

2024/0246

Ms Stephanie Dunlavey

Rear of 56 Hoyland Road, Hoyland Common, Barnsley, S74 0PB

Demolition of existing building and erection of single storey store and office

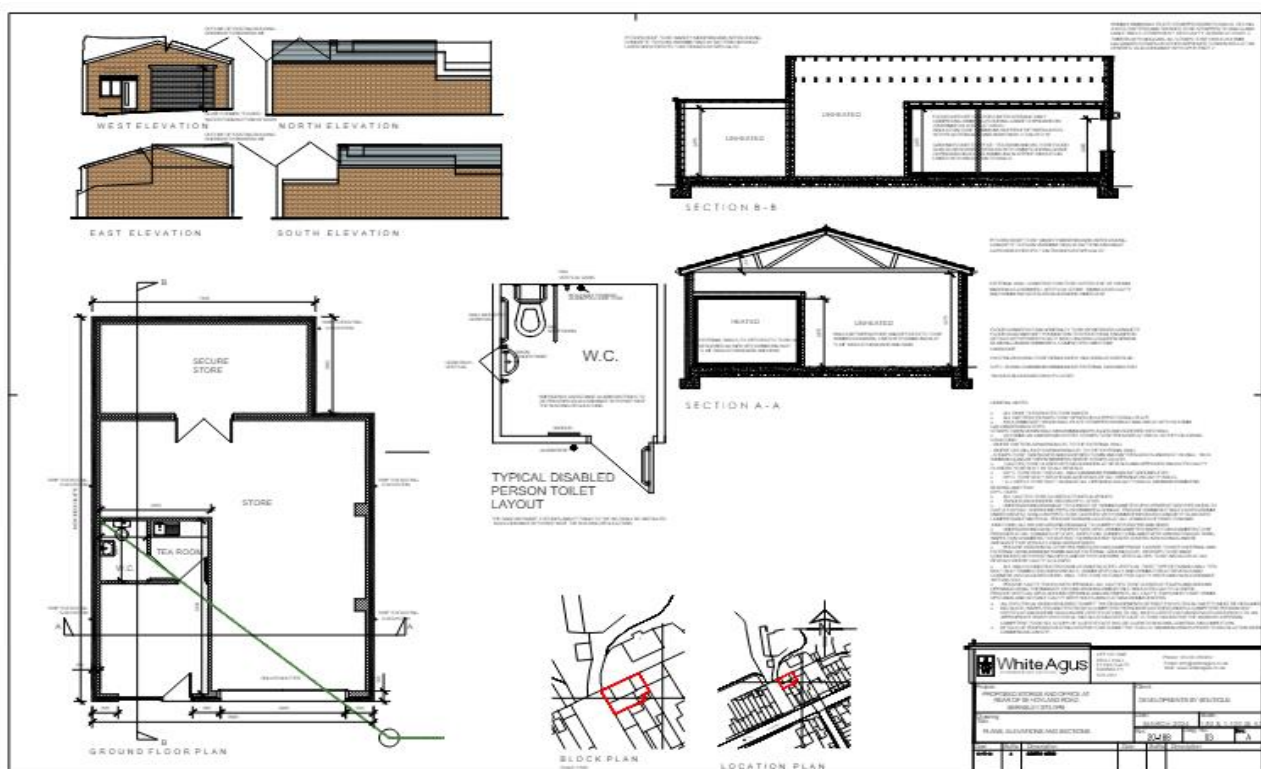
Site Description

The application relates to a light industrial workshop/store building with associated office. The building is a mixture of single storey and two storey elements and is constructed from brick and profile metal sheeting. There is a pedestrian access and vehicular access to the front of the building which is served by an access road located between 54 and 56 Sheffield Road. The properties to the south of the site (fronting Sheffield Road) are two storey stone built terraces accommodating a mixture of commercial and residential uses. To the north of the site is a gated development of residential dwellings which shares the same access as the site.

Relevant Planning History

2021/0013 - External alterations to existing workshop/store/office building including replacement roof and re-modelling (Approved with Conditions)

Proposed Development



The applicant is seeking the demolition of the existing building and the erection of a single storey replacement building. The building has a length of 13.95 metres and a width of 9 metres. The building will feature a pitched roof with a ridge height of 5.35 metres and an eaves height of 3.7 metres. Also, there is a flat roof store with a total height of 2.85 metres. The materials used artificial stone and dark grey marley modern roof tiles.

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the 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 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 on 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

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy Poll1: Pollution Control and Protection – 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.

Policy E4: Protecting Existing Employment Land – Land or premises currently or last used for employment purposes will be retained in order to safeguard existing or potential jobs.

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 places – The Government attaches great importance to the design of the built environment. 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. It

is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 139 states that *“development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”*.

Consultations

Highways Development Control (DC) were consulted and raised no objections.

Pollution Control were consulted and raised no objections subject to conditions.

Representations

Neighbour notification letters were sent to surrounding properties and a site notice posted in the vicinity of the site, no comments were received.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation; however, the site is an established light industrial use. Policy E4 states *“land or premises currently or last used for employment purposes will be retained in order to safeguard existing or potential jobs”*. The building would be considered acceptable where it does not have a detrimental impact on the amenity of surrounding residents, 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 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.

Residential Amenity

The footprint of the building would not significantly increase as a result of the proposed works as the building is a replacement. The maximum height of the resultant building is not deemed to be overbearing when compared to the existing building. In terms of size and scale the proposed building is comparable to the existing building and does not exceed it.

The building is within close proximity to the rear elevations of the properties fronting Hoyland Road and it shares a boundary with 4 The Old Smithy, directly to the north of the site. However, overall, the building does not exceed the highest part of the existing roof, when the existing building is overlaid on the proposed building, it would not be significantly different in terms of overshadowing or overbearing impact. As such, residential amenity levels would be maintained.

The building now forms more of a traditional signal storey building as opposed to the existing building which had various level changes. There is a significant reduction in roof lights and windows therefore, privacy levels would be maintained. There is no increase floor space. It is not proposed to increase staff numbers, as such, there would be no significant increase in noise and disturbance over and above current levels, in accordance with Local Plan Policy GD1.

Visual Amenity

The proposed building is to be located in the same place as the existing which is significantly screened from the street scene of Hoyland Road. The materials are deemed an improvement on the existing materials and will create a more attractive and harmonious building. The building is in a non-

prominent position set back from Hoyland Road with only fleeting glimpses from between the terraced properties. In any case, the proposed works including a new roof design would arguably improve the visual amenity of the area resulting in a more cohesive building.

The development would not adversely affect the appearance or character of the surrounding area and would not result in a prominent or visually intrusive feature in the street scene. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Highway Safety

There will be no impact upon highway safety. The site is off Hoyland Road, which is protected by a “no waiting 8am-6pm, Monday to Saturday” restriction at this point. As such, some parking occurs on the access route into the site. However, the Statement submitted states that “there would be no increase or decrease in the number of parking spaces and it is not proposed to increase the number of staff. The existing vehicular and pedestrian access points would remain”. Given there is to be no increase in vehicle movements associated with the proposals, and that the servicing arrangements should remain unchanged the development is acceptable in terms of highway safety.

Recommendation

Approve with conditions