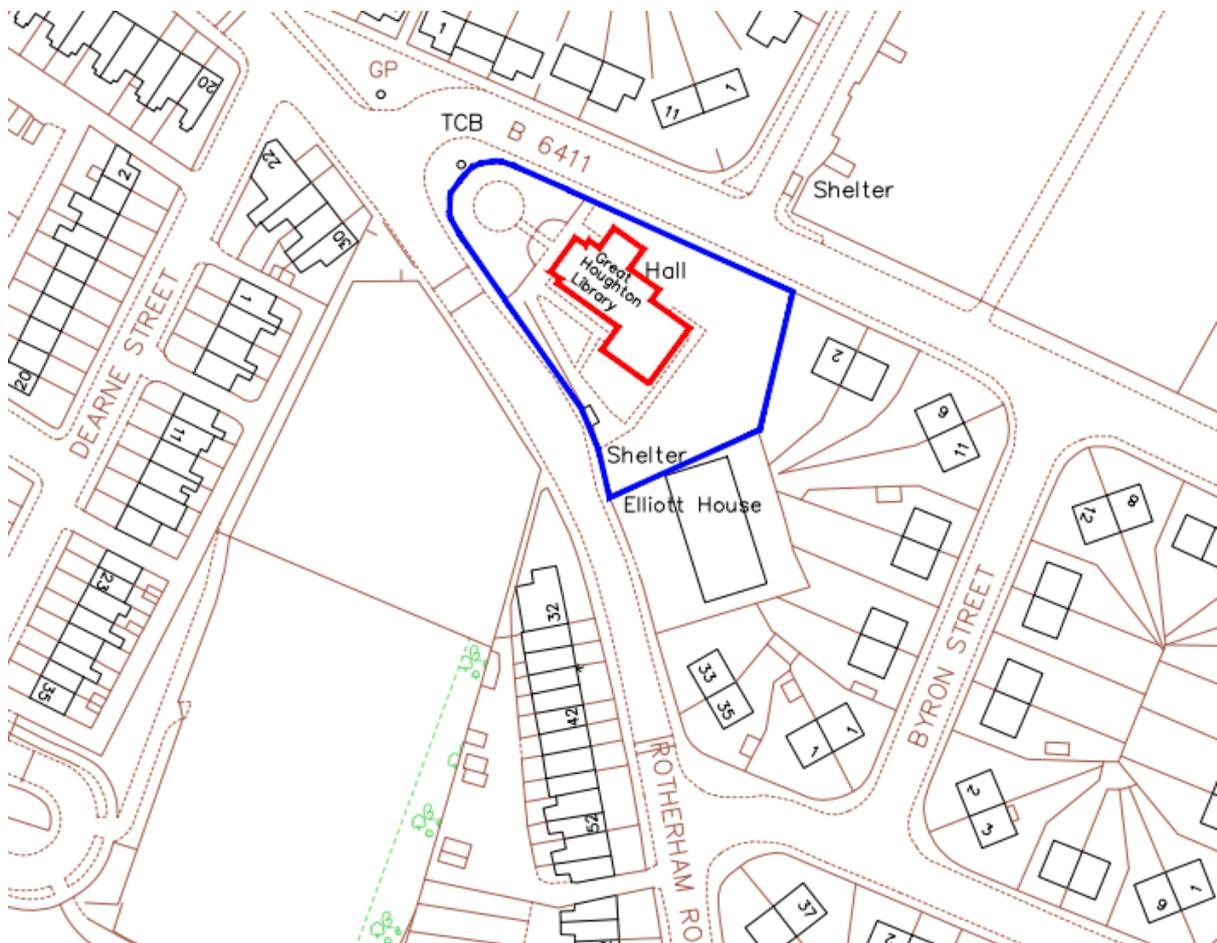

2023/1142

Applicant: BMBC

Address: Great Houghton Welfare Hall, Rotherham Road, Great Houghton, Barnsley, S72 0EG

Description: Replacement roof, single storey extension and general refurbishment works (Retrospective)

Site & Location Description: Located at the junction of the B6273 Rotherham Road/High Street and B6411 Thurnscoe Lane, Great Houghton Welfare Hall is sited within a good-sized curtilage at a prominent position within the village of Great Houghton. The grounds are predominantly lawned and bound by black metal fence. There are some trees present within the site. At the front of the hall is a memorial area for miners featuring benches and a statue. The hall is constructed of red brick with red tiled gable roof and mock Tudor features on a part rendered front elevation, with the part rendered design extending to the side elevations



Planning History:

- 2006/0451 - Erection of single storey Welfare Hall – Approved with conditions 7th June 2006
- B/01/0080/HR - Erect highway boundary wall/railings (2.5 metres high) including gated access and erect 2m close boarded fence at South/East boundaries – Approved with conditions 22nd February 2001

- B/00/0085/HR- Erection of community resource centre. - Approved with conditions 25th February 2000
- B/87/1249/HR – Formation of car park - Approved with Conditions 8th July 1988

Proposed:

As works have started on site the application seeks retrospective permission for the re-roofing of the hall, and the addition of a small single-story office extension on what is effectively be a side elevation, which faces Thurnscoe Lane. Additional general refurbishment works include replacement doors, internal works, and regarding and resurfacing of a small strip of land adjacent the side elevation facing Rotherham Road.

