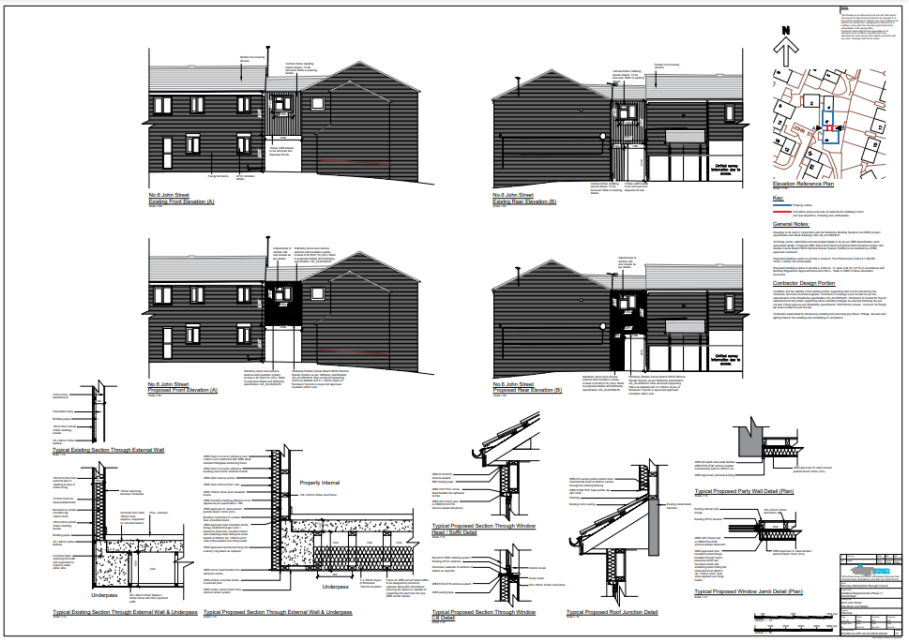
Proposed Development

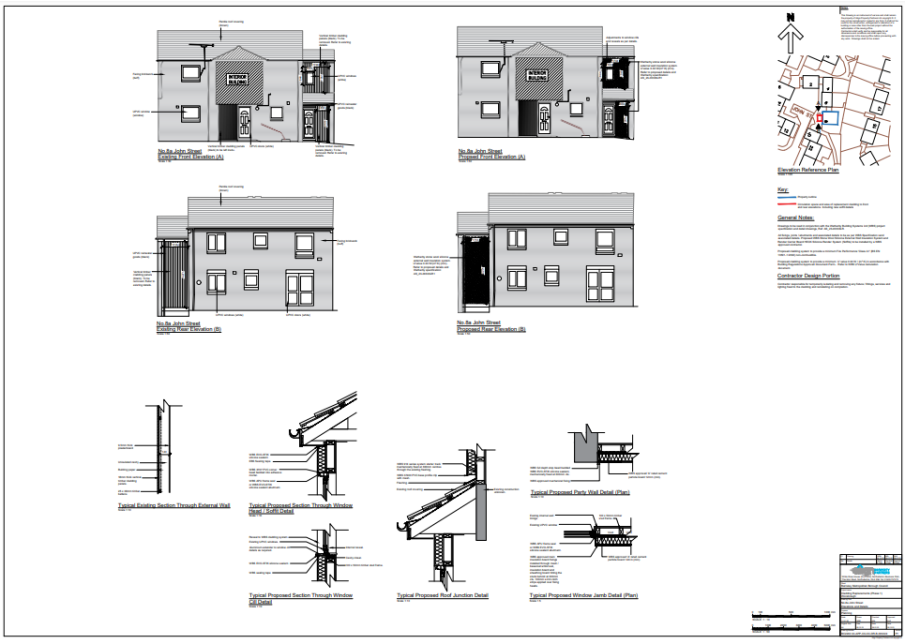
The applicant is seeking approval for the replacement of the existing vertical timber cladding panels with a new stone wool silicone external wall insulation system and the replacement of existing timber soffit boards to the underpass with a new render carrier board heck silicone render system. The proposed finishing colour of the render would be off white/ cream (0502Y).

