

Applicant: Mrs Sue Herbert

Description: Erection of a single storey extension to the rear

Site Address: Rainbow Day Care, Duke Street, Hoyland, Barnsley, S74 9QS

Site Location & Description

The application relates to a stone fronted, detached, single storey children's day care located at the head of Duke Street in Hoyland Town Centre. The site is accessed from Duke Street and has a small parking area to the front. To the South of the building is a small outside play area. Part of the building has a pitched roof and there are flat roofed sections (approved under application 2017/0955) wrapping around it to the East and South. The side and rear elevations of the building are rendered. The site is enclosed by close boarded timber fencing.

To the North of the site is a detached stone-built dwelling with associated garages and outbuildings. To the North West is the garden associated with the neighbouring property, plus further detached dwellings, off West Street, to the South West. To the South of the site is a telephone exchange building and a public car park. To the East is Duke Street, which leads to Market Street.



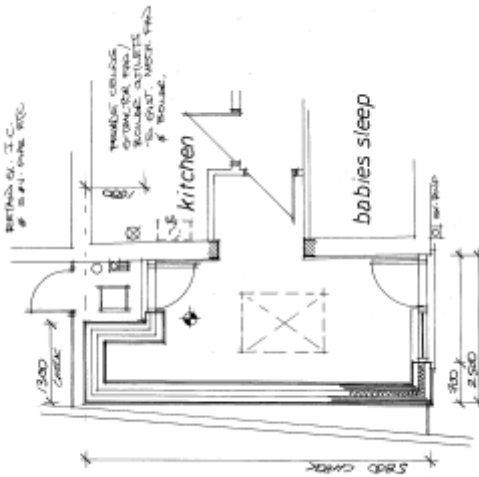
Site History

2017/0955 – Change of use of building from vehicle repair shop to children's day nursery and single storey extensions to front and side of the building - approved

Proposed development

The applicant seek permission for a small, single storey flat roof extension to the rear (west) of the building. The extension would project 2.5m from the existing rear elevation and occupy its full width. There would be a small cut out from the extension to accommodate the drainage and extractions associated with the existing kitchen. The walls of the extension would be rendered to match.





Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy T4 New development and Transport Safety

Policy TC1 Town Centres

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

Policy Poll1 Pollution Control and Protection

Policy LG2 The Location of Growth

Policy E4 Protecting Existing Employment Land

Policy CL1 Contaminated and Unstable Land

NPPF

The NPPF 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.

Paragraphs of particular relevance to this application include:

Para 80 – Planning policies and decision should help create the conditions in which businesses can invest, expand and adapt.

Para 91 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places

Para 109 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Para 124 - The creation of high-quality 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.

Consultations

Ward Councillors – No comments

Representations

None

Assessment

Principle of Development

The NPPF paragraph 80 states that 'planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity'.

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 proposed extension is a relatively modest addition to the rear of the building with a projection of 2.5m. It is acknowledged that it would project towards a boundary shared with 2no. private amenity spaces associated with neighbouring properties; however, it would be set away from those properties and would not be directly faced by the neighbouring habitable room windows. It would also be orientated to the East and only be single storey with a modest eaves height and flat roof, as such, it would not significantly increase overshadowing or be an overbearing feature, in accordance with Local Plan policy GD1.

It is noted that the extension would also be adjacent to the side boundary shared with number 2 Duke Street, but it would be immediately adjacent to the detached outbuilding associated with that property, rather than the dwelling itself. The projection beyond the rear elevation of the neighbouring outbuilding is also relatively modest.

In terms of the amenity of the users of the building, the extension would occupy a relatively under-utilised area of the site which is positioned between the existing rear elevation and the rear boundary. The loss of this space would not have a significant impact on the outdoor space available.

Design & Visual Amenity

Given the extension would be a modest single storey addition to the rear of the building, it would not be highly visible from the streetscene or public vantage points. It would be partially visible from neighbouring dwellings and associated amenity space; however, the majority of the elevation would be screened by boundary treatments.

In any case, the proposed extension is of a size and design which harmonises with the host property and the materials would match the existing materials used.

Given the comments above, visual amenity would be maintained, in accordance with Local Plan Policy D1.

Highway Safety

The existing parking and manoeuvring areas are not impeded by the proposed extension.

Conclusions

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation

Approve subject to conditions

Conditions

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.

The development hereby approved shall be carried out strictly in accordance with the plans (Nos 854-11, 854-14 & 854-15) 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.

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.