
2021/0572

Ruskhanna Kosar

Alterations to shop front including new disabled access door

52-56 Shambles Street, Barnsley, S70 2SH

Site Location and Description

The site is a two storey building fronting onto Shambles Street. It has access up three steps off the side elevation, with large shuttered picture windows on the front elevation. The frontage of the building is render over stone.



Site History

1997 Alterations to shop front (54-56 Shambles Street)

Proposed Development

The applicant seeks permission for a new disabled entrance door to be created in part of one of the picture windows; and re-rendering the front elevation (amended from the original proposal to add brick slips to the front elevations). The submitted drawings indicate a new and significantly smaller sign over the new entrance. Although not part of this application, it appears that the premises would be used as a restaurant (the existing and proposed uses both appearing to fall within class E)

There are currently three parking spaces to the rear of the building, with no plans to change this arrangement.

Policy Context

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 new Local Plan was adopted at the full Council meeting held 3th 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

The site is within an area allocated as Town Centre (and specifically Westgate/Churchfields) within the Local Plan Proposals Maps. The site is in the primary shopping area and the ShamblesStreet frontage of the building is a secondary shopping frontage and therefore the following policies are relevant:

Policy TC1 Town Centres - indicates that new retail development will be directed to centres in order to maintain and enhance their vitality and viability and that a sequential approach will be used to assess proposals for new retail and town centre development outside the designated centres.

BTC18 Westgate/Churchfields – we will give priority to office development. We will also allow residential, shops, leisure and entertainment uses. Specific areas of the district will be developed for the specific uses (non relate to the area of the application site)

Policy SD1 Presumption in favour of Sustainable Development – indicates that we will take a positive approach reflecting the presumption in favour of sustainable development in the National Planning Policy Framework and that we will work proactively with applicants to find solutions to secure development that improves the economic, social and environmental conditions in the area

Policy GD1 General Development – sets a range of criteria to be applied to all proposals for development.

26. Policy T3 New development and Sustainable Travel – expects new development to be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians of cycles. Also sets criteria in relations to minimum levels of parking; provision of transport statements and of travel plan statements.

Policy D1 High Quality Design and Place Making – indicates that development is expected to be of high quality design and to reflect the distinctive, local character and features of Barnsley.

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

Conservation Officer – This building dates back to at least 1850. Clearly the frontage has been modernised but it's a stone building fronting Shambles of some age with some original features (at least on the gable). I think brick slips are wrong as its not a brick building and would instead support re-rendering in a more appropriate cream or light grey render (given the building is currently rendered in a similar colour).

Ward Councillors – No response

Representations

The application has been advertised via site notice between 10 May and 1 June; one representation has been received which states:

Fully support the planning on this 100% only added note is please add a circular light fitting to the left side of door for added lighting to ease access and be more lighting or an eye-lid style light to upper left of the door to cast light onto the access/where street meets door edge. for safety add-on, pls feel free to pass my comments if they wish to get back to me to the proposer of the planning here/ applicant thx SIMILARLY PUT ROUND TYPE LIGHT AT BOTH ENDS OF BUILDING FRONTAGE ON BRICKWORK AND ON THE SIDE LEFT OF THE WALL THAT GOES BACK TO BUILDING RECESS

Assessment

Principle of development

The proposal relates to a building which is currently and intended to be used for a town centre use which national and local planning policy supports in this town centre location.

As the proposal is for minor alterations the principle of development is acceptable subject to consideration of details.

Design

The applicant has amended their original proposal to use 2021 brick slips on the rendered elements of the front elevation and has now agreed to re-render the front elevation, this is considered acceptable subject to a condition to clarify. The new door will appear appropriate on the front elevation (where you would normally expect to find the access) and will secure inclusive access for people with disabilities.

It is considered that the design of the proposed alterations is acceptable and in compliance with Local Plan Policy D1

The design comments by a member of the public do not conflict with the proposal and the lighting features suggested would be unlikely to need planning permission.

Recommendation

Grant subject to conditions

Full – 3 Years (M3 Code A1)

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

Development in accordance with approved plans (M3 Code B11)

The development hereby approved shall be carried out strictly in accordance with the plans (Nos.) and specifications as approved unless required by any other conditions in this permission.

Elevations as existing (drawing no 1)

Site Plan

Proposed Elevations

Location Plan

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

Unique

The development hereby permitted allows for the re-rendering in pale grey render only those parts of the front elevation that are already rendered.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

Note: The developer is reminded of the need to satisfy themselves that advertisement consent is not required for the proposed signage, or to apply for advertisement consent.