
2024/0542

Applicant: Mr Ben Taylor (BMBC)

Address: Darfield Library, Church Street, Darfield, Barnsley, S73 9LG

Description: Installation of air source heat pump condensers to rear of existing library and replacement windows including partial blocking up of existing openings

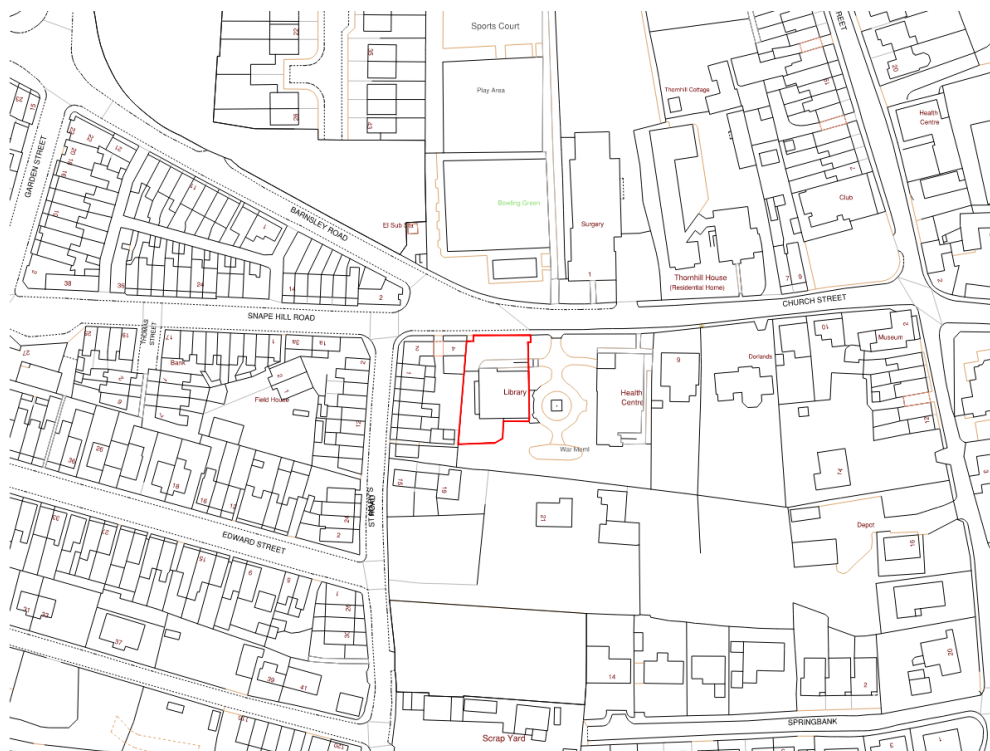
The application is before Members as it is a Council application.

One neighbour comment

Site & Location Description:

Situated within both the Darfield Conservation Area and the Local Centre; the library is located adjacent to the junction of Snape Hill Road, Barnsley Road, and Church Street. Darfield Library is a single storey structure constructed of red brick and has felt or rubber style flat roof. The front elevation features a prominent number of glazing units, including sliding doors. Partial glazing also features on the side elevations and small windows feature on the rear elevation. When the Library is closed, black, or grey coloured shutters cover the glazing units. A car park is situated at the front of the library featuring five parking spaces including one accessible parking space. Vehicular access to the rear of the library is through a locked gate adjacent to the western elevation, although limited pedestrian access is available adjacent to the eastern elevation. The rear external area of the library is split horizontally over two levels with a wall separating the levels as the land slopes down towards the dwellings on St. Mary's Road.

The area around the library is mixed with uses including the bowling club, a doctor's surgery building and rows of terrace housing.



Planning History:

- B/00/0690/DA - Installation of roller shutters – Approved 18th July 2000
- B/99/0701/DA – Internal works – Deemed not development 7th July 1999

Proposed:

The proposal is principally for the installation of three modest sized Air Source Heat Pump units on the rear elevation of the library, currently on an area of hardstanding. Additional alterations are proposed regarding changes to the design of the glazing, and the bricking up of an existing unit of glazing on the west elevation.

