

**2021/0014**

Charlotte Dixon

Conversion of existing building into 5 apartments

224 Sheffield Road, Penistone, Sheffield, S36 6HF

### **Planning History**

No previous planning applications

### **Description**

The property is an end terraced property which has been previously used as 2 dwellings. The building is an attractive and traditional stone built property in need of refurbishment. The property has a rear yard area; however it does not have any vehicular access to the rear yard. The area of Sheffield Road is mainly residential however there are some commercial uses behind the property to the south and to the east.

The site is not set within the Conservation Area, however there is a Grade II Listed dwelling known as Kirkwood Farmhouse which is set adjacent to the site across Sheffield Road.





## Proposed Development

The proposal involves the conversion of the building into 5 apartments. The external alterations are limited to repair works and involve replacement windows and doors. 4 new windows are proposed to the rear and side elevation facing the south east. Internally the building would be split into 4 studio apartments and a 2 bed apartment. The internal arrangements of the proposed apartments are limited due to the position of the staircase.

The units consist of the following:-

Ground Floor

Studio Apartment 1 38sqm

2 Bed Apartment 78sqm

First Floor

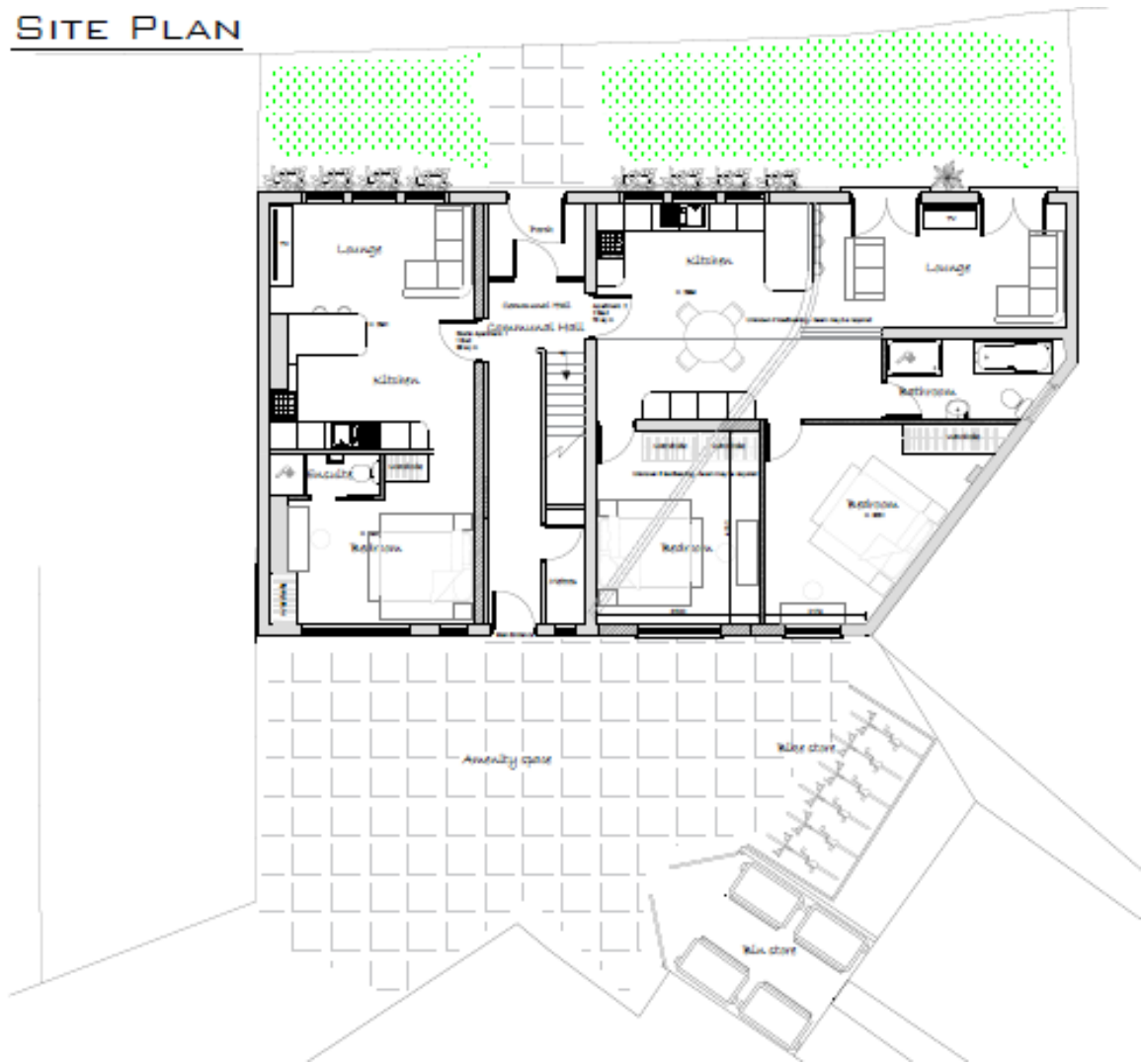
Studio Apartment 2 38sqm

Studio Apartment 3 43sqm

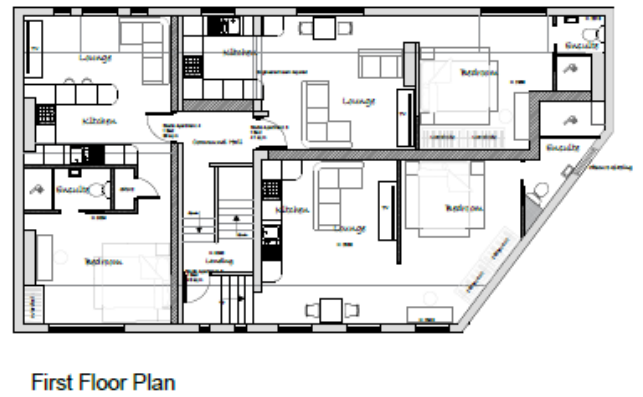
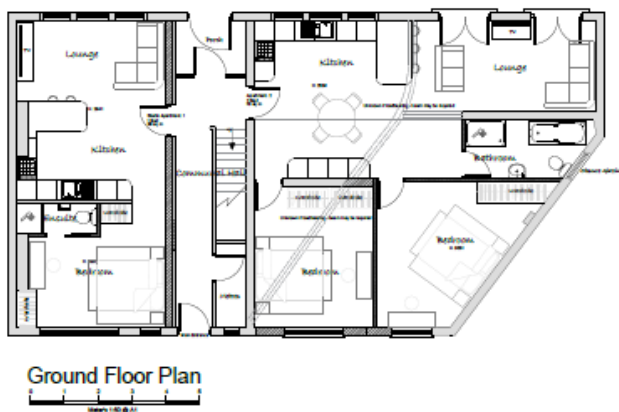
Studio Apartment 4 41sqm

To the rear is a shared courtyard amenity space of approximately 105sqm with space for a cycle and bin store.

# SITE PLAN



# PROPOSED PLANS



## **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 is the borough's statutory development plan which is supported by a series of adopted Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

### Local Plan

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination 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).

Local Plan policies map designations include:-

- Urban Fabric

Other relevant Local Plan policies are as follows:-

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 and Protection - 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.

