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| Application Reference Number: | | 2025/0154 | |
| Application Type: | | Full | |
| Proposal Description: | | Replacement fire door and windows on stairwell of existing building. | |
| Location: | | Leecrest House, Doncaster Road, Ardsley, Barnsley, S71 5EH. | |
| Applicant: | | Mrs Emma Hampton (Leecrest Management Company Ltd). | |
| Third-party representations: | None. | Parish: | |
| | | Ward: | Stairfoot. |

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| Summary: | | | |
| <p>This planning application has been submitted by Leecrest Management Company Ltd and seeks full planning permission for the replacement of a fire door and windows on a stairwell of the existing building. The development is required due to the identification of significant rot and deterioration within the existing materials.</p> <p>The site falls within urban fabric as allocated by the adopted Local Plan. Development comprising alterations to an existing residential building are considered acceptable in principle if proposals would not significantly adversely affect residential amenity, highway safety, and where satisfactory standards of design are achieved.</p> <p>The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).</p> <p>Recommendation: APPROVE subject to conditions.</p> | | | |

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Site Description

This application relates to a detached, three-storey residential building comprising fifteen apartments and is constructed of brick with a pitched concrete tiled roof. The building features a modest canopy on its north elevation and a three-storey pitched roof stairwell on its west elevation. The stairwell has a ground floor fire escape door with side glazing and first and second floor windows with guard rails behind. The apertures are located on the north elevation of the stairwell and are timber constructed and painted white. The site is bounded by a mix of trees and vegetation to the north, west and south. The northern boundary runs parallel to Doncaster Road and is defined by a high stone wall with an integrated pedestrian gate and stepped pedestrian access behind. Vehicular access is taken from the north-east corner of the site and is shared with adjacent properties. Because of the existing level differences, boundary treatments and the set back of the stairwell, views from the surrounding public realm are somewhat limited.



Planning History

There are four planning applications associated with the development site. However, the most relevant application is:

| Application Reference | Description | Status |
|-----------------------|---|-----------|
| B/02/1242/BA | Conversion of hostel to form 15 self-contained flats. | Approved. |

Proposed Development

The applicant is seeking planning permission for the replacement of a fire door and windows on the ground, first and second floors on the north elevation of a stairwell to the western end of the existing building.

Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. The following Local Plan policies are relevant in this case:

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

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

In December 2024, the Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF 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. The 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 (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *Section 12: Achieving well designed places.*

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 this guidance 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 following SPDs are relevant in this case:

- *Design of Housing Development (Adopted July 2023).*
- *Parking (Adopted November 2019).*

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

Consultations

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website. No representations have been received.

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| Local Ward Councillors | <i>No comments received.</i> |
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Planning Assessment

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 of Development

The development site falls within urban fabric as allocated by the adopted Local Plan. Development comprising alterations to an existing residential building are considered acceptable in principle if proposals would not significantly adversely affect residential amenity and highway safety, and where satisfactory standards of design are achieved.

Impact on Residential Amenity

The proposed development would impact the western stairwell to an existing residential building. As such, it is acknowledged that there could be some temporary disruption and nuisance caused during works. If approved, a condition could be used to control construction hours. Subject to condition, this is considered to weigh moderately in favour of the proposal.

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

Impact on Visual Amenity

An inspection carried out by Longsight Design Consultancy on behalf of the applicant states that the first and second floor windows benefit from a floor-to-ceiling span and guard rails are installed behind the first and second floor windows. There is a fire escape door with a glazed side panel and obscure glazing above at ground level. A suspended ceiling has been installed at ground level which can be seen through the obscure glazing. To conceal the floor construction timber fascia has been installed

above the ground and first floor apertures. The fascia and frames are white and the inspection states that the current timber constructed windows are showing signs of significant rot and deterioration.

The submitted specification details indicate that the replacement apertures would be constructed of Painswick/ White UPVC frames and panelling with double glazing. The replacement apertures would similarly reflect the appearance to the existing timber constructed frames and fascia and would not materially impact the external appearance of building nor adversely impact the character of the street scene, especially as views from the surrounding public realm would be limited. The material choice would also not be out of character for the area which sees white UPVC to neighbouring properties to the east. Therefore, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and is considered acceptable regarding visual amenity.

Impact on Highways

The proposed development is not considered to be prejudicial to highway safety; existing off-street parking arrangements would not be impacted and would be maintained, and the proposal would not result in a requirement to provide additional spaces. Therefore, this is considered to weigh modestly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.

Impact on Trees

There are several trees within the development site and in proximity of the area of proposed works. Following discussions with the Council's Forestry Officer, it is considered that the nature and general extent of the development would be relatively minor and would unlikely present a need for significant material and machinery storage in the vicinity which could otherwise impact the trees. As such, no further information was requested, and no objections were raised.

Planning Balance and Conclusion

In accordance with the provisions of paragraph 11 of the NPPF(2024), the proposal is considered in the context of the presumption in favour of sustainable development and therefore, for the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant local and national planning policies and guidance and planning permission should be granted subject to necessary conditions.

RECOMMENDATION: Approve subject to conditions.

Justification

Statement of compliance with Article 35 of the Town and Country Development Management Procedure Order 2015.

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of this application, as it was deemed acceptable.

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 representations, 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.