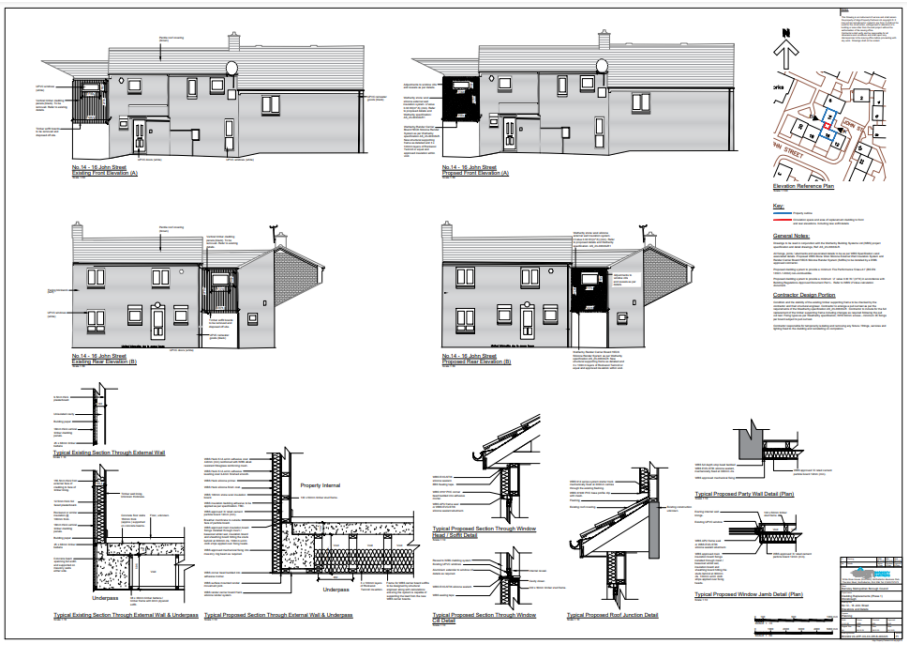





No.4 John Street
Existing Front Elevation (A)
No.4 John Street
Existing Rear Elevation (A)
Elevation Reference Plan
Key:
General Notes:
Contractor Design Portion
No.4 John Street
Proposed Front Elevation (A)
No.4 John Street
Proposed Rear Elevation (B)
Typical Existing Section Through External Wall
Typical Existing Section Through External Wall & Underpass
Typical Proposed Section Through External Wall & Underpass
Typical Proposed Section Through Window Head / Soffit Detail
Typical Proposed Section Through Window Cill Detail
Typical Proposed Roof Junction Detail
Typical Proposed Party Wall Detail (Plan)
Typical Proposed Window Jamb Detail (Plan)
Property Internal
Underpass


No.6 John Street
Existing Front Elevation (A)
No.6 John Street
Existing Rear Elevation (B)
Elevation Reference Plan
Key:
General Notes:
Contractor Design Portion
No.6 John Street
Proposed Front Elevation (A)
No.6 John Street
Proposed Rear Elevation (B)
Typical Existing Section Through External Wall
Typical Existing Section Through External Wall & Underpass
Typical Proposed Section Through External Wall & Underpass
Typical Proposed Section Through Window Head / Soffit Detail
Typical Proposed Section Through Window Cill Detail
Typical Proposed Roof Junction Detail
Typical Proposed Party Wall Detail (Plan)
Typical Proposed Window Jamb Detail (Plan)
Property Internal
Underpass


No.8a John Street
Existing Front Elevation (A)
No.8a John Street
Proposed Front Elevation (A)
No.8a John Street
Existing Rear Elevation (B)
No.8a John Street
Proposed Rear Elevation (B)
Elevation Reference Plan
Key:
Property outline
Circulation space and area of unglazed wall cladding to front and rear elevations, including bay cuboidals
General Notes:
Contractor Design Portion
Typical Existing Section Through External Wall
Typical Proposed Section Through Window Head & Soffit Detail
Typical Proposed Section Through Window Cill Detail
Typical Proposed Roof Junction Detail
Typical Proposed Party Wall Detail (Plan)
Typical Proposed Window Jamb Detail (Plan)


