**2021/1603**

Applicant: Haywood and Padgett Ltd.

Upward extension of roof on part of the existing building to accommodate larger plant and associated external alterations including provision of new cladding and rooflights

Haywood and Padgett Ltd., Shawfield Road, Carlton, Barnsley, S71 3HS

**Site Description**

The application site is located on Shawfield Road within Carlton industrial Estate. The building is a fairly large, irregularly shaped building somewhat resembling an inverted L-shape which is set in a plot measuring approximately 1.7 hectares. The frontage faces West onto Shawfield Road with the building largely constructed from buff brick with some cladding and corrugated metal features including the roof which is corrugated metal. The site is secured along the frontage by a bricked wall with black iron wrought toppers. There are 2 car parks on site, one is accessed via an electronical gated access to the South of the building with the other to the North-East of the building. The building has undergone substantial extension and alteration which is reflected in the planning history. The site is set within the Urban Fabric as outlined in the Local Plan with the surrounding uses entirely industrial or manufacturing, are typically steel frame, metal or masonry cladding.

There are existing residential properties to the rear (West) of the site on Flyde Close with the closest property being 45m away measured from the boundary line of the site and the boundary line of the nearest property, or c. 62m when measured from gable to gable. There is also further residential development to the side (South) with permission for 35 dwellings, which are nearing completion. These properties will be closer, measuring 20m from the nearest residential boundary line to the boundary line of the site and approximately 50m when measured from the nearest corner of the building to the nearest approved residential property.

*Aerial Photographs showing development of site – 2002, 2009, 2013 and 2021 (clockwise from top left):*














**Planning History**

2007/0192 – Erection of extension to existing industrial unit (Approved with conditions)

2011/1211 – Erection of extension to existing bakery and change of use of part of warehouse to bakery use (Approved with conditions)

2011/1233 – Installation of photovoltaic panels to roof (Approved with conditions)

2012/0603 – Erection of extension to existing bakery to form production room (Approved with conditions)

2013/0621 – Erection of single storey to existing offices (Approved with conditions)

2016/1086 – Demolition of existing sheds, erection of new bakery unit and extensions to existing bakery an warehouse and associated car parking and relocation of existing café/takeaway (Approved with conditions)

2017/0854 – Variation of condition 2 of application 2016/1086 to enable the development to be constructed in accordance with amended plans – Demolition of existing sheds, erection of new bakery unit and extensions to existing bakery and warehouse and associated car parking and relocation of existing café/takeaway (approved with conditions)

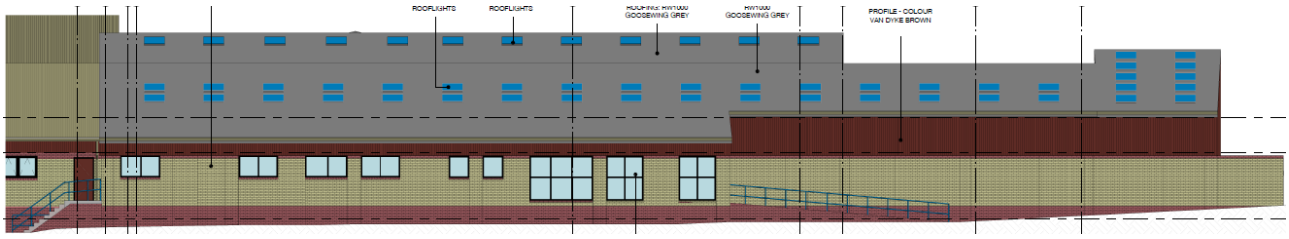
2018/0765 – Variation of condition 2 (approved plans) of planning permission 2016/1086 to enable addition of transport office in service yard - Demolition of existing sheds, erection of new bakery unit and extensions to existing bakery and warehouse and associated car parking and relocation of existing cafe/takeaway (approved with conditions)

**Proposed Development**

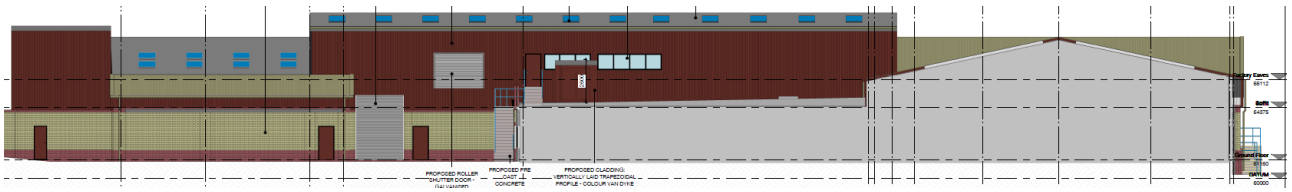
The applicant is seeking approval for the erection of an upward extension of the East-facing roof slope of part of the building. The extension will simply increase the roof height of this section of the building to allow for additional, larger, plant equipment with the footprint of the building not being increeased or altered. This section of the roof will effectively be raised by 6m when emasured from the eaves of the rear elevation or by 1.35m when measured from the existing roof ridge. The extension will be constructed from corrugated metal to match the exisitng.

