

2023/0876

Mrs Dawn Grange

Penistone Royal British Legion, 14 St Marys Street, Penistone, Barnsley, S36 6DT

Raising roof of building

Site Description

Penistone Royal British Legion is located on St Marys Street in the Penistone conservation area. St Marys Street has a consistent commercial street scene with various retail frontages. The building is stone built and features two storeys with a flat roofed single storey and a shallow pitched roof second storey set to the rear of the building. There is a car park to the rear of the building.

Planning History

B/76/2715/PU - Erection of beer store extension to club

B/78/3160/PU - To erect office/committee room extension to club

B/81/1661/PU - Outer cladding of club premises, and erection of beer store and garage

B/00/0999/PU - Erection of single-storey extension and alterations to form new toilets

2007/1412 - Erection of external smoking canopy

2008/0857 - Formation of patio area

Proposed Development

The applicant is seeking approval for the raising of the building's roof by 1.55 metres from a ridge height of 6.35 metres to a proposed ridge height of 7.9 metres. The eaves height will be maintained at 5.6 metres. The materials used will be matching stone for the walls and Marley Modern roof tiles.



NEW ROOF

PROJECT PROPOSED ELEVATIONS	CLIENT PENISTONE ROYAL BRITISH LEGION CLUB	ADDRESS ROYAL BRITISH LEGION CLUB PENISTONE S36 6DT	STATUS PLANNING
DRAWN & CHECKED BY TF DESIGN LTD	PROJECT NUMBER 23021	Scale: 1:100 Date: 10/06/2023 11/06/23	Revision:
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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.

Local Plan Allocation – Penistone Conservation Area

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

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

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy 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. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy 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.

Policy HE1: The Historic Environment – States that development which affects the historic environment and Barnsley's heritage assets, and their settings will be expected to protect or improve the character and/or appearance of Conservation Areas and Listed Buildings.

Penistone Neighbourhood Development Plan (2018-2033) – Following the successful referendum on 11 July 2019, Barnsley Metropolitan Borough Council resolved to make the Penistone Neighbourhood Development Plan on 27 August 2019. It now forms part of the statutory development plan for Barnsley Metropolitan Borough Council.

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 places - The Government attaches great importance to the design of the built environment. 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. It

is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 134 states that *“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”*.

Consultations

The LPA's Conservation Officer was consulted and raised no objections.

Penistone Town Council were consulted and raised no objections.

Representations

Neighbour notification letters were sent to surrounding properties, no comments were received. Additionally, a site notice was put up on site and press notice issued.

Assessment

Principle of Development

The site falls within Penistone conservation area with the site and surrounding area being predominantly made up of commercial uses. The upwards extension to the building is considered acceptable where it does not have a detrimental impact on the amenity of surrounding residents, visual amenity, highway safety and the Penistone conservation area.

Visual Amenity and Impact upon Conservation Area

This building is modern and of little heritage significance. However, the existing slack pitched and felted roof is deeply uncharacteristic of the Penistone conservation area. By raising the gable walls in matching sandstone and increasing the ridge height this will be a distinct improvement to the setting of the conservation area. Although not the ideal choice, Marley Modern concrete tiles all be it chunky are the correct colour and from a distance will appear relatively sympathetic. Overall, the proposal is seen as an enhancement. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making nor detrimental to the Penistone conservation area and is considered acceptable in terms of visual amenity.

Residential Amenity

The proposed raising of the roof will not have a significant detrimental impact upon any neighbouring residents. No properties are set to the north or west. The buildings to the east are taller due to the upward slope to the east. There is approximately 22 meters to the buildings to the south.

Highway Safety

There will be no impact upon highway safety.

Recommendation

Approve with conditions