No. 14 - 16 John Street
Existing Front Elevation (A)
No. 14 - 16 John Street
Proposed Front Elevation (A)
No. 14 - 16 John Street
Existing Rear Elevation (B)
No. 14 - 16 John Street
Proposed Rear Elevation (B)
Elevation Reference Plan
Key:
Property outline
Circulation space and area of unglazed wall cladding to front and rear elevations, including bay cuboidals
General Notes:
Contractor Design Portion
Typical Existing Section Through External Wall
Typical Existing Section Through External Wall & Underpass
Typical Proposed Section Through External Wall & Underpass
Typical Proposed Section Through Window Head & Soffit Detail
Typical Proposed Section Through Window Cill Detail
Typical Proposed Roof Junction Detail
Typical Proposed Party Wall Detail (Plan)
Typical Proposed Window Jamb Detail (Plan)

Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which 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 Allocation – Urban Fabric

The site is allocated as urban fabric within the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy POLL1: Pollution Control and Protection.***
- ***Policy GD1: General Development.***
- ***Policy T4: New Development and Transport Safety.***

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 and beautiful places.***
- ***Section 14: Meeting the challenge of climate change, flooding and coastal change.***

Paragraph 164, Section 14 of the NPPF states that in determining planning applications, local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights).

Consultations

Local Ward Councillors – no responses received.

Representations

Neighbour notification letters were sent to surrounding properties with additional letters sent, expiring 15 February 2024. The application was advertised by way of a site notice, expiring 06 January 2024. As the consultation period has not yet expired, the application will not be determined until such a time that the consultation period has ended.

No representations have been received to date.

Assessment

Principle of Development

Extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in noise or other pollution which would unacceptably affect or cause nuisance to the natural and built environment or to people.

Visual Amenity

The proposal is for the replacement of existing vertical timber cladding panels with a new stone wool silicone external wall insulation system and the replacement of existing timber soffit boards to the underpass with a new render carrier board heck silicone render system. The proposed finishing colour of the render would be off white/ cream (0502Y).

The existing street scene features a mix of external materials including buff facing brickwork and black vertical timber cladding. Limited examples of light-coloured render exist within the locality. As such, the replacement of black vertical timber cladding with a light-coloured render is not considered to significantly alter or adversely affect the existing character of the application properties or the wider street scene.

The proposal is therefore considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Residential Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they would not adversely affect the amenity of neighbouring properties.

The proposal relates to external works and changes to the external appearance of the application properties only. As such, it is not considered that the proposal would result in significantly increased levels of overshadowing, overlooking or reduced outlook.

It is acknowledged that the proposal could be disruptive or cause a nuisance and could impact the health and the quality of life of those living and/ or working in the locality. As such, a condition will be applied to any forthcoming decision to control the hours in which development works can be carried out.

The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Highway Safety

The proposal would not interfere with the existing parking arrangements of the application properties, nor would it result in a requirement to provide additional parking.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

Recommendation -
Approve with Conditions

1. **The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**

   Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. **The development hereby approved shall be carried out strictly in accordance with the amended plans:**

   BC2202 22-APP-XX-XX-DR-B-000220 P1 received 29 January 2024
   BC2202 22-APP-XX-XX-DR-B-000221 P1 received 29 January 2024
   BC2202 22-APP-XX-XX-DR-B-000222 P1 received 29 January 2024
   BC2202 22-APP-XX-XX-DR-B-000223 P1 received 29 January 2024
   BC2202 22-APP-XX-XX-DR-B-000224 P1 received 29 January 2024
   BC2202 22-APP-XX-XX-DR-B-000225 P1 received 29 January 2024
   Design and Access Statement P2 received 05 February 2024.

   and specifications as approved unless required by any other conditions in this permission.

   Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. **The external materials shall match those specified within the approved documents listed above.**

   Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

4. **During construction or demolition works, activity shall only take place onsite between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.**

   Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1 Pollution Control and Protection.

Informative(s):

1. **The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner. If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.**