The proposed development also includes the addition of a set of pre-case concrete staits which lead up to a platform, and a door on the newly formed rear elevation of the extension which provides external access into the plant room. The development also includes a steam generator plant to the right of the platform/precast stairs measuring 6.2m x 2.6m. The steam generator plant is designed with a flat roof with a height of 2.6m.

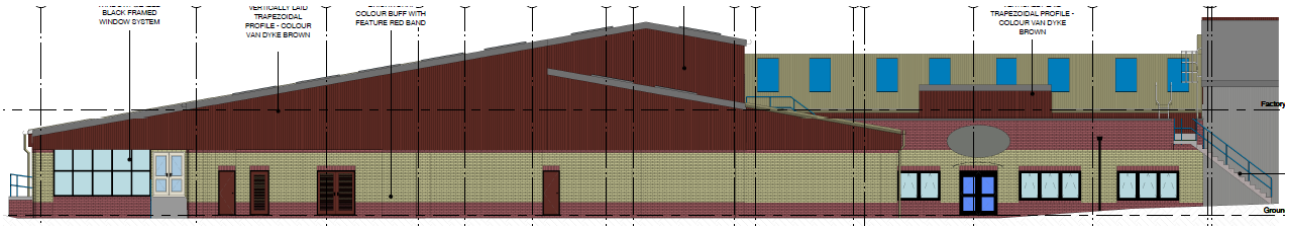
*Proposed front elevation:*



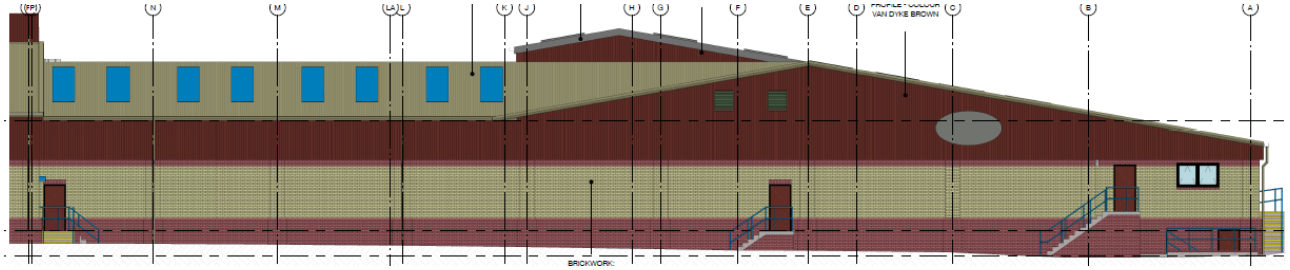

*Proposed rear elevation:*



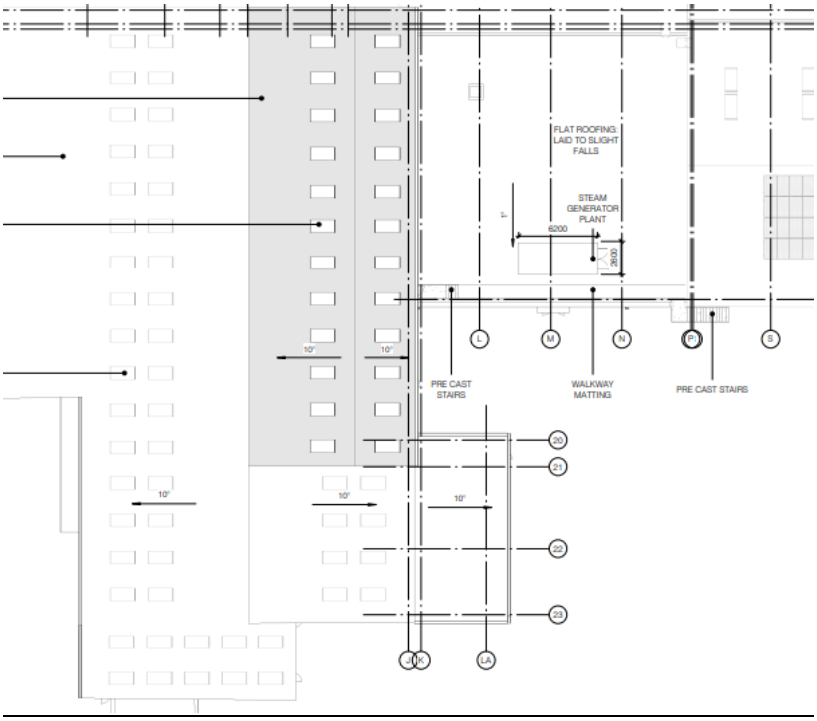
*Proposed Southern side elevation:*




*Proposed Northern Side Elevation:*




*Proposed roof plan showing upward extension, plant room and pre-cast stairs:*




**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 development plan consists of the Core Strategy, saved Unitary Development Plan policies. The Council has also adopted a series of 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 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).

Relevant Local Plan policies include:

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.

T3: New Development and Sustainable Travel – New development will be expected to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists.

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.

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, the policies above are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings. They also reflect the advice in paragraph 124 (general design considerations) and paragraph 130, which state 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'.

SPDs/SPGs

SPD 'Parking' provides parking requirements for all types of development.

**Consultations**

*Pollution Control* – No objection has been raised but the Council is dealing with a noise complaint on the site with the occupiers carrying out some noise mitigation works on the silo area to the South of the site. Considering the new housing development, some re-assurance is necessary to show that the new plant will not cause any noise nuisance and a condition is recommended which covers this.

*Public Rights of Way* – No objection but there is a public footpath immediately adjacent to the site. Informative was recommended.

*Enterprising Barnsley* – Enterprising Barnsley have been working with the applicant for a number of months and fully support the development to help them successfully expand and to generate economic growth to the Borough.

*Ward Councillors* – No comments

**Representations**

Neighbour notification letters were sent to neighbouring properties and a site notice was placed nearby; one comment was received by a neighbouring resident stating that they objected to the proposal but largely raised concerns with the existing operations of the unit which were noisy at unsociable hours. Concerns were raised that the development would exacerbate these issues.

**Assessment**

Principle of development

