
2024/0110

Mrs Emma Taylor

34 Greenside Lane, Hoyland, Barnsley, S74 9PZ

Use of detached outbuilding as beauty/aesthetics salon (retrospective) and erection of single storey infill extension to the front and side of existing detached outbuilding.

Site Description

The application relates to a plot located on the south side of Greenside Lane, close to a bend in the road, and in an area that is principally residential comprising detached dwellings of various scale and appearance.

The property in question is a two-storey detached property constructed of brick with a hipped roof and red coloured roof tiles. The property is fronted by soft landscaping and a driveway which extends to the side of the dwelling. To the side and rear is an existing flat roof detached outbuilding with a rear garden beyond.



Planning History

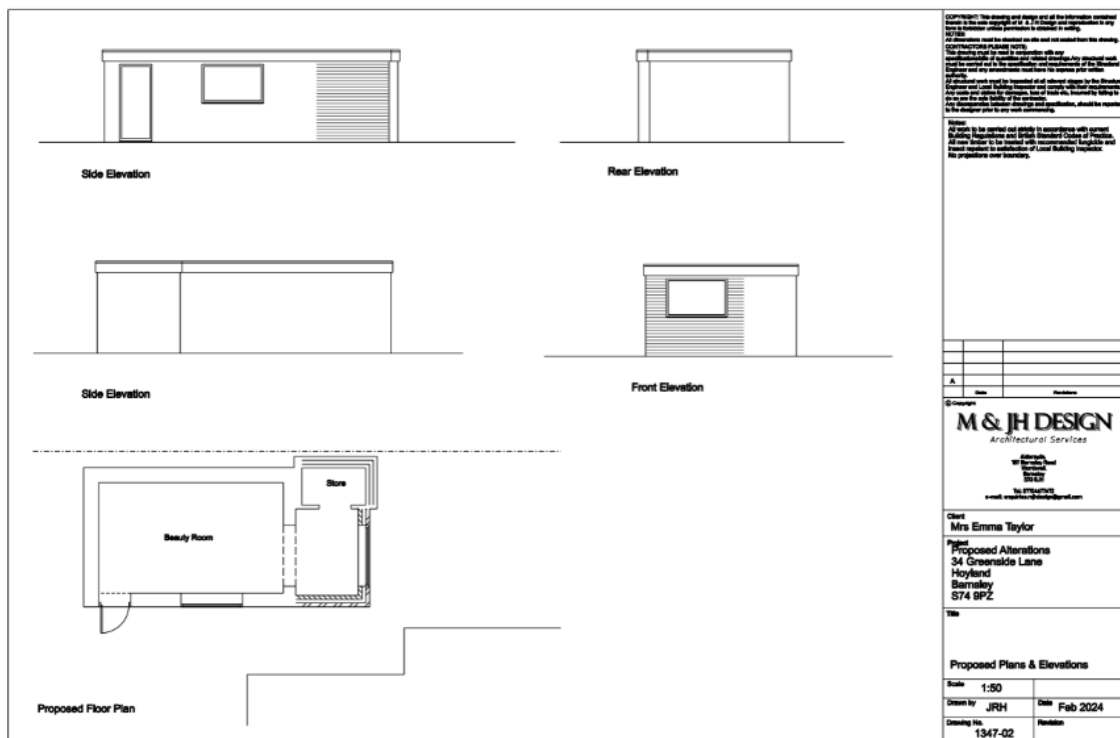
There are no previous applications associated with this site.

Proposed Development

The applicant is seeking retrospective approval for the use of an existing detached outbuilding as a beauty/ aesthetics salon. The applicant is also seeking approval for the erection of a new infill extension to the front and side of the existing detached outbuilding.

The proposed extension would measure approximately 1.9 metres by 2.6 metres and would adopt a flat roof with an approximate total height of 2.4 metres. The proposed extension would form additional storage space for the business use which would continue to operate on a 1:1 appointment basis during the following times:

- Monday between 07:00am and 06:00pm.
- Tuesday between 07:00am and 06:00pm.
- Wednesday between 08:00am and 02:00pm.
- Friday between 07:00am and 12:00pm.



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 allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy POLL1: Pollution Control and Protection.***
- ***Policy T4: New Development and Transport Safety.***
- ***Policy TC1: Town Centres.***

Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***

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.***

Other Material Considerations

- ***South Yorkshire Residential Design Guide 2011.***

Consultations

Local Ward Councillors – No response.

Pollution Control – No objection subject to condition.

Highways DC – No objection subject to condition.

Representations

Neighbour notification letters were sent to surrounding properties and the application was publicised by way of a site notice, expiring 12 March 2024.

