
2024/0175

Ms Richa Rishiraj

Variation of condition 2 relating to 2020/1393 (Conversion of existing shop/office into 2no 2 bed flats, 1no 4 bed House in Multiple Occupation and associated external alterations) to allow changes to the front elevation.

210-212 Sheffield Road, Barnsley, S70 4PG

Site Description

The application relates to a stone fronted mid terrace property which is currently vacant but previously accommodated a cycle shop and its associated offices and storerooms. The works granted under application 2022/0086 have already commenced within the building, although they are currently on hold awaiting the outcome of this application.

Accommodation is over 4 floors with a sales area and store on the lower ground floor, sales area and WC on the upper ground floor, sales area, office, store and shower room on the first floor and storeroom within the roof space. Part of the lower ground floor to the rear of the building is in separate ownership and has a separate entrance.

The building fronts Sheffield Road and is set back from the highway by a small forecourt area. Attached to both sides of the building are dwellings and opposite the site are large buildings which have been subdivided into flats, bedsits and HIMO's. To the rear of the property is a single storey car repair garage which is attached to the rear elevation. Beyond the garage are terraced dwellings fronting Commercial Street and Corporation Street.

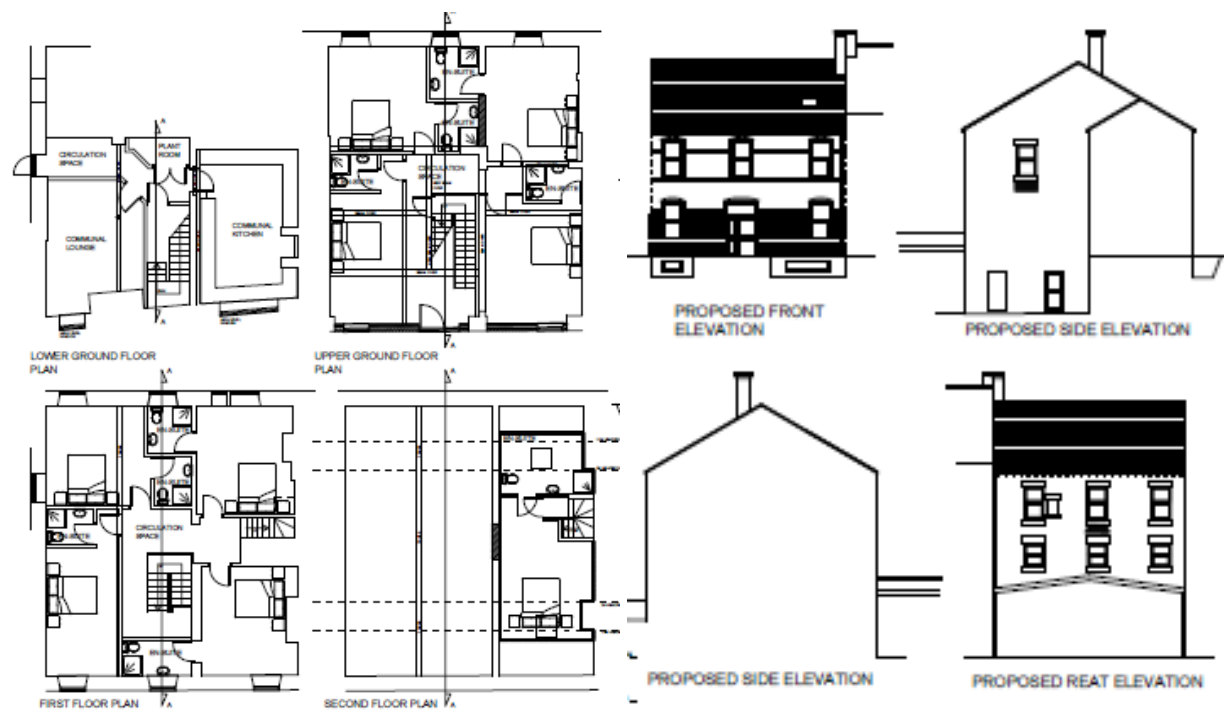


Site History

2017/1254 - Conversion of shop/office/store into 9 bed HIMO with shared facilities - approved

The applicant gained permission to change the use of the building from shop/office/store to a 9-bedroom HIMO with shared facilities. On the lower ground floor there was a shared kitchen and living room, on the upper ground floor there was 4 en-suite bedrooms, on the first floor there was 4 en-suite bedrooms and there would be a further en-suite bedroom in the roof space.