The application site is within the Urban Fabric, but it is located within a well-established industrial estate. The proposed extensions and alterations to the building are integrated within the general footprint of the building and are planned to accommodate further plant equipment which is to increase production and efficient of the facility and is to support the existing use of the building. The proposed development is considered to be acceptable in principle subject to Local and National Planning Policies being complied with.

Visual Amenity

The general footprint of the building is not being increased or altered through the proposed development with the alterations and extensions located on non-prominent elevations on the building; however, the increased roof height will be visible from Shawfield Road and will alter the general roof style/shape of the most visible elevation. This section of the roof will be raised by 6m when measured from the top of the existing eaves on the existing rear roof slope which is a fairly large increase given the size of the existing building. However, most of this raise is integrated into the general appearance of the building and will be screened by the Western elevation from the road. As such, when viewed from Shawfield Road, the roof height is being increased by 1.35m which is a modest amount and when viewed in the context of the existing building and the surrounding area, will not present an excessive addition to the building which would impact on the character of the area. The general roof design is being changed from a standard pitched/apex roof into irregularly shaped pitched roof, which appears somewhat as a very shallow lean-to roof when viewed from the front/side. This changes the general character of what is the original building but the building/site has clearly undergone substantial change and alteration over the years with the present day building largely an ad-hoc, irregularly shaped industrial building in an area where there isn't a uniform building type/appearance. In this context, the upward extension will generally blend into the appearance of the building in the industrial estate and is considered to be appropriate.

The smaller plant room/equipment is designed with a flat roof, but this is integrated into the general building fairly well and is of a small size and will not be visible from the street itself.

The upward extensions and alterations, alongside the proposed plant room, will be constructed from metal sheet cladding which is similar in appearance to the existing building and is considered to be acceptable. The external staircase is precast concrete which is typical of such a building and is acceptable.

All in all, the proposed extensions and alterations to the building are considered to be fairly minor additions in comparison to the size of the existing building and are to support the current use. The proposed development is considered to eb in compliance with Local Plan Policy D1: High Quality Design and Place Making and is acceptable in terms of visual amenity.