The identified materials for the replacement roof, extension and other works are of a similar, matching appearance to those used within the existing structure. This includes new clay tiles, new timber facias, UPVC rainwater goods and windows. Matching detailing works are also proposed. The new, replacement roof would not materially alter the height of the roof or the eaves height of the building. In terms of the side extension the measurements are as follows:

Small Side Extension:

- **Side Projection: 3.825m**
- **Length: 2.475m**
- **Eaves Height: 3.3m**
- **Height: 3.68m**

Existing Elevations



Existing Front Elevation A
Scale 1:50



Existing Side Elevation B
Scale 1:50



Existing Rear Elevation C
Scale 1:50



Existing Side Elevation D
Scale 1:50

Proposed Elevations



Proposed Front Elevation A
Scale 1/8" = 1'-0"



Proposed Side Elevation B
Scale 1/8" = 1'-0"



Proposed Rear Elevation C
Scale 1/8" = 1'-0"



Proposed Side Elevation D
Scale 1/8" = 1'-0"

Existing Site Plan



Proposed Site Plan



Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; One comment of concern was received from a neighbour. Although they were fine with the works going ahead the neighbour was concerned about inconsiderate parking within the area, both in regard to daytime parking by parents on school runs, along with parking connected to the application site in the evening. Further concern was raised about construction traffic parking.

Consultees:

Biodiversity: Following an initial request from Biodiversity, follow up surveys were conducted for the presence of Nesting Birds and Bats within the application dwelling. The report found that no roosting bats or birds were found at the hall prior to the work commencing.

Forestry Officer: Initial concerns over the extent of pruning to existing trees were queried but approved by the Forestry Officer. Further concern regarding the siting of temporary site equipment and storage of materials raised further concerns with the forestry officer in relation to tree protection. These issues were resolved satisfactorily with a revised compound plan and no conditions were required to be added to any planning consent.

Highways DC: Although there is historically no car parking provision at the site, Highways have raised no objections as the small increase in floor space would be unlikely to increase traffic flow. Additionally, the building is a community facility and there is a bus stop opposite the site and there is good pedestrian access to the site.

Highways Drainage: Confirmed that the details provided in relation to temporary and permanent drainage are acceptable, with the option of the building control department to also check.

Local Ward Councillors: Confirmation of support of the plans was received from Cllr Peace.

Yorkshire Water: No Comments 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. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

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. Conversely, significant weight should be given to:

a) development which reflects 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; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Local Plan

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

BIO1 - Biodiversity and Geodiversity: Development will be expected to conserve and enhance the biodiversity and geological features of the borough

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.

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.

SD1 - Presumption in favour of Sustainable Development: When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

T4 – New Development & Highway Safety: 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.

Assessment

Principle of development

The site is located within land designated as Urban Fabric. Extensions and alterations to existing buildings are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

Residential Amenity

The existing use of the hall would continue and with the proposed extension being a small office, it would not increase the space within the building used by the public. The location and size of the proposed office is such that it would have minimal impact on the amenities of nearby dwellings. The new roof would have no impact on residential amenity with an almost like for like replacement with

no increase in height. Whilst it is accepted that parking issues may be an inconvenience for nearby residents, Highways DC have considered that the continued lack of onsite parking would be acceptable. With no increase in usable space of the hall, excluding the small office building, and taking into account the benefit and long-standing use of the hall for the community, it would not be practical to reject the small extension, and the roof and other works would not have an impact on parking provision.

Visual Amenity

With a comprehensive refurbishment of the hall, the overall impact of the building within the local area would be improved, whilst the character of the building would be maintained through use of similar materials and matching detailing work. The proposed extension is located on a side elevation which whilst publicly visible is contrasted of matching materials and overshadowed by the adjacent existing extension on the same side elevation. The roof matches well with the building and as required uses materials to match the original building.

Trees and Ecology

Surveys of the building for bats have taken place and found no roosts. The scheme has been designed to ensure it also does not detrimentally impact on the existing trees. The Council's Ecology Officer and Tree Officer have both been consulted and raised no objections to the scheme.

Highway Safety

There are no proposed changes to access or parking arrangements. Although there is historically no car parking provision at the site, Highways have raised no objections as the small increase in floor space would be unlikely to increase traffic flow. Additionally, the building is a community facility and there is a bus stop opposite the site and there is good pedestrian access to the site. Whilst the neighbour's concerns on parking are noted, given the hall and use is already in situ, and the proposed changes are unlikely to increase traffic flows, then it is not considered that these changes would have a detrimental impact on highway safety compared to the current situation.

Summary

The proposals, with some work underway, would pose no harm to the character of the building, but instead would enhance the appearance and maintain the use of the facility as a community hall. The works are also considered not to have any detrimental impact on highway safety, ecology, trees, drainage or highway safety.

Recommendation: Approve with conditions