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**2023/1134**

Mr Ahmed  
External rear staircase.

119 High Street, Wombwell, Barnsley, S73 8HS

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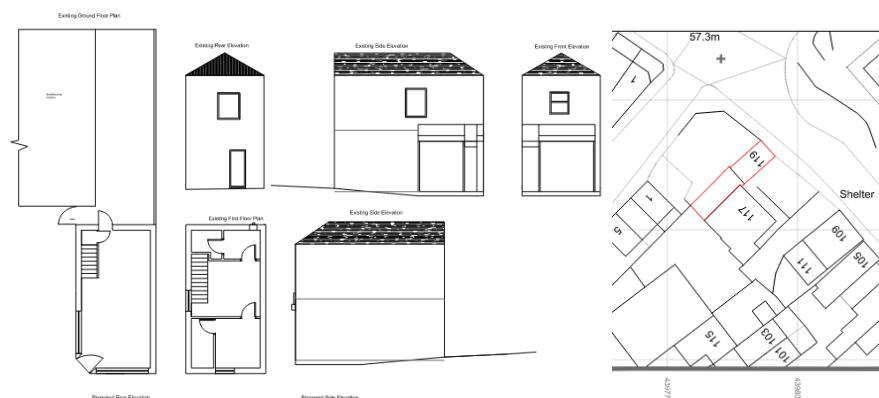
## Planning History

None relevant to this application

## Description

The site is located within the primary shopping centre of Wombwell, which is a Local District Centre within Barnsley. The site consists of an attached commercial property fronting onto High Street and located on the corner of High Street and Cemetery Road. The property is amongst a commercial shopping area characterised with retail shops. The property attached is in residential use. To the west of the site is an open area inclusive of a footpath and has a number of trees and hedges within providing a visual barrier to the rear of the host property.

The building itself is stone built with render painted black. The front entrance abuts the footpath and is prominent within the street scene. To the West is a small row of terraced properties with a mix of residential and commercial uses and directly to the rear of the property is a commercial unit.



## Proposed Development

This application proposes the erection of an external staircase which will provide access to the first floor. The staircase will be located to the rear of the property and will project 3.69m and measure 3.12m in height. The staircase will be constructed in galvanised steel.



Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

GD1: General development – Proposals for general development will be approved providing there is no significant adverse effect on residential amenity, highway safety, the current or future use of nearby land and it upholds good quality design in accordance with local plan policy D1.

SD1: Presumption in favour of sustainable development – The Council will take a positive approach to proposals that reflect the presumption in favour of sustainable development contained in the NPPF.

D1: High quality design and place making – This policy sets the overarching design principles for the borough. Development is expected to be of high-quality design and will be expected to respect, take advantage of, and reinforce the distinctive, local character and features of the local area.

TC1: Town Centres – Centres are split between Barnsley Town Centre, District Centres and Local Centres. Local Centres serve smaller catchments and development here will be expected to meet the needs of the local area and not adversely impact on the vitality or viability of other nearby centres.

TC2: Primary and Secondary Shopping Frontages - Proposals for retail (A1-A5) uses will be allowed on Primary and Secondary Shopping frontages in Barnsley Town Centre and the District Centres provided that:

- Within each primary shopping frontage in Barnsley Town Centre and the District Centres, ground floor uses would remain predominantly retail (Class A1) in nature.
- Other uses may be acceptable, especially where they diversify and improve provision in a centre, provided that it can be demonstrated that the vitality and viability of the primary shopping area concerned would not be negatively affected and that ground floor uses on the Primary Shopping Frontages remain predominantly retail (Class A1) in nature.

T3: New development and sustainable travel – New development is expected to be located and designed to reduce the need for travel, be accessible to public transport and encourage smarter ways to travel rather than unsustainable use of the private car.

T4: New development and highway improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure, and convenient access and movement.

LG2: The Location of Growth – Priority will be given to development in the following locations:

- Urban Barnsley
- Principle Towns of Cudworth, Wombwell, Hoyland, Goldthorpe, Penistone and Royston; and
- Villages

Urban Barnsley will be expected to accommodate significantly more growth than any individual Principal Town, and the Principal Towns will be expected to accommodate significantly more growth than the villages, to accord with their place in the settlement hierarchy.

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. 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 achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

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

Ward Councillors – No comments received

### **Representations**

None

### **Assessment**

#### Principle of development

Policy TC1 Town Centres – states that Wombwell is defined as a District Centre. The District Centres have an important role serving localised catchments and meeting more local needs. To ensure they fulfil this role and continue to complement and support the role of Barnsley Town Centre retail and town centre development will be directed to the District Centres. The proposal will not adversely impact the viability of the building in compliance with the Local Plan Policy.

External access to the upper floor within this building is in principle acceptable providing the standards of the adopted Local Plan and associated adopted documents are met.

#### Visual Amenity

The visual amenity considerations need to be taken into account with regards to the proposal. The proposed projecting staircase will be of second storey height and therefore will be visible from the rear elevation. The proposed will be accommodated well within the site boundary, and although not visually idyllic, will not look out of place within this setting. The rear staircase, as proposed will be screened from the adjacent Cemetery Road, is located amongst similar commercial development, and is therefore not considered an injurious feature within the area in compliance with Local Plan Policy.

#### Residential Amenity

The proposed staircase will include a small platform, this is designed for the functionality of the proposal, and is not expected to be a raised platform for domestic purposes, therefore, the residential amenity of neighbouring flats is not expected to be compromised by way of excessive overlooking as a result of the development.

### Highway Safety

The proposal is not expected to remove any off-street parking provision and as such the development is considered to be acceptable.

### Conclusion

It is therefore considered that the proposed staircase would not have a detrimental impact on the wider street scene or residential amenity and as such is acceptable and in compliance with Local Plan Policy

### **Recommendation**

**Approve** subject to conditions