Externally the shop front was to be replaced by a main entrance door and 2 no. windows. There would also be 2no. light wells created to the front to serve the lower ground floor. The only other changes were the replacement of a door with a window at first floor on the side elevation and the reduction in size of an opening at first floor level on the rear elevation.



2020/1393 - Conversion of existing shop/office into 2no 2 bed flats, 1no 4 bed House in Multiple Occupation and associated external alterations – approved subject to conditions



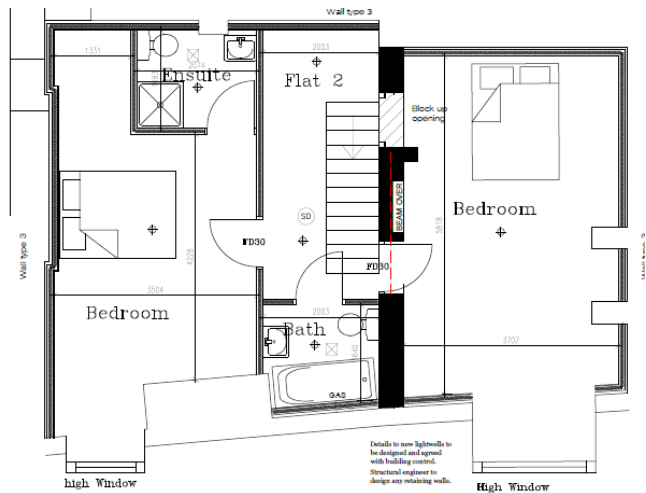
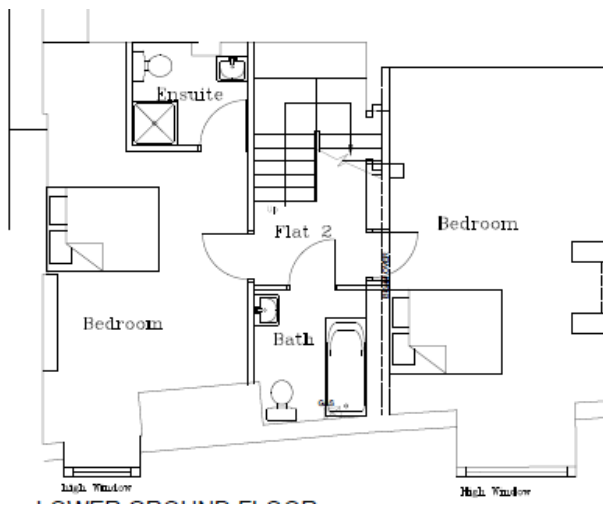


2022/0086 - Variation of condition 2 (approved plans) of planning permission 2020/1393 to enable changes to the internal layout - Conversion of existing shop/office into 2no 2 bed flats, 1no 4 bed House in Multiple Occupation and associated external alterations - approved

Lower ground floor

2020/1393

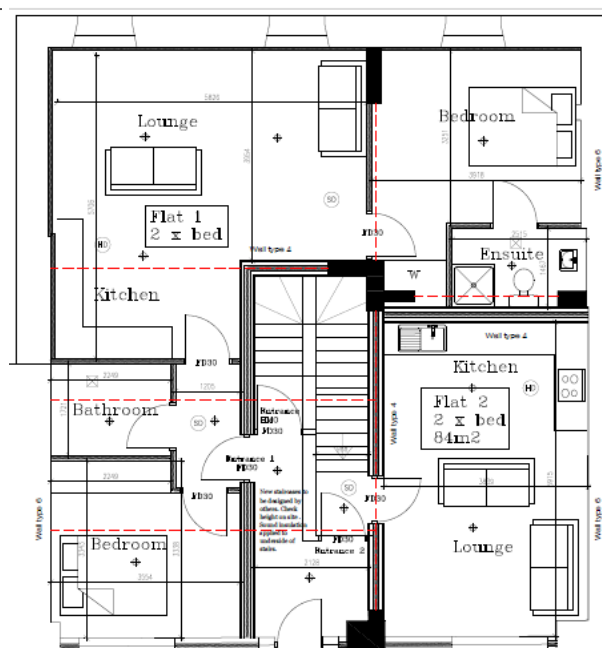
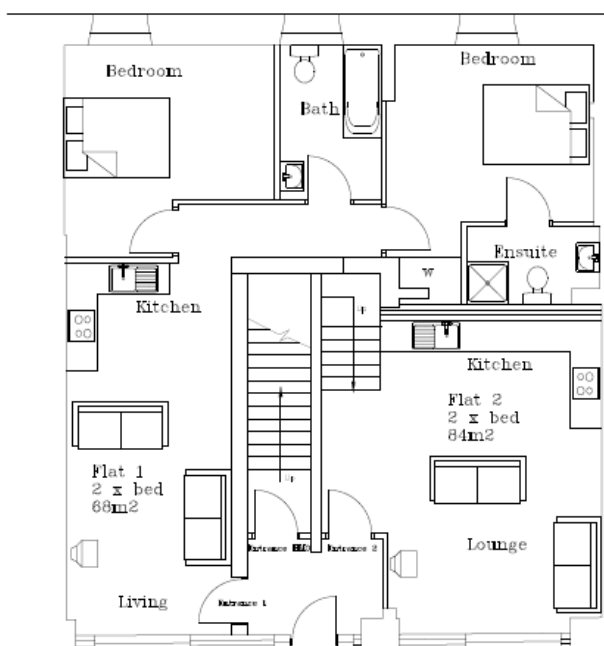
2022/0086