Residential Amenity

The site is located within a well-established industrial estate but there are existing residential properties located to the East (Flyde Close) and the new estate (off St Michaels Avenue) to the South-East. The nearest property on Flyde Close is no. 24 which is located approximately 45m when measured from the rear boundary line of the site and the nearest boundary line of no. 24. There is a separation distance of 20m from the South-Western boundary of the unit to the nearest boundary line of the property on St Michaels Avenue. The LPA has also received an objection from a local resident; however this was primarily in relation to the existing activities and operations of the business which could potentially be accentuated by the proposed development.

The proposed development is to increase the production and efficiency of the building with the general day to day activities of the unit not being changed significantly in terms of its character and impact on the area. Plant equipment has some associated noise but this is not considered to be significant and the site is located within the established industrial estate where this sort of development and noise is to be expected. Notwithstanding this, the general impact on residential amenity on neighbouring properties is clearly very important and is taken seriously by the LPA. Pollution Control have been consulted and have not raised any objection to the development, but have informed the LPA that the council is dealing with a noise complaint with the business currently carrying out some noise mitigation works on the silo area to the South of the site. The new housing development to the South-East is acknowledged and Pollution Control require some re-assurance that the new plant will not cause any noise nuisance to the occupiers of the new dwellings. This does not mean that the application is recommended to be refused but a condition is necessary that requires the developer to submit further details prior to the unit being operated. This includes an assessment to determine the noise impact from any fixed plant and equipment associated with that unit.

The proposed plant room is located approximately 95m from the nearest boundary line of the approved residential property on the new estate (St Michaels Avenue) to the South-East, and around 125m from the boundary line of no. 24 Flyde Close to the East. The plant equipment itself will be enclosed in the roof within the existing footprint of the building and is located at a distance of approximately 115m from the boundary line of the nearest residential property on the new residential estate and approximately 150m from the nearest boundary line of 24 Flyde Close. Given these significant separation distances and the fact that Pollution Control have not objected to the scheme, the impact in terms of noise and general disturbance is

therefore not considered to be significant. This is subject to a condition which requires that the developer submits a further assessment which determines the noise impact from the development prior to the unit being operational. This will be assessed by colleagues in Pollution Control and the LPA.

The proposed extensions have very little overshadowing or overbearing impact over neighbouring properties.

All in all, whilst an objection has been received, the proposed alterations, plant room and equipment is located at significant distance away from the nearest residential properties to the South-East (new development off St Michaels Estate) and Flyde Close to the East. Pollution Control have not raised an objection to the scheme and there are no significant concerns raised by the LPA in terms of the development having a detrimental impact on residential amenity. As such, the proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity, subject to conditions.

Highway safety

The proposed extension is required to form a plant room to support and expand the existing production on the site, however the agent has confirmed that the new plant is an increase in facility efficiency so there is no increase in floor space, staff or the delivery vehicles expected to the site. As such, the impact on the highway network and parking provision is not considered to be detrimental. The proposed development is considered to be acceptable in terms of highway safety.

Impact on Public Right of Way (PROW)

There is a public right of way located immediately adjacent to the site to the South running parallel with the Southern boundary line. The Council's PROW officer has been consulted on the proposal and has raised no objection subject to an informative being added to the decision notice.

Conclusion

The proposed development is in relation to fairly minor alterations and extensions to the building which do not change the footprint of the building. The development is to increase the size of the plant equipment on site which will effectively raise the roof height of a section of the existing building, a part which formed the original layout of the building, by 6m when measured from the top of the eaves on the rear elevation and 1.35m when measured from the roof ridge. Most of the upward extension is concealed behind the existing Western-facing elevation but the roof design will be altered into an irregular shape what appears from the front and side as a very shallow lean-to roof which changes the character of the building but is acceptable. Additionally, the development includes the addition of a flat roofed plant room on an existing flat roof part of the building with precast concrete steps leading up to the plant room. These are largely screened from public areas and are considered appropriate in design.

The site is in a well-established industrial estate with the extensions having little impact on neighbouring properties/units in terms of overshadowing or loss of outlook. The nearest residential properties are to the East on Flyde Close and to the South-East on a new residential estate off St Michaels Avenue. An objection was raised by a residential which has been acknowledged and can be understood. However, the separation distance to these properties is significant with Pollution Control not raising an objection to the proposal in terms of noise and general disturbance. That being said, Pollution Control informed the LPA that they are currently dealing with a noise complaint on the site in relation to the Silo area to the South of the site. As such, a condition is recommended which requires the developer submit a further detailed assessment in regard to determine the noise impact from the development prior to it being operational. This will be assessed by the LPA and Pollution Control through a discharge of condition application.

The proposed development is considered to be in compliance with relevant Local and National Planning Policies and is recommended for approval.

**Recommendation**

**Approve** subject to conditions