HE1 – The Historic Environment - We will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk.

### Supplementary Planning Documents

Design of Housing Development

Parking

### Other Considerations

South Yorkshire Residential Design Guide

### 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**

Penistone Town Council – No comments

Ward Councillors – Cllr Kitching provided the following comments:-

'No issues with this application in principle, the site is a derelict eyesore and it would be great to see it restored. Just one comment about parking which is limited on Sheffield road and also Knowle Street opposite (which is also a private road).'

Pollution Control – No objections subject to conditions

Conservation Officer - No objections

Highways DC – No objections

Drainage – No objections, details to be checked by Building Control

Yorkshire Water - No comments received

### **Representations**

The application was advertised by way of neighbour notification letters and a site notice.

1 letter of objection has been received which raises concerns with regard to a lack of parking for the proposal and congestion on Sheffield Road.

### **Assessment**

#### Principle of Development

The proposed development is designated as Urban Fabric in the Local Plan Policies Map. Urban Fabric is an allocation that acknowledges that land has previously been developed and is capable of being redeveloped on the basis that the scale, type, appearance, layout and

landscaping of development accord with the predominant use of the area. As such residential development in Urban Fabric is generally acceptable subject to the proposals impact upon highway safety, residential amenity and visual amenity. The property has previously been used for 2 residential dwellings; therefore the impact of the additional units is assessed below.

### Residential Amenity

The Supplementary Planning Document 'Design of Housing Development' provides guidance in terms of separation distances and other amenity requirements, in order to ensure that any new development does not cause significant impact by way of overlooking, overbearing and overshadowing of existing dwellings and their private gardens.