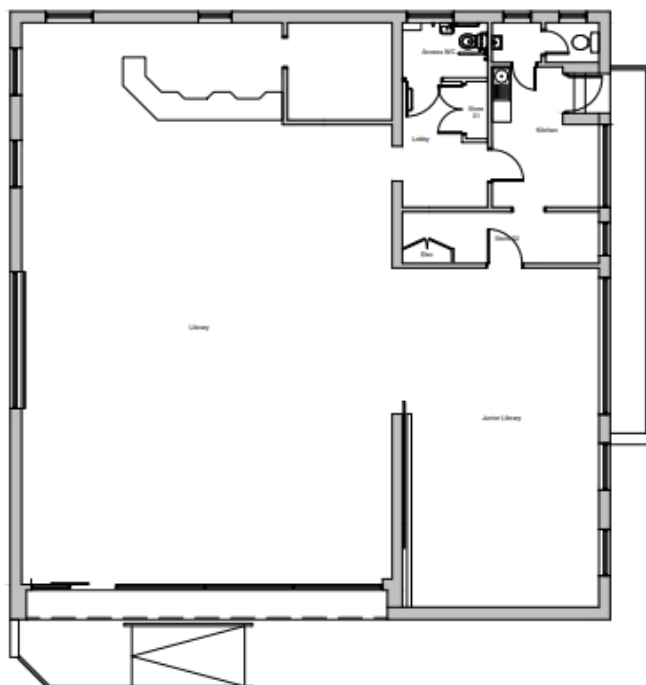
Approximate Measurements:

There are no extensions to the external size of the library building, excluding the addition of the heat pumps below.

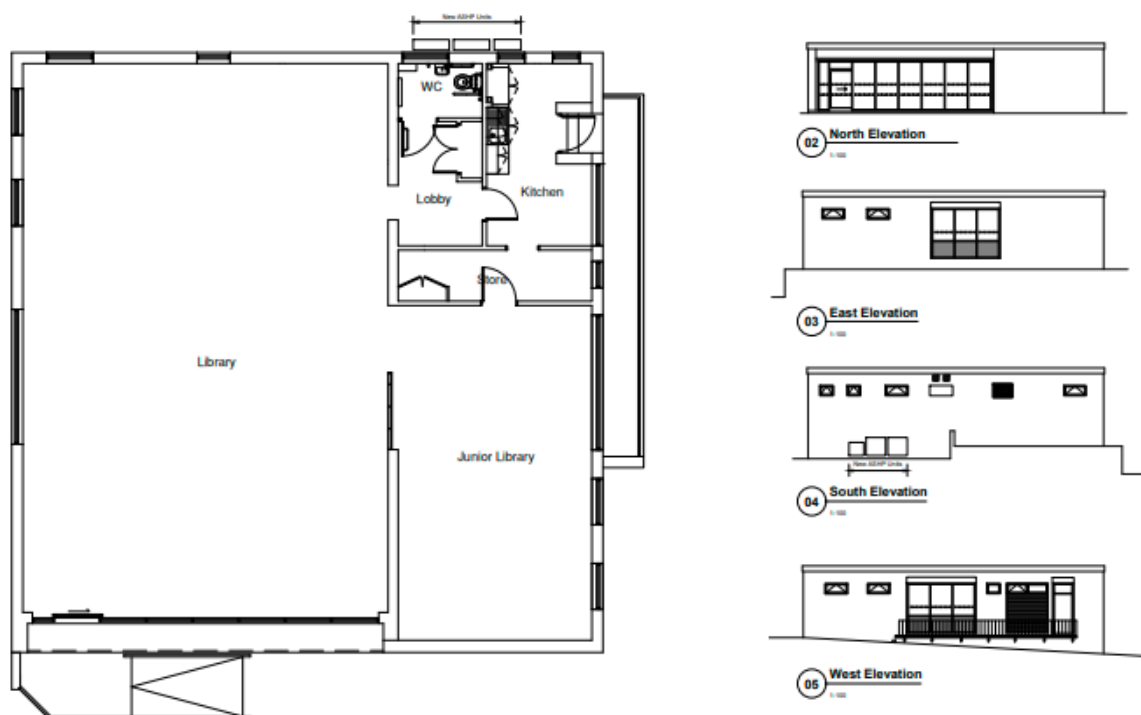
Air Source Heat Pumps Approx. Unit Sizes

- Two Units: Height 49cm x Depth 28cm x Width 97cm
- One Unit: Height 36cm x Depth 28cm x Width 72cm

Existing and Proposed Floor Plans and Elevations



Proposed Floor Plan and Elevations



Local Plan Designation: Urban Fabric and within a Local Centre and Darfield Conservation Area

Neighbour Representations:

Letters were sent to nearby addresses. One comment was received from a nearby neighbouring dwelling querying the impact of the proposals.