Upper Ground Floor

2020/1393

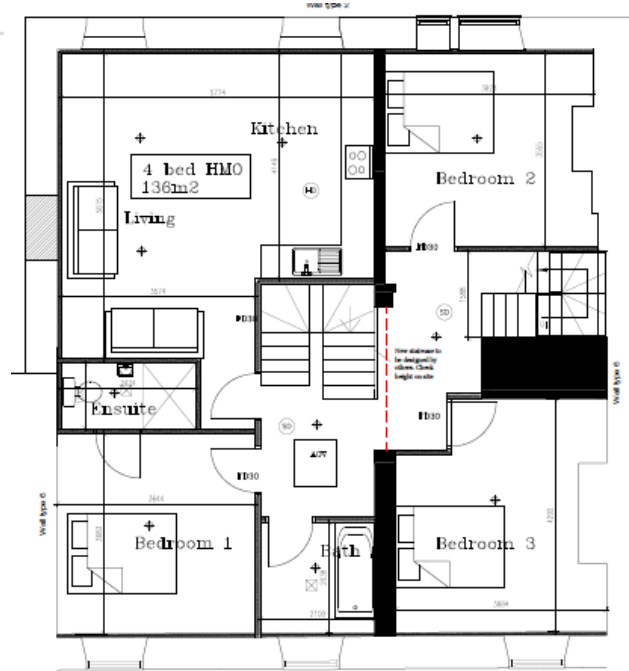
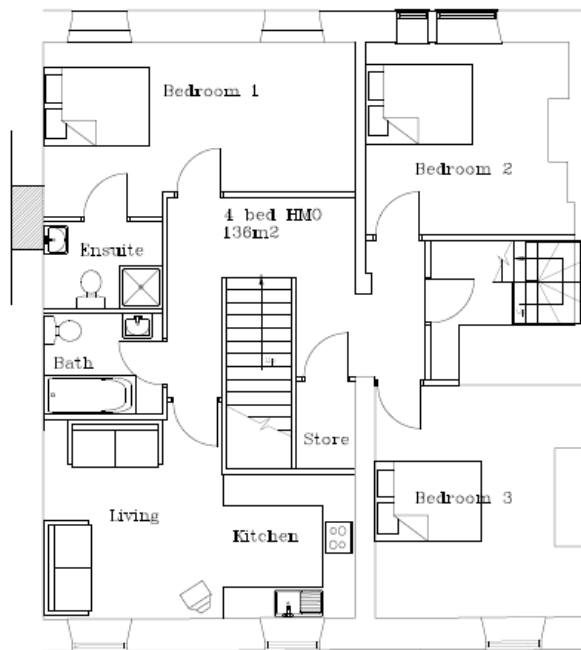
2022/0086



