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**2023/0331**

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Applicant: BMBC Property Services

Development: Installation of new air handling plant and associated ductwork including fencing around plant

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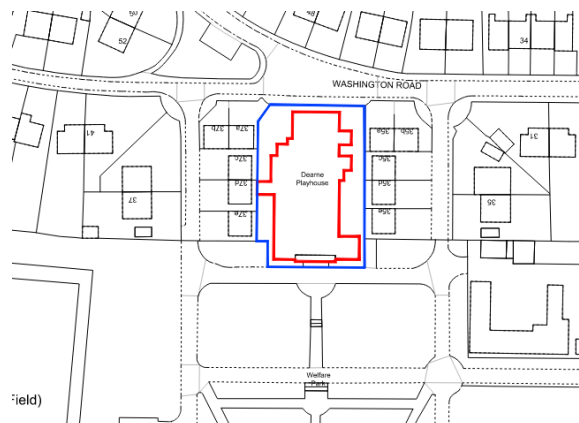
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**Site Address: Dearne Valley Playhouse, Washington Road, Goldthorpe, S36 9EF**

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### Site Location & Description

The site is located on Washington Road, in Goldthorpe within the heart of a residential area. The site consists of a large red brick building, with a mix of pitched, hipped, lean to and flat roof designs due to many later additions. The former Miners Welfare Hall dates back to 1924. The building was refurbished and re-opened in 2006 accommodating a large community theatre. The main entrance faces Dearne Minors Welfare Ground which is an area of greenspace and accessed via (B6098) Goldthorpe Road. The rear of the building faces Washington Road. Flanking on each side of the building are newly developed dwellings, designed in brick with a flat roof. Circa 1930's semi-detached dwellings command the main street scene along Washington Road, built in brick and designed with a hipped roof. A planning application in 2022 was approved to re-roof the property introducing slate, replacing existing flat roof materials to liquid rubber membrane and extending a pitched roof over a small part of the flat roof construction.



### Proposed Development

The application proposes to install a new floor mounted air handling unit along with associated duct work. The unit will be surrounded by an acoustic fence to prevent the noise impacting on the nearby residents. The fence will be 2m in height and will measure 4m x 7.15m. The unit will be located on the western elevation adjacent to residential properties 37d and 37e. The proposal will be located within the curtilage of the Playhouse with the existing boundary fence remaining in-situ.



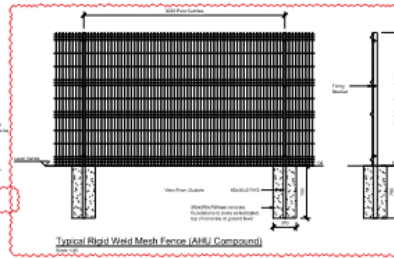
Reference Roof Plan (Proposed)

**Enabling Works:**

1. Remove existing roof structure and concrete slab over AHU and replace with new.
2. Provide a new roof structure over AHU area, using steel and concrete slab.
3. Provide a new floor finish over AHU area, using concrete and screed.
4. Provide a new roof structure over AHU area, using steel and concrete slab.
5. Provide a new floor finish over AHU area, using concrete and screed.
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10. Provide a new roof structure over AHU area, using steel and concrete slab.
11. Provide a new floor finish over AHU area, using concrete and screed.

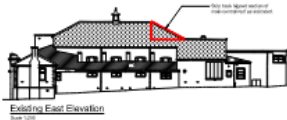
**Proposed Works:**

1. Provide a new roof structure over AHU area, using steel and concrete slab.
2. Provide a new floor finish over AHU area, using concrete and screed.
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11. Provide a new roof structure over AHU area, using steel and concrete slab.
12. Provide a new floor finish over AHU area, using concrete and screed.



Typical Rigid Weld Mesh Fence (AHU Compound)

Item	Description	Quantity	Unit
1	Concrete Slab	100	m <sup>2</sup>
2	Steel Reinforcement	100	m
3	Rigid Weld Mesh	100	m <sup>2</sup>
4	Concrete Slab	100	m <sup>2</sup>
5	Steel Reinforcement	100	m
6	Rigid Weld Mesh	100	m <sup>2</sup>
7	Concrete Slab	100	m <sup>2</sup>
8	Steel Reinforcement	100	m
9	Rigid Weld Mesh	100	m <sup>2</sup>
10	Concrete Slab	100	m <sup>2</sup>
11	Steel Reinforcement	100	m
12	Rigid Weld Mesh	100	m <sup>2</sup>



