

Application Reference: 2026/0063

Site Address: 11 - 15 High Street, Penistone, Barnsley, S36 6BR

Introduction:

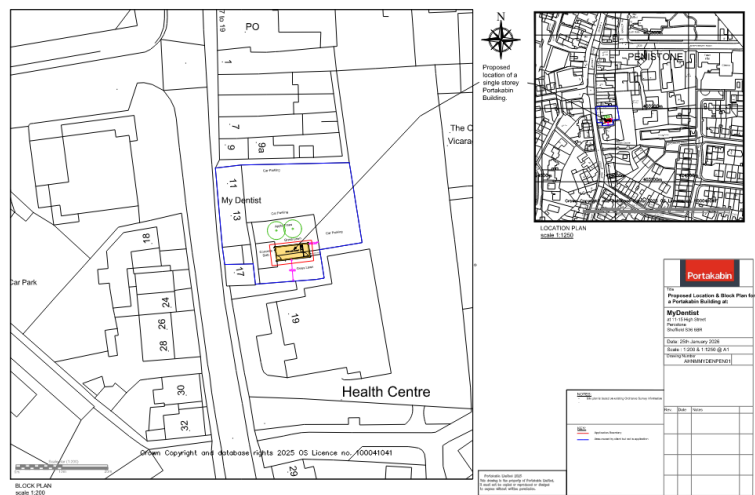
This application seeks full planning permission for the installation of a Portakabin Limited building to be used as staff welfare by myDentist Penistone.

Relevant Site Characteristics

The development site is located at 11-15 High Street, Penistone, Sheffield, S36 6BR. The site is currently used as a dentist and has a car park to the rear of the site which is accessible via the Penistone Group Practice car park entrance to the south of the site. The site is located within the Penistone Conservation Area and is situated within the centre of Penistone.

The site is accessible via road links and Penistone has its own train station. Penistone is situated approximately 7 miles west of Barnsley Town centre and has a mix of urban fabric and greenbelt in its boundaries. The surrounding area is a mix of residential and commercial properties. Residential properties are located above the existing shops and beyond the car park to the east at the old vicarage.

The site is a grassed and hard standing area located at the rear of the dentist within the car park. The grassed area has two small apple trees within. The portacabin will be located on the area of hard standing and grass.



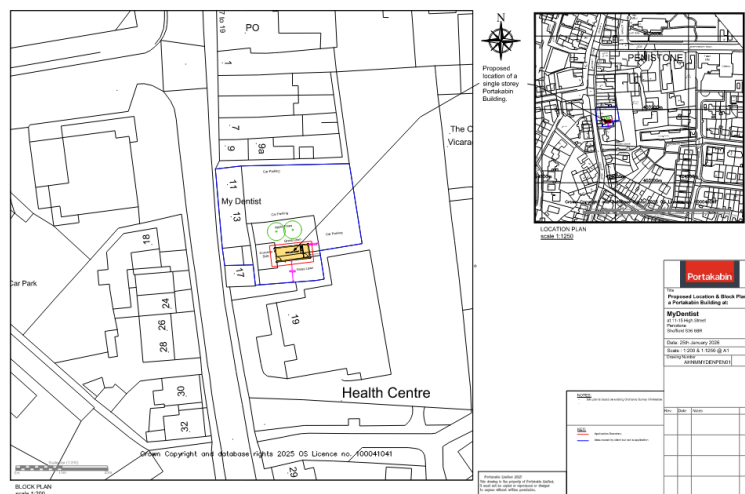
B/75/2258/PU	Conversion of shop and dwelling to dentists surgeries	
2021/1136	Erection of 2no. advertisement banners	Refused
2025/0569	Erection of ground floor rear extension	Approve with conditions

Detailed description of Proposed Works

The proposal is to erect a Portakabin building to be used as staff welfare by myDentist Penistone. The Portakabin will be located within a grassed area located at the rear of the building adjacent to the car park.

The building is required to provide additional staff welfare and staff changing facilities to facilitate the provision of an additional surgery within the practice to provide additional dental care to the local community.

The proposal will measure 7.3m x 3m and 2.6m in height. The external walls are of a durable one-piece construction with high-performance, low-maintenance plastisol-coated galvanised steel cladding to offer protection against fire, extreme weather, and accidental damage. The roof deck is of one-piece construction and is impact resistant. There will be a wood-effect vinyl wrap on all elevations.



- Policy Poll1: Pollution Control and Protection
- Policy T3: New development and Sustainable Travel
- Policy T4: New Development and Transport Safety
- Policy HE1 – The Historic Environment
- Policy BIO1 Biodiversity and Geodiversity

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social, and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Section 2 - Achieving sustainable development.

Section 4 - Decision making

Section 9 – Promoting sustainable transport.

Section 12 - Achieving well-designed places.

Section 16 – Conserving and enhancing the historic environment.

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPD's in this case are:

- Shopfront Designs
- Parking
- Sustainable Travel

Penistone Neighbourhood Plan

Policy BE2: Protection and enhancement of local heritage assets - new developments must respect the rural setting of the community by protecting valuable conservation and heritage sites.

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Relevant Consultations

Ward Members – No comments received.

Highways DC – No objections

Pollution Control – No objections subject to conditions

Drainage – Happy for the details to be checked by building control.

Conservation – No objections

Penistone Town Council – No comments received.

Tree Officer – No objections subject to condition

Representations

Neighbour notification letters were sent to surrounding properties, a site notice was placed nearby and a press notice placed in a local newspaper.

