
2022/0331

Mr K Hundal

Conversion of existing ground floor and first floor flat into 2no separate flats and external alterations consisting of replacement of existing conservatory extension to rear/side with single storey extension

Flat, 217 Wakefield Road, Smithies, Barnsley, S71 1NT

Site Location and Description

The property is located at the junction of A61 Wakefield Rad, and A633 Rotherham Road. It occupies an elevated, prominent position with the front elevation facing north-west along A61 towards New Lodge.

The property is a red brick detached building currently occupied by a hot-food takeaway at ground floor with additional residential accommodation at ground and first floors. The building benefits from a single storey sideways projection to the eastern side elevation and single storey extensions to the southern rear elevation, consisting of a flat roof brick-built extension and a lean-to conservatory extension.

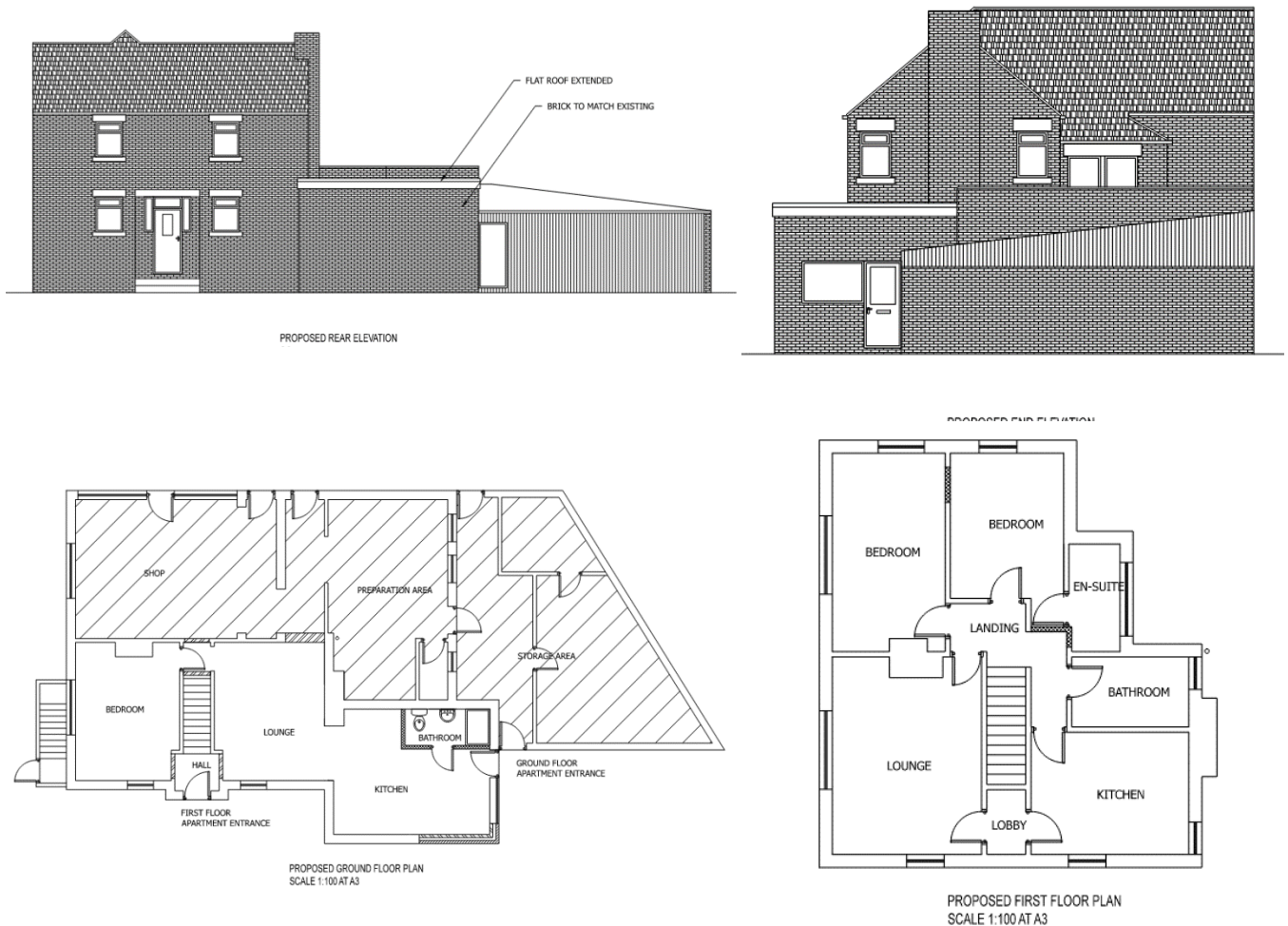
As car park associated with the premises is accessed form Rotherham Road and is located to the north of the property.



Proposed Development

The applicant seeks permission for the conversion of the existing ground floor and first floor flat into 2no separate units and external alterations consisting of replacement of existing conservatory extension to the rear/side with a single storey extension.

The single storey extension is to be located on the south eastern rear elevation projecting 3m from it and 2.6m along it, with a height of 3.6m.