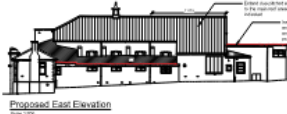
Existing East Elevation



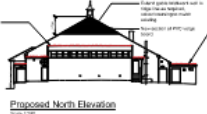
Existing North Elevation



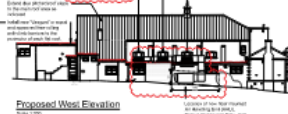
Existing West Elevation



Proposed East Elevation



Proposed North Elevation



Proposed West Elevation



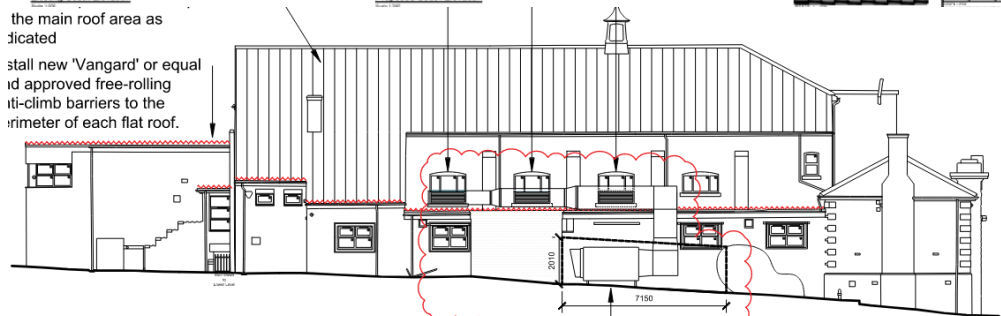
Existing South Elevation



Proposed South Elevation

Item	Description	Quantity	Unit
1	Concrete Slab	100	m <sup>2</sup>
2	Steel Reinforcement	100	m
3	Rigid Weld Mesh	100	m <sup>2</sup>
4	Concrete Slab	100	m <sup>2</sup>
5	Steel Reinforcement	100	m
6	Rigid Weld Mesh	100	m <sup>2</sup>
7	Concrete Slab	100	m <sup>2</sup>
8	Steel Reinforcement	100	m
9	Rigid Weld Mesh	100	m <sup>2</sup>
10	Concrete Slab	100	m <sup>2</sup>
11	Steel Reinforcement	100	m
12	Rigid Weld Mesh	100	m <sup>2</sup>

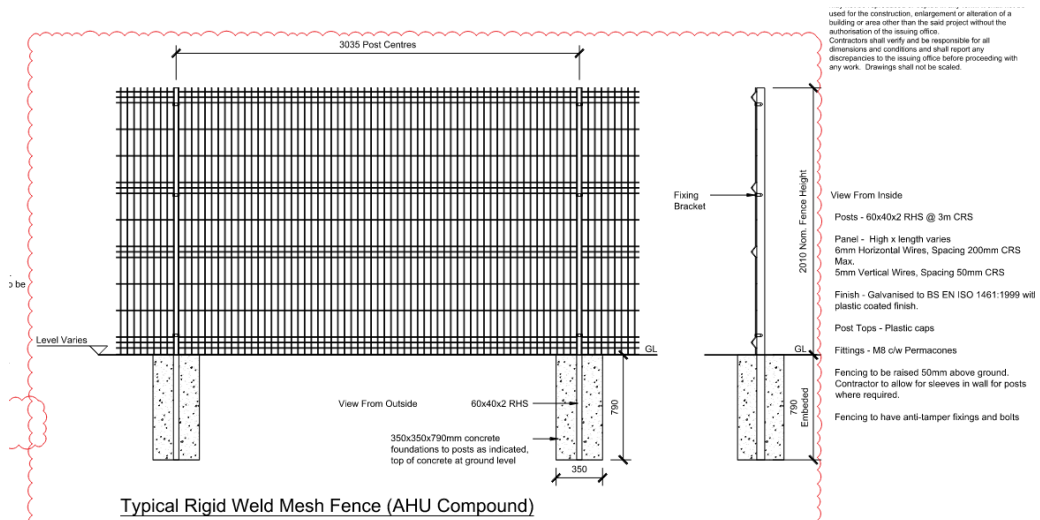
the main roof area as indicated  
 install new 'Vanguard' or equal  
 approved free-rolling  
 anti-climb barriers to the  
 perimeter of each flat roof.



