

2021/1106

Mr Arun Punia

Demolition of existing building and erection of new ground floor commercial storage unit with office to roof space including dormers to front and rear

83 Brierley Road, Grimethorpe, Barnsley, S72 7DT

Planning History

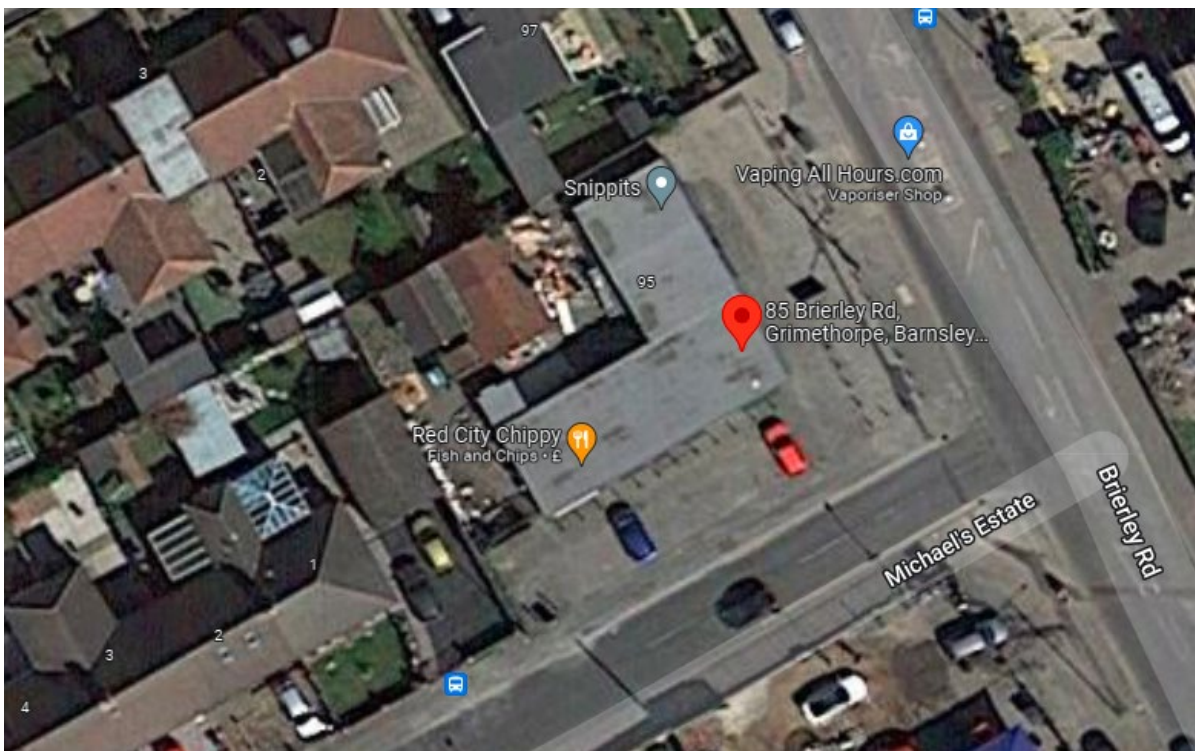
(Building to the rear of 85 Brierley Road) 2020/0574 - Change of use of building to single dwelling (Prior Approval) – Approved with conditions – Development not commenced expires 29/01/2024

Site Description

The site is set adjacent to number 85 Brierley Road and is currently used to access the storage building to the rear of 85 Brierley road. There is a gate separating the site and the forecourt to the retail units.

Nos. 85 to 95 are all single storey flat roofed commercial units set on the corner of Brierley Road and St Michaels Estate, which are under the ownership of the applicant. No. 85, specifically, is a fast food takeaway (Fish and chip shop). The storage building to the rear (which is to be demolished as part of this planning application) is used as a storage building for the hot food takeaway and the retail unit next door.

To the west of the site is number 1 Michaels Estate which is a semi detached hipped roof bungalow which has a detached garage set close to the boundary with the site. To the rear are bungalows off Lilydene Avenue. Opposite the site on the corner of St Michaels Estate is a car wash. The immediate street scene is characterised by bungalows, some of which have been extended with flat roof dormers to the roofspaces. Along Brierley Road to the east are larger two storey buildings.



Proposed Development

The plans have been amended during the course of the application. The applicant originally proposed to use the first floor as a residential flat, however due to concerns with regard to parking and amenity standards, this aspect has been removed and changed to an ancillary office use to be used for the applicant. 1 parking space is provided to the front of the site.