The proposal includes new windows to the rear and side, however these would not overlook any adjacent residential properties. All the habitable rooms within the apartments have adequate light and outlook. The rear yard area measures approx. 105sqm which complies with the SPD and allows for adequate shared amenity space for the units and includes a bin store and storage for bikes.

In terms of the internal layout, the layout is constrained due to the position of the existing staircase within the building. The studio apartments measure approx. 38-43sqm in overall floor area which exceeds the minimum 33sqm floor area for studio apartments set in the South Yorkshire Residential Design Guide and would provide adequate amenity space for an apartment of this nature. The internal layout is open plan with a kitchen and lounge area and the bathroom is accessed via the bedroom area. Internal storage is shown in the apartment by way of a wardrobe area or storage cupboard. The 2 bed apartment is approx. 78sqm which also exceeds the minimum 62sqm set in the SPD and the room sizes are acceptable.

In terms of noise impacts from surrounding uses, the property is set in close proximity to commercial units to the rear and to the side, including Erodatools Ltd, a spraying firm, a joinery firm, and a flooring firm. The noise report submitted with the application recommends noise control measures including enhanced acoustic specification of ventilation and glazing, in order to meet appropriate noise level criteria defined for the proposed development. The Pollution Control Officer has assessed the report and has requested a condition is applied to ensure that the recommended noise control measures detailed within noise assessment report are required to be verified by someone competent in acoustics following the confirmation of the building design and prior to the occupation of the dwellings. Acoustic performance data for all proposed systems should be submitted to someone competent in acoustics for checking in order to ensure adequate acoustic performance will be achieved and shall be agreed in writing by the Local Planning Authority. Given that the property has been used for residential purposes previously and the proposal includes improved windows and insulation measures, then the proposal is considered acceptable in terms of residential amenity and noise impact in accordance with policy POLL1 of the Local Plan.

Overall the proposal is considered to be acceptable when measured against the guidelines set within the SPD Design of Housing Development in terms of residential amenity and the proposal complies with Local Plan Policy GD1 of the Local Plan.

### Impact on Listed Building and Visual Amenity

The building currently forms part of the wider street scene setting immediately to the north west of the listed Kirkwood Farmhouse. Kirkwood Farmhouse is relatively early for this part of Spring Vale / Penistone with a date of 1760, predating the later industrialisation of the town and reflecting an earlier agricultural use. 224 Sheffield Road was constructed in 1911 (date on door canopy) and appears to have latterly been a dwelling. However, historic maps suggest

the building was the frontage of an industrial site or operation with a large attached building at the rear that fronted onto the railway to the west. This building is now missing, with the site being partially occupied today by the large Erodatools CNC building to the south. This building is immediately across the street to the listed building (next door (south)) of 224 Sheffield Road and informs the setting Kirkwood Farmhouse much more strongly than 224. The proposal seeks to retain the building broadly unaltered with the front elevation receiving repair and some upgrading with new windows (which are already upvc replacements). Overall, the contribution the building makes to the setting is marginal, and the change is small resulting in little or no harm to the setting of the Listed Building in accordance with Policy HE1 of the Local Plan.

In terms of visual amenity, the proposal retains the original façade of the building and to the rear new windows will match the existing windows. There are no extensions proposed. The refurbishment of the property is welcomed and will be a significant improvement to visual amenity and the street scene. Overall, the proposal is acceptable in relation to Local Plan Policies GD1 and D1 as well the SPD Design of Housing Development and the SYRDG.

### Highway Safety

The application seeks to convert the existing property into 5 apartments with amenity space but without any specific parking provision. Whilst the recommendation within the Councils' Parking SPD is for 1 vehicular parking space per apartment, the guidelines are based on accessibility of the area by other means of transport. The SPD states that "Developers will be expected to reduce the levels of car parking provided where there are more sustainable transport options."

The Highways Officer has no objections to the proposal. In considering the merits of the proposal, the property has already been used for 2 units in the past. The site is located on the B6462 Sheffield Road within very close proximity to bus stops which provide access to a number of destinations with a good service frequency. Furthermore there are a number of facilities and amenities available locally and the train station is within a reasonable distance therefore it is considered that the development is located in a sustainable location. The developer has shown cycle storage on the site plan within the amenity space to the rear of the property which will allow for the occupants to have safe storage of cycles. Therefore in the context of NPPF Para 111 which states that "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" there are no objections to the proposal from a highway perspective. As such and on balance the proposal is found to be in line with Local Plan Policy T4.

### **Recommendations:**

Grant planning permission subject to conditions