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

Local Plan

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

Policy H4 Residential Development on Small Non-allocated Sites
Policy GD1 General Development
Policy Poll1 Pollution Control and Protection
Policy D1 High Quality Design and Place Making
Policy SD1 Presumption in favour of Sustainable Development
Policy T4 New development and Transport Safety

SPDs/SPGs

Supplementary Planning Document – Design New Housing Development
Supplementary Planning Document – Residential Amenity and Siting of Buildings
Supplementary Planning Document – Parking
The South Yorkshire Residential Design Guide (SYRDG)

NPPF

The National Planning Policy Framework 2021 (NPPF) 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 there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

Consultations

Highways – No objections
Pollution Control – No objections subject to conditions
Ward Councillors – No comments received

Representations

Neighbour notification letters have been sent to surrounding properties and the application has been advertised by the way of a site notice; no representations have been received.

Assessment

Principle of Development

The site is designated Urban Fabric in the Local Plan, Policy H4 – Residential Development on Small Non-allocated Sites states that proposals for residential development on sites below 0.4 hectares (including conversions of existing buildings and creating dwellings above shops) will be allowed where the proposal complies with other relevant policies of the plan.

The erection of extensions to commercial premises are considered acceptable in principle where satisfactory standards of design are achieved, where they do not have a detrimental impact on the character of the street scene and the amenity of neighbouring residents and uses are maintained.

Residential Amenity

The applicant seeks permission to convert the existing flat into two separate units, consisting of a unit at ground floor and first floor. The existing floor plans show that the ground floor consists of a bedroom, bathroom, kitchen and living room; the first-floor unit consists of 2no bedrooms, one with en-suite, a lounge, bathroom, and kitchen. There are no alterations proposed to the internal layout, except for doorways being blocked up to separate the units and to create separate access.

It is acknowledged that the units are located within takeaway premises, which could pose an impact on the amenity of the residents, however, the takeaway premises and existing residential accommodation are existing and given the existing use cannot be controlled, other than in the case of any new development, it is therefore considered that the existing air, noise, smell pollution emitted from the takeaway premises would not have a detrimental impact on residential amenity.

With regards to the residential amenity of the future occupants of the proposed units; they are generously proportioned with the overall floor area and the majority of the rooms provided, meeting or exceeding the technical guidelines set out in the South Yorkshire Residential Design Guide.

Supplementary Planning Document – Design of Housing Development states that a minimum of 50m² of shared amenity space should be provided, along with 10m² per unit which should be provided in the form of a balcony or added to the shared space. It is acknowledged that amenity space has not been provided, however there is a small courtyard which could be utilised as amenity space. In addition, a recreation ground is located within close proximity to the premises. It is also worth noting that changes of use can be undertaken under the prior notification process which does not require the provision of external amenity space. Therefore, in this instance the minimal amount of space is considered acceptable.

The proposed extension is to be located on the south-eastern rear elevation of the building adjacent to the northern side boundary with the neighbouring dwelling 215 Wakefield Road. The proposed extension is to project 3m from the rear elevation and extending 2.6m along it, extending the existing flat roof rear extension and replacing the existing conservatory extension in the same location. Whilst the height of the proposed extension is to increase and would be located closer to the side boundary with 215 Wakefield Road, it does not project closer than the existing extension, nor is it any higher. In addition, the extension would be located to the north, limiting levels of overshadowing. The introduction of the extension would also reduce potential of overlooking as the fully glazed southern elevation of the existing conservatory would be replaced by a solid wall.

It is therefore considered that the proposed development is acceptable in terms of its impact on residential amenity and in compliance with Local Plan Policy GD1 General Development.

Visual Amenity

There are no internal alterations relating to the creation of the additional residential unit that would require corresponding alterations to the external appearance of the building. The proposed extension is to be located on the rear elevation of the building, however, due to the orientation of the dwelling the rear elevation is visible to some extent from the highway and public vantage points. Nevertheless, the extension has been designed to harmonise with the original dwelling and the existing extension, in addition, it is set back from the highway and screened by the side elevation of the existing sideways projection when

approaching from the north and the southern boundary treatment when approaching from the south.

It is therefore considered that the proposed extension and the creation of 1no residential unit would not detract from the character of the street scene and therefore, are therefore acceptable and in compliance with Local Plan Policies D1 and GD1.

Highway Safety

The conversion of the existing unit would result in the requirement of 2no parking spaces for the size of units proposed, as mentioned previously, there is a car park located to the front of the building and is of sufficient space to provide adequate parking for residential units and visitors to the takeaway unit.

Highways DC have been consulted on the application and no objections have been raised to the proposed development and as such it is considered that the erection of the proposed extension and the separation of the residential unit into two, would not have a detrimental impact on the character of the street scene and as such is considered acceptable and in compliance with Local Plan Policy T4

Conclusion

It is therefore considered that on balance the proposed extension and the creation of 1no additional residential unit would not adversely affect residential amenity of existing or proposed residents nor would it have a significant impact on the character of the street scene, and as such it is acceptable and in compliance with Local Plan Policies.

Recommendation

Approve subject to conditions