No representations were received.

Planning Assessment

The main issues for consideration are as follows:

- The impact on the character of the area in particular the conservation area
- The impact on neighbouring residential properties
- The impact on the highway network and highways standards

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle

The principle of an extension to an existing business is acceptable within an urban fabric location. As the site is location within the Pensitone Conservation Area this will need to be addressed in relation to the potential impact on the historical character of the area.

Scale, Design and Impact on the Character

NPPF Paragraph 135 relates to high quality design and states that developments should function well and add to the overall quality of the area; are visually attractive; sympathetic to local character; maintain a strong sense of place whilst optimising the potential of the site and create places which are safe and inclusive and promote well-being. Paragraph 207 and

208 requires LPA's to identify and assess heritage significance including the setting and the effect of a proposal.

Paragraph 212 identifies that great weight given to an asset's conservation, irrespective of the degree of harm. Paragraph 213 states that any harm to or loss of significance will require clear and convincing justification. Paragraph 219 indicates that LPA's should look for opportunities for development within conservation areas and within the setting of heritage assets that enhance or reveal significance.

Local Plan Policy D1 states that development is expected to be of high-quality design that should respect take advantage of and reinforce the distinctive, local character and features. Developments should contribute to place making; be of high quality; complement and enhance the character and setting of distinctive places and transform environments which lack distinctiveness. Proposals should provide an inclusive environment; clear connections and ensure ease of movement for all users whilst making use of high quality materials and architectural quality.

Barnsley Local Plan HE1: The Historic Environment states that the LPA will support proposals which conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place.

The site is located within the Penistone Conservation Area, designated in 1974 for its architectural and historic significance. Although within the conservation area, the proposed Portakabin would be positioned to the rear of 11–15 High Street, Penistone, on land currently used as enclosed open space and parking associated with myDentist.

The proposal involves the installation of a prefabricated Portakabin unit to provide welfare accommodation for staff. The structure would be constructed from plastisol-coated galvanised steel cladding and finished with a wood-effect vinyl wrap to ensure a sympathetic appearance. Consequently, from a conservation perspective, the proposal is considered acceptable due to the proposed location being discreet and largely out of public view. The design is subtle, and the building's temporary and removable nature ensures that its impact on the character and appearance of the conservation area remains minimal. In line with Policy GD2 as the proposal is for a temporary building a temporary permission for 5 years is considered appropriate.

In view of the above, it is considered that the proposal would not result in an unacceptable impact on the visual amenity of the locality. As such, the scheme is acceptable from a visual amenity perspective in compliance with Local Plan Policy D1: High Quality Design, Place Making and GD1: General Development and HE1: The Historic Environment.

Significant weight has been given to the design and impact on the character of the area.

Impact on Neighbouring Amenity

Local Plan Policy GD1 states that proposals for development will be approved if there are no significant adverse effect on the living conditions, are compatible with neighbouring land and do not significantly prejudice the current or future use of neighbouring land.

The proposed site has been in non-residential use historically and the principle of expanding commercial uses at the site is considered to be acceptable subject to their being no detrimental harm upon neighbouring amenity. The application is therefore acceptable in terms of residential amenity in compliance with Local Plan Policy GD1 and D1.

The development site is located to the rear of the property within the car park area. The closest residential properties are situated above the nearby shops within the high street. There are other residential properties situated beyond the car park, located at the Old Vicarage. These dwellings have a fence which separates the residential development and the car park. It is noted that there are large mature trees which provide adequate screening of the site. Due to the nature and location of the proposal overlooking and loss of privacy is not expected to occur from the proposal.

Local Plan Policy POLL1 states 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.

The hours of opening will remain as existing, and the proposed portacabin will be used by the staff of the existing dentist for welfare facilities. This use is not expected to cause any additional impact in terms of unacceptable pollution. The application is therefore acceptable in terms of residential impact in compliance with Local Plan Policy POLL1.

Significant weight has been given to the impact on residential amenity.

Highways

It is proposed to erect a Portakabin building on a vacant area of concrete and grass to the rear of the existing main building in order to provide improved staff welfare facilities. The proposals do not include an increase in the number of staff employed at the site nor do the proposals result in any alterations to the existing access, parking and turning facilities. As such, it is considered that the proposals do not adversely impact upon the highway and are therefore acceptable from a highways development control perspective.

In view of the above, it is considered that the proposal would not result in an unacceptable impact on highway safety and as such the scheme is acceptable from a highways development control perspective in compliance with Local Plan Policy T3 and T4.

Moderate weight has been given to highway safety.

Trees

The proposal will be located to the rear of the building within an area of open space within the car park. There are two mature apple trees on site, and as such the tree officer was consulted to assess the potential impact. It is commonplace to submit a tree survey in these circumstances, however it is noted that in this instance a tree survey has not been supplied as part of this application.

As such the tree officer has assessed the proposal in terms of potential impact to the trees. As this is a temporary structure, the portacabin will be placed overground within the site, therefore there should be no impact to the existing trees. To ensure that there are no impact full details of the protection of the trees will need to be provided as part of an arboricultural method statement. The arboricultural method statement will need to detail how the concrete pads will be installed and the Portakabin put into situ along with the physical protection of the trees etc. This will be safeguarded by condition.

In view of the above, it is considered that the proposal would not result in an unacceptable impact to the existing trees in compliance with Local Plan Policy BIO1 Biodiversity and Geodiversity.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and is therefore recommended for approval.

RECOMMENDATION: Approve subject to conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

It was not necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home, and his correspondence.