
2024/0527

Mr Robert Holian

Creation of second floor office space within the existing building.

Tapco Enpro, Carlton Industrial Estate, Shawfield Road, Barnsley, S71 3HS

Site Location & Description

The application site consists of an existing warehouse building located at an established employment/industrial area with associated car parking and service yard. The building is currently occupied by Tapco Enpro, who manufacture valves and associated parts. The building is a rectangular shaped 2-storey structure sited perpendicular to the road. The building has a gable roof to the front and rear elevations, with roller shutter doors on the eastern elevation which face towards the service yard. The building is finished in red brick and light coloured cladding with associated signage on the front and side elevations. A palisade fence secures the service yard to the side with another fence enclosing the front of the site. Large conifers and landscaping along the southern boundary partially screen the building when viewed from Shawfield Road.

The surrounding area consists of various industrial buildings and open storage/building yard uses. An established line of trees border the site to the west, with a footpath (public right of way number: 38) into the woodland to the north.

The site is in a low risk development area as defined by the Coal Authority maps. The site is also in Flood Zone 1 thus at low risk of flooding. The site does fall within an inner-middle area as mapped by the Health and Safety Executive.

Site History

B/04/1425/BA - Erection of factory extension, GRANTED, 17/8/2004

B/03/0534/BA - Erection of two-storey factory unit with offices, loading area and parking spaces, GRANTED, 6/6/2023

B/81/0700/A/BA - Erection of name sign, GRANTED, 3/6/1981

Proposed Development

This application seeks full planning permission to create a 2nd floor of office space within the existing building, to alleviate pressure upon the current floorspace. No external extension is required as the office will be accommodated internally, within the existing roofspace. The works include the installation of new windows on the front and side elevations to serve the proposed office space. The 2nd floor will provide 2x office rooms along with a kitchen and W/C. New stairs will be installed to access the proposed 2nd floor. The submitted information confirms that there will be no increase in the number of employees.

Barnsley Local Plan

The site lies within Urban Fabric as defined in the adopted Local Plan.

The following Local Plan policies are relevant:

Policy GD1: General Development

Policy D1: High Quality Design and Place Making

Policy SD1: Presumption in favour of Sustainable Development

Policy T4: New Development and Transport Safety

Policy LC1: Landscape Character

Policy POLL1: Pollution Control and Protection

Policy E3: Uses on Employment Land

Policy E4: Protecting Existing Employment Land

Policy UT1: Hazardous Substances

Supplementary Planning Documents

The Council have adopted SPDs to provide further guidance about the implementation of specific planning policies in the Local Plan. The adopted SPDs should be treated as material considerations in decision-making and are afforded full weight. The following SPDs are relevant to this proposal:

Development on Land Affected by Contamination, November 2019

Consultations

Local Ward Cllrs– No response.

Highways DC- The submitted information confirms that there will no increase in the number of employees and therefore no additional demand for on-site parking. No objections and conditions required on this basis.

Drainage – No objection to the proposed development.

Health & Safety Executive – No comments to make.

Yorkshire Water- No comments to make.

Representations

This application has been advertised in accordance with the Development Management Procedure Order 2015 as follows:

- Neighbour notification letters sent to adjoining properties
- Site Notice displayed

Overall consultation expiry: 7/8/2024

No neighbour representations have been received in response to the above publicity.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation. New buildings and extensions are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety and accord with the relevant policies quoted below.

NPPF Paragraph 85 states that planning decisions should create the conditions in which businesses can invest, expand and adapt.

Local Plan Policy E3 states that on land currently or last used for employment purposes the following uses will be supported:

- Research and development, and light industry;
- General industrial; or
- Storage or distribution.

Ancillary uses will be allowed where appropriate in scale.

Local Plan Policy E4 states that land or premises currently or last used for employment purposes will be retained to safeguard existing or potential jobs.

The proposed development consists of relatively minor internal alterations at an existing industrial building. The proposal does not introduce any new uses at the site or intensify the existing use. The development will provide additional office space at an existing employment site. The principle of the development is therefore considered to be acceptable subject to the considerations as followed.

Design, Appearance and Amenity

NPPF Paragraph 135 relates to high quality design and states that developments should function well and add to the overall quality of the area; are visually attractive; sympathetic to local character; maintain a strong sense of place whilst optimising the potential of the site and create places which are safe and inclusive and promote well-being.

Local Plan Policy D1 states that development is expected to be of high-quality design and should respect and reinforce the distinctive, local character and features. Development should contribute to place making and make the best use of materials.

Local Plan Policy GD1 states that proposals for development will be approved if there are no significant adverse effect on the living conditions and residential amenity of existing and future residents. Proposals should be compatible with neighbouring land and should not significantly prejudice the current or future use of neighbouring land.

The proposed development involves creating additional space at 2nd floor level at the existing building. This will be created within the existing roofspace/void thus there will be no external extension or alteration to the size/scale of the building.

The 2nd floor will provide additional office space along with further staff facilities. Stairs will be installed within the central of the floorplate to connect the space to the first floor and ground floor.

Externally, new windows will be added on the front and side elevations. The windows are similar in style and size to the existing windows and replicate the current window positions. 6x new windows will be added on the south facing gable elevation, 3x square shaped windows to the left of the signage and 3x windows to the right of the signage, of which two will be vertical in shape, to match those at the first-floor level.

On the eastern facing elevation two vertical windows will be installed, to match the first-floor level. Similarly, on the western elevation 1x square window will be added again to match the lower floor. Internally, two further windows will be installed which will face over the internal void/main workshop space. These windows will provide a good level of natural light into the proposed office space, thus providing good quality working environment.

There is not considered to be any impact upon amenity. The proposed windows will replicate the existing separation distances between the application building and neighbouring uses, whilst the proposed works are contained within the existing building meaning there will be no additional overshadowing upon adjacent buildings/uses.

Overall, the proposed works are considered to be minor in scale and the appearance of the building will not significantly alter. The site will remain characteristic of a typical warehouse building and there will be no alterations to the appearance of the wider site. To ensure that the proposed windows are finished in a similar colour/material as those which are existing, a suitable condition is attached. On this basis, the proposal is acceptable in terms of design and appearance.

Highways Considerations

NPPF Paragraph 115 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

Local Plan Policy T4 states that 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. It follows on state if a development is not suitably served by the existing highway or would add to problems of safety or the efficiency of the highway, developers will be expected to take mitigating action to make sure the necessary improvements go ahead.

The proposed works do not alter the highways arrangements at the site. Although the development will provide additional office space, no additional jobs are expected to be created, thus there is no increase in the demand for on-site parking provision. On this basis, there is no objection in this regard or required conditions.

Conclusion

The proposed development is minor in scale and will ensure that the existing building remains occupied and fit for the current occupier's business requirements. Externally, the alterations are insignificant, consisting of the installation of new windows at the 2nd floor level.

Overall, the development does not impact the existing use at the site or the surrounding businesses. The works are in-keeping with the appearance of the site and the wider employment area. In conclusion, the development is acceptable.

Recommendation

Approve with conditions