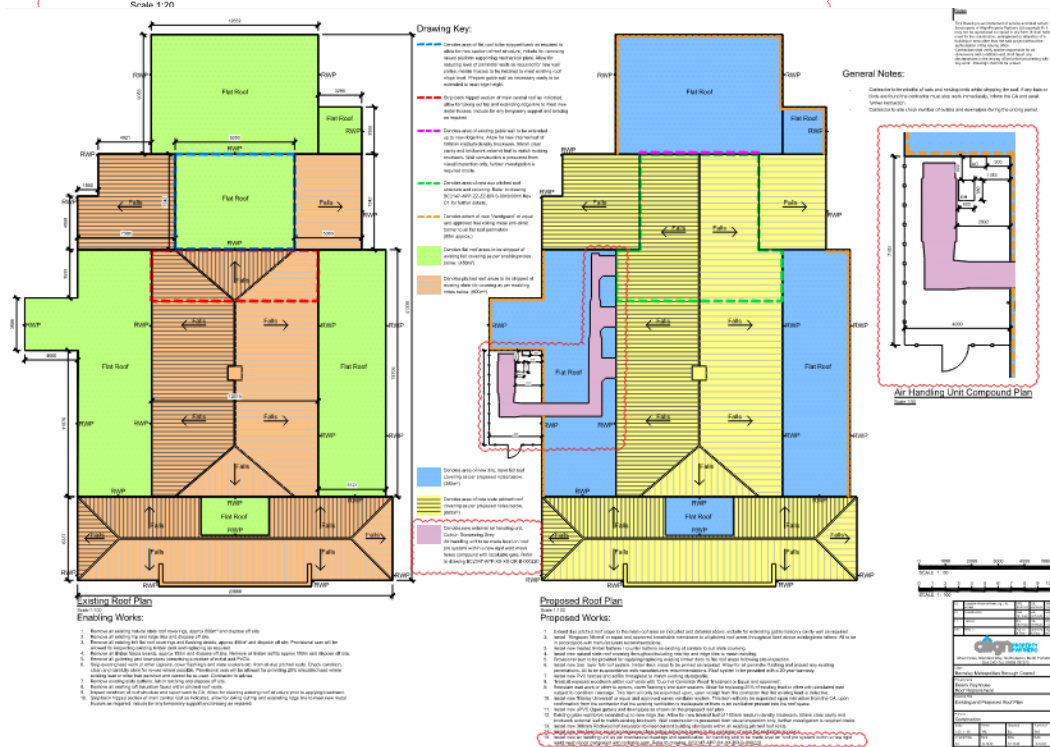
**Proposed West Elevation**

Scale 1:200

Location of new floor mounted  
 Air Handling Unit (AHU).  
 Colour: Goosewing Grey. Unit  
 to be made level on 'roof pro  
 system'. 2010mm (h) x  
 7150mm (l) rigid weld mesh  
 fence compound with lockable  
 gate around new AHU  
 (contractor to site measure)



used for the construction, enlargement or alteration of a building or area other than the said project without the authorisation of the issuing office. Contractors shall verify and be responsible for all dimensions and conditions and shall report any discrepancies to the issuing office before proceeding with any work. Drawings shall not be scaled.



## 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.

## 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.

### Local Plan

In reference to this application, the following Local Plan policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – sets out principles when considering development proposals.

Policy GD1: General Development – sets out appropriate proposals for development.

Policy D1: High quality design and place making – sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

Policy Poll1: Pollution Control and Protection – Development will be expected to demonstrate that it is not likely to result in an increase in air, surface water and ground water, noise, smell, dust, vibration, light or other pollution which would affect or cause a nuisance to the natural and built environment or to people.

Policy T4: New Development and Highway Improvement - 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.

Policy E5: Promoting tourism and encouraging cultural provision – Safeguarding and sustaining existing cultural provision.

SPD Residential amenity and the siting of buildings – The design principles that will apply to applications for non-residential buildings in proximity to existing residential properties.

These policies are considered to reflect the Principles in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

### **Consultations**

Ward Members – No objections

Pollution Control – No objections subject to imposition of condition.

## **Representations**

Nearby neighbours have been informed regarding the proposal and a site notice has also been posted. No letters of objection have been received as a result.

## **Assessment**

### Principle of development

The site falls within urban fabric which has no specific land allocation, however the site and surrounding area is made up principally of housing. The main issues for this development relate to the impacts on the living conditions and residential amenity of existing and future residents and visual amenity which are discussed below.

### Residential Amenity

The proposal is to install a new air handling unit and associated duct work. To protect the surrounding residents an acoustic rigid mesh fence will be erected to create a compound around the plant area. This will provide adequate sound insulation to avoid any unacceptable affect to nearby properties. Furthermore, the new build properties adjacent to the site have front gardens only, which will further reduce any potential impact to residential amenity.

The proposal is not expected to cause any significant loss of residential amenity when assessed against Planning Policy. The proposal is therefore in compliance with Local Plan Policy GD1 and Policy Poll1.

### Visual Amenity

The proposal will be located on the western elevation of the property and will be surrounded by the acoustic mesh fencing within the existing site boundary. The existing boundary fence is to remain in-situ providing further screening; therefore the potential visual impact is not expected to be detrimental within the surroundings in compliance with Local Plan Policy D1.

The proposal when viewed with the existing building is not expected to be detrimental within the surroundings and is therefore in compliance with Local Plan Policy D1

## **Recommendation**

**Approve with conditions**