One objection was received outlining the following concerns:

- The location of the commercial use in a residential area.
- Dangers from additional traffic entering and exiting on a busy road.
- Dangers from additional vehicles entering and exiting on a sharp corner of the road.
- Dangers to pedestrians from additional traffic and parking (roadside and curb).

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.

Non-residential uses within residential settings are considered acceptable where the majority of the floorspace would remain as residential and adequate parking would be provided. The 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 people.

The proposed use of the outbuilding as a beauty/ aesthetics salon would fall within the category of 'town centre' uses. Therefore, in accordance with Local Plan Policy TC1: Town Centres, an assessment needs to be made on the impact on local centres. In this instance, the closest local centre to the application site is Hoyland. Hoyland is a modest sized local centre located on and near High Street comprising a mix of business uses. Whilst no sequential assessment has been provided, the application site is located approximately a quarter of a mile away and the nature of the business is small scale. Therefore, its impact on the vitality and viability of the local centre is likely to be limited. The proposal is therefore not considered to be contrary to Local Plan Policy TC1.

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 development, including its use, 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 people.

The impact of the development regarding overshadowing, overlooking and loss of privacy, and reduced levels of outlook is considered to be minimal. The proposed extension would act as an infill to an existing detached outbuilding located to the south side and rear of the application dwelling and built immediately adjacent to, and set down from, a detached outbuilding within the curtilage of adjacent property, 36 Greenside Lane. The proposal would maintain the height and external footprint of the existing outbuilding.

The existing use of the outbuilding for the operation of a beauty/ aesthetics salon could have some impact on residential amenity. However, the existing use has been in operation for some years and the proposal would see a continuation of existing operations, including deliveries, hours of operation, and appointments on a 1:1 basis. No specialised or heavy electrical equipment is required or would be used. It is acknowledged that the stated hours of operation are slightly outside of what is generally

considered to be normal working hours. However, no previous complaints have been received and no objections have been received during the consultation period for this application. As such, the proposal is unlikely to contribute to unacceptable levels of noise or other pollution either by way of the operations of the business or as a result of increased traffic movements to and from the site, which are considered to be minimal and are relatively in line with normal expected movements within a residential setting.

Further to the above assessment, Pollution Control were consulted, and no objection was received. However, it was identified that construction works in relation to the erection of the proposed extension could have an impact. As such, a condition will be attached to any forthcoming decision to control the hours for construction-related activities to be carried out.

The part-retrospective proposal is therefore not considered to be overbearing, resulting in increased overshadowing, overlooking, or reduced levels of outlook that would significantly increase beyond existing levels of impact that are likely to be experienced and tolerated, nor is it considered 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 people.

The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and *Local Plan Policy POLL1: Pollution Control and Protection* and would be acceptable regarding residential amenity.

Visual Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they do not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling.

The proposal would add a small infill extension to an existing detached outbuilding located to the side and rear of the application dwelling and set significantly back from the highway. The proposal would maintain the height, scale, and appearance of the existing outbuilding and is therefore not considered to significantly detract from or alter the character of the application dwelling 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.

Highway Safety

The application dwelling benefits from an existing driveway which can accommodate the parking of at least three vehicles with adequate room for turning within the site. The driveway would be shared between the residential and business uses.

It is not expected that the driveway would function at full capacity as appointments are and would continue to be made on a 1:1 basis. Nevertheless, the driveway could accommodate the required minimum number of spaces if needed.

Highways DC were consulted on the application. It was agreed that the level of parking that could be accommodated by the application site would be adequate. However, it was noted that the location of the application dwelling close to a bend in the road would mean that visibility could be restricted and would likely fall short of the typically required standard. Nevertheless, the business has been in operation for a number of years and no personal injury accidents have been recorded along Greenside Lane during the previous 5 years. Therefore, the substandard sight line is not considered to be sufficient justification on its own warrant for refusal of planning permission.

Concerns have been raised regarding additional parking on the roadside and curb. However, the applicant has stated that customers would be informed of available off-street parking prior to appointments and the application site has been determined to offer sufficient parking spaces. Nevertheless, it is acknowledged that on-street parking could occur. However, the responsibility of using the available off-street parking spaces or parking safely and considerately on-street would lie with individual drivers and not the applicant.

Concerns have been raised regarding dangers from additional vehicles entering and exiting on a sharp corner of the road. However, Highways DC were consulted on the application and have raised no objection as the business has been in operation for a number of years and no personal injury accidents have been recorded along Greenside Lane during the previous 5 years.

Concerns have been raised regarding dangers from additional traffic entering and exiting on a busy road. However, as the business would continue to operate as existing, the number and frequency of visits to the application site is considered to be unlikely to result in significantly increased levels of traffic volumes or movements within the surrounding area.

The proposal is therefore considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety* and highway safety would be maintained to a reasonable degree.

**Recommendation -
Approve with Conditions**