

2023/0054

Mr Jeevaharan Selladurai

Alteration to frontage by re-positioning of front door

Jays Convenience Store, 20 Morrison Road, Darfield, Barnsley, S73 9ED

Background

None

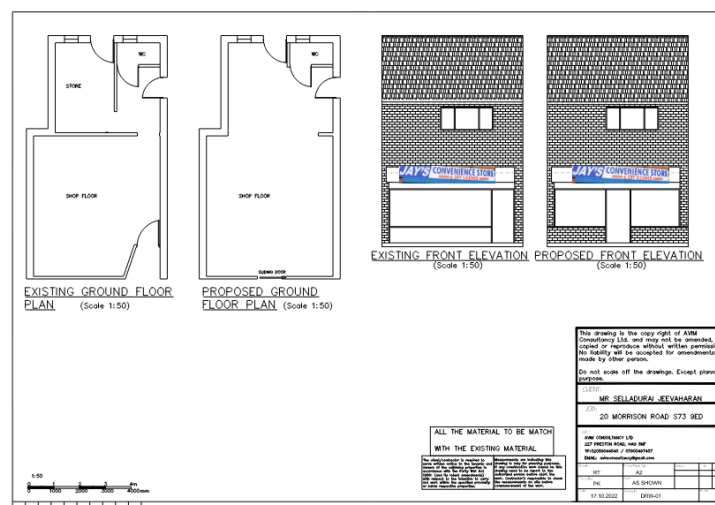
Description

The site is located within a housing estate in Darfield on the corner of Clarehurst Road and Morrison Road. The shop is established and located within a small parade of commercial properties. The property is a mid-terrace and is flanked by a dwelling and a fish and chip shop. The existing shop front consists of a large window with a side door entrance.



Proposed Development

The application proposes alterations to the existing shop front by way of replacing the side door and large window with a central sliding door and windows at either side. The signage will remain unchanged.



Policy Context

Planning decision should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

Local Plan

The Local Plan was adopted at the full Council meeting held 3rd January 2019 along with a series of Supplementary Planning Documents. Policies of relevance to this application would be as follows:

GD1: General development

SD1: Presumption in favour of sustainable development

D1: High quality design and place making

TC1: Town Centres

TC2: Primary and Secondary Shopping Frontages

T3: New development and sustainable travel

T4: New development and highway improvement

SPD: Shopfront Design

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 Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the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, relevant policies include:

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. 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.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates 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

Ward Councillors – No comments received

Representations

No comments received.

Assessment

Principle of development

The installation of a replacement shop front on commercial premises is considered acceptable in principle where satisfactory standards of design are achieved, and where they do not have a detrimental impact on the character of the street scene.

Visual Amenity

The visual amenity implications need to be considered with regards to the proposal. The replacement of the shop front is a relatively minor proposal. The appearance of the shop front will alter by way of moving the entrance to the centre of the frontage and replace with a sliding door function for a more inclusive entrance. The change will be subtle, and is therefore not expected to detract from the existing character of the building or the street scene in compliance with Local Plan Policies D1, GD1 and SPD: Shopfront Design

Recommendation

Approve subject to conditions