The agent has confirmed that the storage building to the rear is to be demolished as part of the proposal which should be conditioned. In addition, the storage at ground floor is to be used in connection with the adjacent commercial units. The applicant has also submitted amended plans to show the reduction in the height of the proposed building and a reduction in the size of the front dormer. It is proposed to construct the building from brick and the materials for the proposed front dormer will match the proposed roofing materials.



process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Planning decision 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 site is set within Urban Fabric as shown on the Local Plan Maps, therefore the following policies are of relevance:-

GD1 'General Development' provides a starting point for making decisions on all proposals for development setting out various criteria against which applications will be assessed.

T3 'New Development and Sustainable Travel'

T4 'New Development and Transport Safety'

D1 'High Quality Design and Place Making'

Poll1 'Pollution Control and Protection'

SPD's

-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.

Consultations

Highways – No objection subject to conditions

Yorkshire Water – No comments received

Drainage – Details to be checked by Building Control

Pollution Control – No objections subject to conditions

Ward Councillors – No comments received

Representations

Neighbour notification letters have been sent to neighbouring properties and a site notice posted. No comments have been received.

Assessment

Principle of Development

The site is located within an area of Urban Fabric where Local Plan Policies GD1 'General Development' applies. This policy requires that development should be compatible with its surroundings and there should be significant adverse effect on the living conditions and residential amenity of existing and future residents or highway safety.

Residential Amenity

The proposed building is set in close proximity to adjacent residential properties along Lilydene Avenue to the rear and number 1 St Michaels Estate to the west. The proposed building will replace an existing single storey pitched roof storage building which is set to the rear of number 85. This building has an existing permission for conversion into one residential unit and is to be demolished as part of the proposal. This will remove a building set along the boundary with the adjacent properties along Lilydene Avenue, which will be an improvement to residential amenity.

The proposal includes a single storey flat roof element that would extend to the rear boundary with number 2 Lilydene, however this would be restricted to 2.7m in overall height and would be set approximately 12m from the main habitable room windows of these dwellings which is acceptable and should not cause any significant overbearing or overshadowing impact. The proposed building and the first floor element would be set to the east and almost parallel to 1 St Michaels Estate. The proposed building would be partly screened by the garage of number 1 St Michaels Estate and given the position of the building and low nature of the first floor element, there should not be any significant overshadowing of this dwelling, its garden area or habitable room windows.

In terms of overlooking impact, the rear windows to the first floor office would be set within 8.5m of the rear garden boundary with number 2 Lilydene Avenue. Whilst the office will be in occasional use, it is felt that due to the close proximity of these windows that they should be obscurely glazed in order to protect the amenity of this dwelling from any overlooking impact.

In terms of the proposed use, the storage building would replace an existing storage building and would be used in connection with the existing commercial units. The proposed first floor office use is small scale and would be used by the applicant, therefore once constructed the proposed use should not cause any significant disturbance to the adjacent dwellings. The proposal is considered to be acceptable in terms of residential amenity in accordance with policy GD1 and subject to conditions.

Visual Amenity

The immediate street scene is characterised by bungalows, some of which have been extended with flat roof dormers to the roofspaces. Along Brierley Road to the east are larger two storey buildings. The proposed building is set in a gap between number 1 St Michaels Estate and the single storey flat roofed commercial buildings on the corner of Brierley Road.

The proposal has been amended during the course of the application and the height of the building has been reduced so that it is now in line with the height of the adjacent bungalow. The cross section shows that the building would sit comfortably within the street scene. Whilst not a material consideration, as plans have not yet been submitted, the applicant has also indicated that the adjacent unattractive flat roofed commercial buildings will in the future be replaced with a similar scheme.

The front dormer has also been reduced in size and the materials amended so that they match the roofing materials. This allows the dormer to blend in with the roof and appear less prominent. Whilst normally flat roof dormers are considered inferior in terms of design, the proposed flat roof dormer windows are considered to be acceptable in this instance as they can be seen on the other adjacent properties and are a feature of the street scene. The proposal is considered to be acceptable in terms of visual amenity, subject to the submission of material samples, in accordance with policy GD1 and D1.

Highway Safety

The Highways Officer has been consulted and has no objection to the amended scheme. The Highways Officer states:-

'It is stated that this office is for the use of the owner/applicant and this has allowed the inaccessible parking space that was previously proposed to now be omitted. As such, the proposals are now considered acceptable from a highways development control perspective. Should you be minded to grant permission I would be grateful if you are able to attach a suitably worded condition that stipulates that the use of the approved storage unit with first floor office is to remain ancillary to the adjacent business.'

The proposal results in the removal of the existing storage building which has a current permission for the change of use to 1 dwelling. The proposal allows for 1 parking space which is acceptable given the size of the office space, and subject to a condition limiting the use of the storage space to the adjacent commercial units, the proposal is considered to be acceptable in terms of highway safety in accordance with policy T4 of the Local Plan.

Recommendation

Grant subject to conditions