2022/0817

Applicant: Wellspring Academy Trust

External alterations including the application of render on a section of the building, changes to the window and door fenestration details, replacement of the existing roof lantern and fascias with cladding, a porch extension and an externally mounted air source heat pump

Kendray Resource and Community Centre, Thornton Road, Kendray, Barnsley, S70 3NG

Site Description

The application site is Kendray Resource Centre, located off Thornton Road in Kendray. The building is single storey, located via a hard surfaced access and is currently occupied by an educational facility – Wellspring Academy. The surrounding area is occupied by educational and a mix of commercial uses, with an industrial unit to the North of the building occupied by various commercial premises.

The building is largely rectangular in shape, having been extended at various points in the past, with a car park to the Rear/South of the building.











Relevant Site History

B/76/03320/BA – Erection of urban community centre (Historic)

B/78/2148/BA – Replacement of external steel chimney with 3 individual steel chimneys (Historic)

B/93/0801/BA – Erection of boundary fence (Historic)

B/94/0813/BA – Formation of multi-sports pitch and erection of fencing and floodlights (Historic)

B/96/1165/BA – Erection of extension to community/resource centre (Historic)

B/99/0636/BA – Erection of single-storey creche extension (Historic)

B/99/0770/BA – Erection of single-storey skills centre extension (Historic)

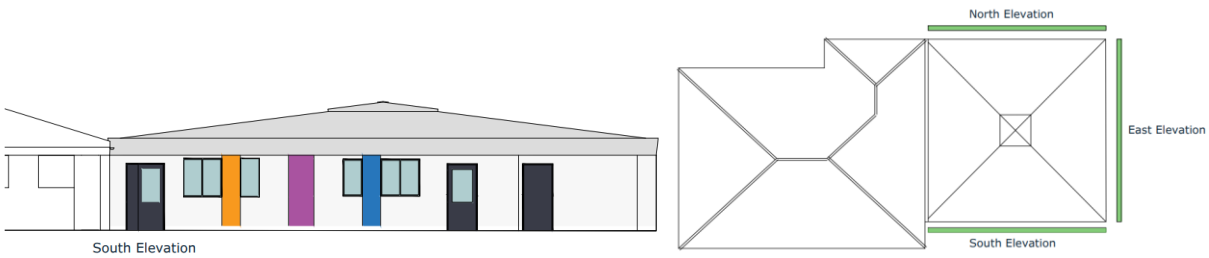
Proposed Development

The applicant is seeking approval for various alterations to the building, including the following:

1. the erection of a porch on the East elevation of the building. The porch projects 0.78m, with a width of 2.16m and a flat roof with a height of 2.6m to the roof ridge.
2. Installation of an Air-Source Heat Pump (ASHP) located to the North-West elevation of the building with a 1.8m mesh fencing enclosed around the ASHP position.
3. Installation of multi-coloured cladding and render to the existing external elevations of the building.



Note – Red outline above demarking position of proposed porch





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 (adopted January 2019), alongside the Joint Waste Plan and relevant neighbourhood plans, form the statutory development plan for Barnsley. It establishes policies and proposals for the development and use of land up to the year 2033 and will be used when considering planning applications and to coordinate investment decisions that affect the towns, villages and countryside of Barnsley. The Local Plan supersedes the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

In reference to this application, the following 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.

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 and Transport 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.

Poll1: Pollution Control – 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. Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

I2: Educational and Community Facilities – Development for the provision of schools, educational facilities and other community facilities will be supported. Such uses will be protected from development unless it can be demonstrated that the sites and premises are no longer required by the existing or an alternative community facility

Supplementary Planning Documents

- Residential amenity and the siting of buildings
- Parking

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, the policies above are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings. They also reflect the advice in paragraph 124 (general design considerations) and paragraph 130, which state that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'.

Consultations

Pollution Control – No objection raised.

Sustainability – No comment

Forestry Officer – No comment

Ward Councillors – No comments

Representations

One comment has been received by a tenant of the neighbouring commercial units to the North (in Kendray Business Park) indicating concerns with noise, general disturbance which would impact on the running of the tenant's business.

Non-material planning matters have also been raised which enquires as to whether compensation would be given should the tenant's business be disrupted.

Assessment

Principle of development

The application site is located in the Urban Fabric with the immediate surrounding area a mix of commercial/industrial uses, educational facilities as well as residential properties (facing onto Thornton Road to the East). The proposed development is to modernise the existing educational facility without changing how it operates. Extensions to such buildings are therefore acceptable in terms of Local Plan Policy I2, subject to other local and national planning policy being complied with.

Visual amenity

The proposed porch is small in scale and size, with a footprint of 1.685sqm. Compared to the existing footprint of the building, which is 115sqm, the porch is clearly not a large addition to the building and does not increase its bulk or size by a significant amount. The existing building has a hipped/pitched roof with the proposed porch featuring a flat roof. The flat roof does not match the existing building but nonetheless reduces its overall size, scale and prominence. The porch will be finished in cladding which matches the other proposed cladding on the building and overall, the design of the porch is considered to complement the other features and design alterations.

The Air source heat pump is also located at a non-prominent position within the site, enclosed in a corner and largely screened from view. The ASHP is relatively small in size with a double unit measuring 1.2m x 0.6m

enclosed by a 1.8m high mesh fence. The ASHP is modestly sized, located on a non-prominent elevation with no direct view into the site from the nearby public realm. The mesh fencing and the ASHP is considered to have a very minimal impact on the appearance or character of the area.

The proposed cladding and render will modernise the building whilst not changing the character of it significantly, with the proposed cladding being similar in appearance to the neighbouring Kendray Primary School to the South-East. The proposed materials are considered suitable.

The proposed development is in compliance with Local Plan Policy D1 and is acceptable in terms of visual amenity and design.

Residential amenity

There are residential dwellings located in fairly close proximity to the application site, the closest being no. 32 Thornton Road to the East which is 72m from the nearest elevation of the building at its closest. The proposed porch has no impact on the neighbouring properties however ASHPs do result in increased noise generation and disturbance to neighbouring residents. However, the ASHP itself is located on the West side of the building at a distance of 100m from the nearest residential unit. This is a significant distance, and any additional noise generation from the ASHP should not detrimentally impact the amenity enjoyed by the neighbours.

The proposed porch will have no/very little impact on residential amenity.

A condition will be attached that ensures the construction work will operate during sociable hours/days – primarily weekdays (daytime only), limited hours on a Saturday and at no point on Sundays or Bank Holidays. The proposed development is in compliance with Local Plan Policy GD1 and is acceptable in terms of residential amenity.

Pollution Control

A neighbouring unit has raised concerns to the development largely in regard to noise generation and whether this would impact on the operation of the neighbouring unit. The ASHP will result in a small increase in the amount of noise generation and general disturbance but is located at a distance of 18m from the nearest commercial unit, and Pollution Control have not objected to the proposal. There are a wide range of uses operating in the Business Centre and it is considered that the positioning of the ASHP or the likely noise generation id particularly problematic to raise significant concerns in regard to impact on neighbouring uses. The proposed development is in compliance with Local Plan Policies GD1 and Poll1 and is therefore acceptable in terms of Pollution Control.

Other Matters

A tenant of a neighbouring commercial unit has raised concern in regard to whether their services will be impacted by the development and what compensation would be made should the services be interrupted. These are not planning considerations which could be controlled by the decision-making process of this application, or through planning conditions.

Recommendation

Approve subject to conditions