Consultees:

Conservation:

The Conservation Officer has reviewed the proposals and has provided no objection.

Pollution Control:

Pollution control reviewed the proposals including a noise impact assessment provided by the applicant. They have raised no objections to the proposal subject to conditions.

Local Ward Councillors: Ward Councillors were consulted and one email of support for the development from a ward councillor was received.

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.

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 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.

In respect of this application, relevant policies include:

Section 12: Achieving well-designed and beautiful places -

The creation of high quality, beautiful and sustainable 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.

Within section 12, paragraph 139 is the most relevant which indicates:-

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.

Local Plan

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

GD1 - General Development

D1 - High Quality Design and Place Making:

I2 - Educational and Community Facilities

Poll1 - Pollution Control

SD1 - Presumption in favour of Sustainable Development:

T4 – New Development & Highway Safety

Assessment

Principle of development

The application site is located within an area designated both as a Conservation Area and as a local centre. The area is mixture of residential dwellings, commercial premises and local amenities such as the bowling green and doctors' surgery. The proposed works would involve changes to the external appearance of the building and the installation of air source heat pumps to the rear elevation of the building. Development within in the local centre is generally allowable where it does not have a negative impact on visual, residential amenity, or highway safety and is following local policy TC1. In a conservation area, additional consideration needs to be given to the impact on the heritage setting. Finally, adherence with relevant local and national planning policies is also required.

Residential Amenity

The proposals would not unduly harm the residential amenity of neighbouring dwellings or the broader area. Regarding the noise created by the Air Source Heat Pumps, they would be situated at least 6.5m from the closest rear elevations of a dwelling on Church Street and at least 15m from other dwellings on Church Street and St Mary's Road. Whilst the gardens would be located closer to the heat pumps, the noise would be comparable to other external noises within the area, such as traffic. Additionally, pollution control has reviewed and approved the proposal. There was a comment from a neighbour on St Mary's Road, concerned about the location and impact of the Air Source Heat Pumps. When their address was checked, it was almost 30m away from the proposed heat pumps, so one of the furthest 'adjacent' neighbours to the library and whilst any impact on residential of neighbouring dwellings would be minimal, for this dwelling, the impact should not be barely noticeable. With suitable conditions including one to limit the noise levels, residential amenity would be adequately protected.

Visual Amenity

Regarding the Air Source Heat pumps, these would be located on the rear elevation of the library. This location is within an area of very limited public view and is also of a modest size. The loss of a glazing unit on the side elevation would probably be the most harmful change of the proposals to the glazing units, but with a side location, its overall impact would be minimal. The replacement glazing units would also not harm the character of the building.

Conservation

The area is in a conservation area, but the conservation officer has no objection to the proposal, confirming that Library contributes little to the conservation area group and that the air source heat pumps are located outside of public view.

Policy TC1 and I2

The proposal would support the continuous and sustainable use of the library, which would be supportive and compliant with both policy TC1 and I2

Highway Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact upon 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 plans (Nos Location Plan P01 P1; Existing Plan and Elevations P02 P1; Proposed Plan and Elevations P03 P1; BC2406-APP-XX-XX-DR-M-601 - Existing and Proposed Layout) and specifications as approved unless required by any other conditions in this permission.

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.

3.Unless specified otherwise in the submitted and approved plans, the external materials shall match those used in the existing building.

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.The combined sound level from the air source heat pumps shall not exceed 40dB LAeq, 15mins at the boundary of the nearest noise sensitive receptor.

Reason: In the interests of neighbouring amenities in accordance with Local Plan Policy POLL1

5.The proposed air source heat pumps shall only be in operation during the hours in which the library is in use.

Reason: In the interests of neighbouring amenities in accordance with Local Plan Policy POLL1