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**2023/1107**

**Applicant:** D Gummerson

**Address:** (Ebenezer Building) Grimethorpe and Cudworth Boxing Club, Barnsley Road, Cudworth, Barnsley, S72 8UU

**Description:** Opening up and re-installment of former windows, installation of new window and door openings, and new render to existing side extension

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### Site & Location Description:

The application dwelling a former Chapel which had most recently been used as a boxing club for the local community. In 2022 it was deemed prior approval for a change of use from a commercial premise to residential dwelling was not required. Located in a large curtilage which is at an elevated position between 96 and 102 Barnsley Road in the suburb of Cudworth, its former uses contrasted with the predominately residential area surrounding the dwelling. Whilst the principle of pedestrian access via steps from Barnsley Road remain, possibly due to safety and security, there are blocked by a fence within the site. As such, both pedestrian and vehicular access is only available by the rear of the curtilage. This access is obtained from a road/alleyway leading from an offshoot of Barnsley Road, between No.116 and No.118.

Externally the dwelling is predominantly constructed of red brick with a tiled gable roof. Like other dwellings in the area, the front façade is constructed of yellow stone. There is an existing ground floor side extension, located on the left elevation of the dwelling, when view from the front elevation. There are several windows to all elevations, but the principal window is a large, partially covered arch on what will be the first floor of the dwelling. Internally the dwelling is split over two floors, although due to the side extension and mezzanine effect of the first floor, the ground floor would feature a larger footprint. On a site visit to the location, it was confirmed that the dwelling's ground floor extension is being used for current residential living accommodation. whilst internal works are being carried out elsewhere in the building, preparation for external works for the whole dwelling are underway in anticipation of planning consent.



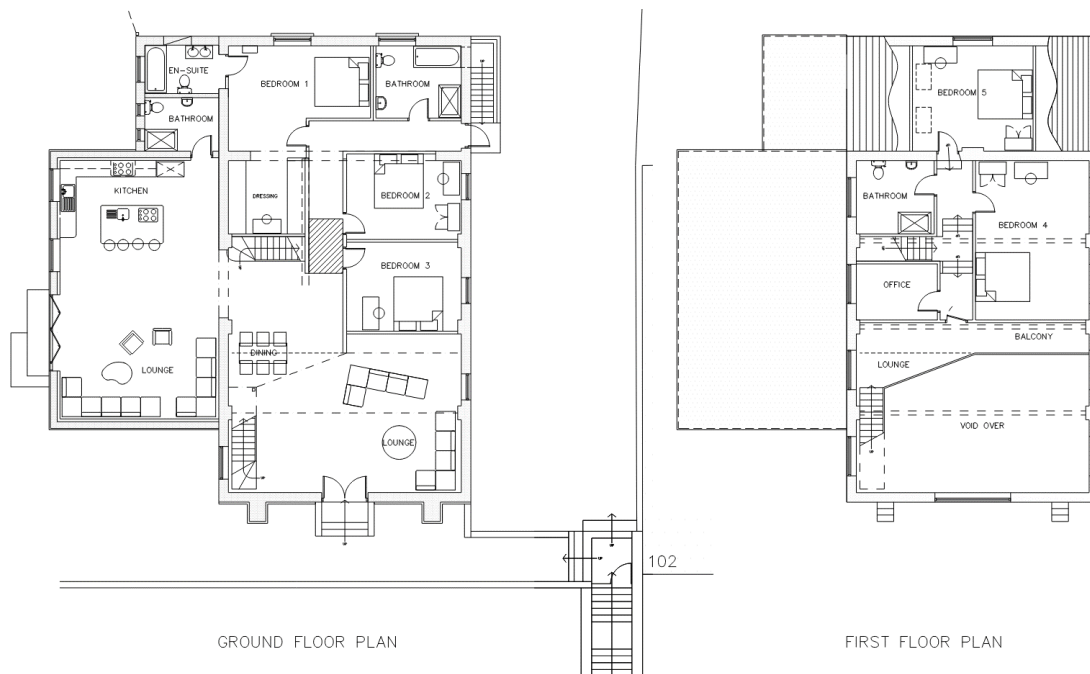
## Planning History:

- **2023/0586** - Lawful development certificate for proposed works to building including additional windows and rooflights, new sliding folding door, timber cladding to side of extension, and opening up of walled up windows with new window units following granting of prior Approval- Withdrawn
- **2022/0998** - Change of use from former boxing club (Use Class E) to dwellinghouse (Use Class C3) (Prior Approval) – Confirmed Prior Approval was not required on 22<sup>nd</sup> November 2022
- **B/84/1556/CU** – Historic No Information
- **B/84/0561/CU** – Historic No Information
- **B/83/0935/CU** – Conversion of former chapel into 5 dwellings and erection of 5 garages – Withdrawn 24<sup>th</sup> January 1984

## Proposed:

The proposal is for multiple new or replacement window openings, which would include the full exposure of a the partially covered first floor archway window and replacement of the nonoriginal and unsympathetic doors of the front elevation with full height glazing. New render to the existing side elevation is also proposed. Solar panels are shown on the plan but as the roof is to remain altered, these would be regarded as permitted development.

## Existing and Proposed Floor Plans and Elevations





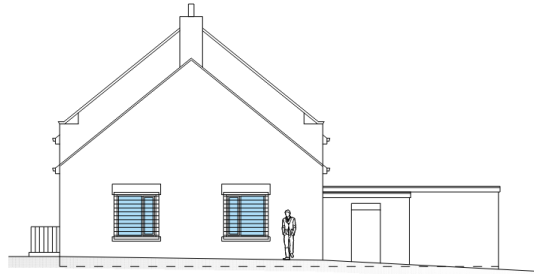
SOUTH EAST ELEVATION



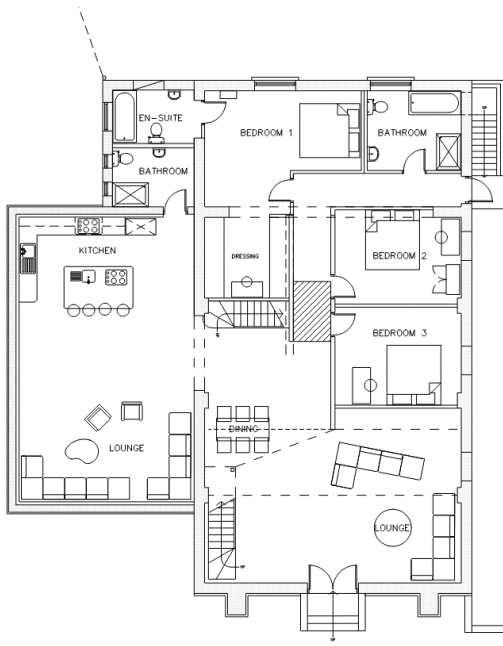
SOUTH WEST ELEVATION



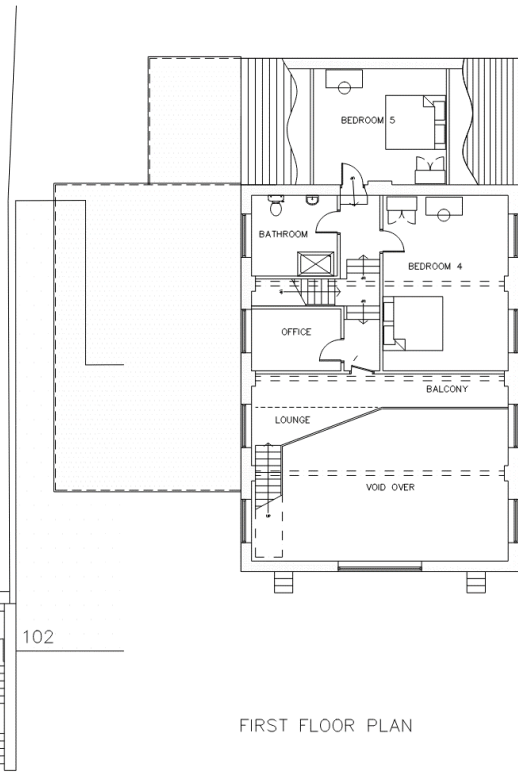
NORTH EAST ELEVATION



NORTH WEST ELEVATION

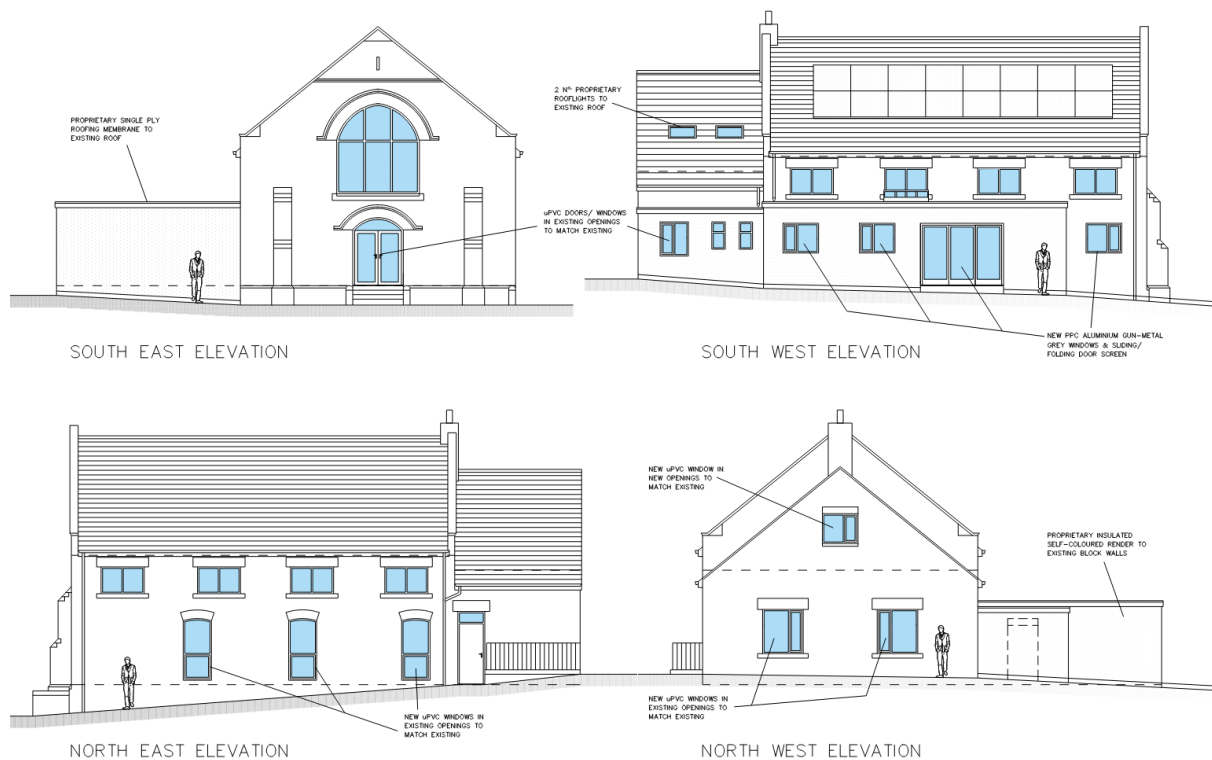


GROUND FLOOR PLAN



FIRST FLOOR PLAN

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**Local Plan Designation:** Urban Fabric

**Conservation Area:** No

**Neighbour Representations:**

Letters were sent to 10 nearby addresses; No comments were received.