First Floor

2020/1393

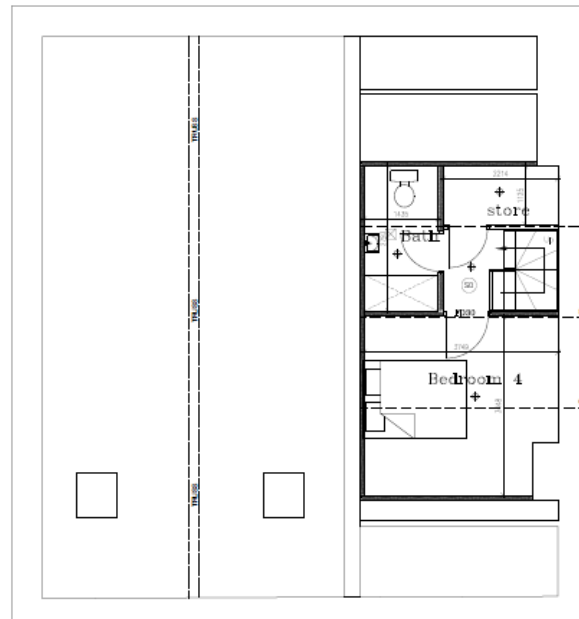
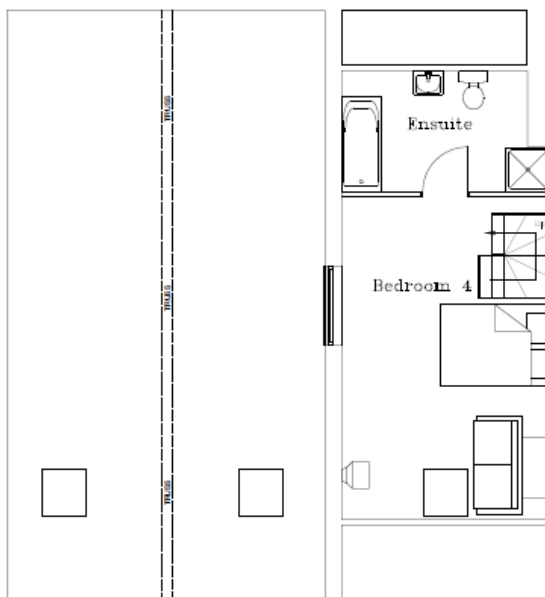
2022/0086



Second Floor

2020/1393

2022/0086



Proposed Development

Following the approval of 2022/0086, works started at the property, however, when the shop front fascia was removed it has structural steel work with galvanised steel columns below. It was originally envisaged that the shop front would be made good with matching brick work, however, the steel work stands proud of the front elevation and would need to be removed to carry out the development in accordance with the previous approvals. Given the steel work is structural it would cause significant issues and expense to remove. As such, the applicant is now applying to retain the steelwork and make a feature of it.

The area which previously accommodated the shop signage would have painted boarding between the steel framework and the 2no. columns would be retained, painted and made a feature of.

Steelwork uncovered



Front elevation as approved



Front elevation as proposed



Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy T3 New Development and Sustainable Travel

Policy T4 New development and Transport Safety

Policy SD1 Presumption in favour of Sustainable Development

Policy LG2 The Location of Growth

Policy GD1 General Development

Policy D1 High Quality Design and Place Making.

Policy Poll1 Pollution Control and Protection

Policy H9 Protection of Existing Larger Dwellings

SPD's/PAN's

Those of relevance to this application are as follows:

- Design of Housing Development
- Parking

Other

NPPF

The NPPF 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.

Paragraphs of particular relevance to this application include:

Para 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 91 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places

Para 115 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Para 131 - The creation of high-quality 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.

Consultations

Ward Councillors – No comments

Representations

A site notice was erected within the immediate area and consultation letters were sent to 7 neighbouring properties. No objections have been received.

Assessment

Principle of development

This application relates to the same use, same amount of units and same number of bedrooms as previously approved, as such, the principle set out in the previous Officer Report is still relevant. This report is purely focussed on the proposed amendments to the approved front elevation. The merits of the amendments will be explored under the headings below;

Residential Amenity

The proposed amendments would be purely a design amendment and would not have a significant impact on residential amenity, as such, the development is in accordance with Local Plan Policy GD1 and the SPD.

Visual Amenity

The steel work between the ground and first floors was previously hidden behind the signage for the shop, as such, the infilling of this steelwork with boarding and painting it would not be visually significantly different from when the shop was still operating. The steelwork and boarding would be painted to match the bay window of the neighbouring property (black), as such, it would sit comfortably within its surroundings and not appear an alien or incongruous feature.

In terms of the retained post, they would sit between the front entrance and one of the ground floor windows. They would add interest to an otherwise relatively featureless ground floor and given their lender design, would not be visually prominent within the street scene. They would also be painted to match the steelwork and boarding above, as well as the neighbouring bay windows.

The rest of the front elevation, in terms of the removal of the shop front and making good, would be carried out in accordance with the previously approved plans.

As a result of the comments above, the current proposal would not have a significant impact on visual amenity compared with the implemented permission. As such, the proposal accords with Local Plan Policy D1.

Highway Safety

No changes to the approved scheme proposed in terms of Highways considerations.

Conclusion

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the revised scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation - Approve subject to conditions