
2021/0910

Mr P Chiverton

Erection of storage container

Citadel, Straight Lane, Goldthorpe, Rotherham, S63 9DR

Site Location and Description

The existing building is located in a predominantly residential area to the south of Barnsley Road, the main shopping area and arterial route through Goldthorpe. Directly to the north of the building is a former railway line and banking covered in trees and vegetation.

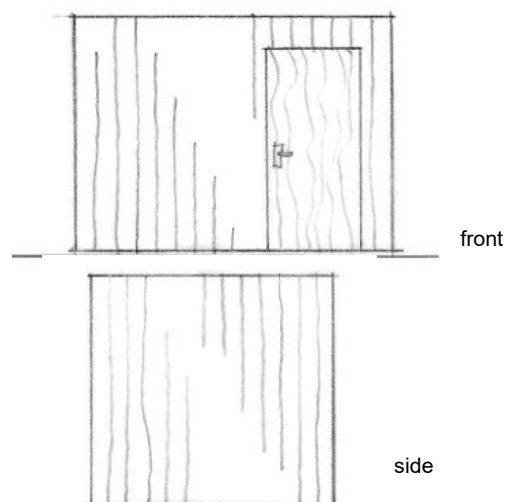
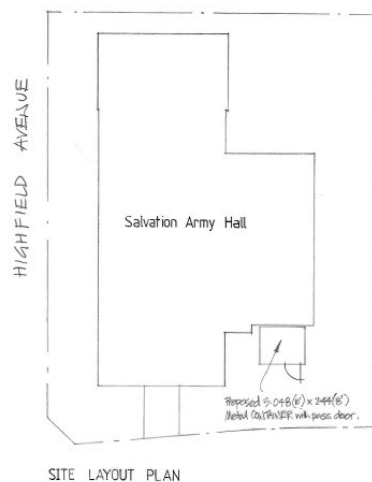
The detached building is detached and constructed from red brick, benefiting from a red brick side extension. The site is bounded by red palisade fencing.



Proposed Development

The applicant seeks permission for the installation of 1no steel container measuring 3m by 2.4m with a height of 2.3m.

The container is to be located to the front of the side extension and used for the storage of items associated with the use of the building. It is to be painted green and it is proposed to install trellis and trailing plants to soften the appearance of the unit.



Policy Context

Planning decision 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 new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

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

Policy D1 High Quality Design and Place Making
Policy SD1 Presumption in favour of Sustainable Development
Policy GD1 General Development

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 there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

Consultations

Ward Councillors – No comments received

Representations

Neighbour notification letters have been sent to surrounding properties and the application has been advertised by the way of a site notice; 1 letter of objection has been received in relation to:

- No plans being available to view
- The scheme would spoil the look of Highfield Avenue and Straight Lane
- Looking out onto a container

Assessment

Principle of development

The installation of steel containers is acceptable in principle where satisfactory standards of design are achieved, where they do not have a detrimental impact on the character of the street scene and the amenity of neighbouring residents and uses are maintained.

Visual Amenity

It is acknowledged that the container would be sited forward of the front elevation of the side extension, however, given that this elevation is set back, the container would not be sited forward of the principal elevation of the main building.

The site is bounded by red palisade fencing and the proposed container would be located behind this fencing, in addition it is proposed to screen the container with trellis and trailing planting adding further screening from the street.

An objection has been received in relation to the container 'spoiling the look' of Highfield Avenue and Straight Lane; the container would not be visible from Highfield Avenue as it would be screened by the existing building and for the reasons outlined above it is not considered to form a highly dominant feature within the Straight Lane street scene.

Given the relationship between the location of the proposed container and the existing and proposed screening, it is considered that the proposal would not lead to a detrimental impact on the character of the street scene and therefore, the siting of the container is acceptable and in compliance with Local Plan Policies D1 and GD1.

Residential Amenity

The site is located within a predominantly residential area, however the siting of the proposed container is such that it would not lead to an increase in overshadowing or reduce levels of outlook to a detrimental level and given that the container is to be utilised for storage it would not increase levels of overlooking and therefore the proposal complies with Local Plan Policy GD1 – General Development.

Highways safety

The proposal would not have an impact on highway safety and is therefore acceptable

Recommendation

Approve with Conditions