**Consultees:** None Required

**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. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or 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:

**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.

**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.

**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.

#### Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

#### Principle of development

The site is located within land designated as Urban Fabric. Alterations to residential properties 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

Because of the elevated but somewhat isolated position from the broader street scene, supported by large trees/shrubs, the dwelling, even with landscaping amendments would maintain its isolation and its potential impact on residential amenity would broadly be in relation to the two closest adjacent dwellings of No.96 and No.102 Barnsley Road and neighbours on the opposite side of Barnsley Road. No.96 has two small side windows for rooms of unknown use, although their size and position may suggest non-habitable rooms. The application dwelling's proposed new windows and doors on the ground floor extension would be approximately 16m away from the side elevation of No.96, with much of this space accounted for by the application dwelling's curtilage. Also between the two dwellings are the large shrubs/trees which border the application dwelling's boundary. In relation to No.102, the distance is both much shorter at 6m and the single side window of No.102 is considered a habitable (dining) room. Usually in such circumstances the addition of new windows may not be allowed. In this unique circumstance, however, there are both existing windows at the first-floor level and former window openings on the ground floor level, which are to be re-instated as windows. It is unknown as to when the windows were disused as windows but both dwellings are of a similar age with the chapel having stood for circa 100 years.

Regarding the potential impact on the residential amenity of dwellings on the opposite side of Barnsley Road, potential overlooking could occur to the replacement of ground floor doors on the front elevation and to a less extent the removal of a partial covering of an existing first floor arched window. As mentioned, the first-floor arched window is already in situ and glazed but a proportion is covered by a sign, this is proposed to be replaced with a new fully glazed window. In overall context, this would have little detriment to residential amenity as the principle of the large window has already been established and would be akin to whether somebody hangs or does not hang window coverings. For the change of the doors into a window, the current doors are not original and are not a particularly attractive feature of the dwelling. The proposal is to install full length glazing as a replacement. Again, the concern would be about the potential impact on residents on the opposite side of Barnsley Road, for whom the window may overlook. Having viewed the potential impact and checked the distance on a map, which is circa 22m between dwellings, I am satisfied that with the existing boundary treatment, even if that is cut back, the proposed windows would have a negligible

impact on the overlooking of adjacent neighbours and would also have less impact than the existing and larger arched window, which is positioned at a higher level. In further mitigation, despite ten residents being contacted, including those potentially affected by the front elevation windows, no comments were made.

### Visual Amenity

The dwelling is not a listed structure but may possibly be considered an important landmark or have local cultural significance within the local area, due to its history as both a chapel and community boxing club. Currently the landscaping of the site is quite overgrown and unkempt, whilst the dwelling itself is showing signs of decay. It is unclear how long this situation has been present but ultimately it may be considered a blight within the area. The proposals make modest external visual amendments to revitalize the chapel into a contemporary home, whilst maintaining the core aspect of the original chapel's exterior design. Obviously visual comprises exist such as the rendering of the side extension and the installation of glazing in the location of the original front elevation doorway. However, as the building is not listed, these changes are considered acceptable and assist in the retention of the overall building rather than its potential loss. Even if significant pruning of the established trees or shrubs occurred, the rendered side wall of the existing extension, additional or reinstated windows would not significantly alter the dwellings visual impact within the area. In conclusion there is no significant harm caused to the overall character of the dwelling and the long-established street scene, where the core structure and dominance of the former chapel would remain.

### Highway Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact upon Highway Safety.

### Summary

The proposed works may have a limited effect upon the residential amenity of neighbouring dwellings, and a small impact upon the visual character of the dwelling and visual amenity of the area. On balance though, the proposals to enhance the current use of the dwelling into a contemporary home, whilst maintaining the core structural nature of the former chapel represents an ideal and sustainable use of the existing structure with overall minimal effect upon the immediate area.

**Recommendation:** Approve with conditions