
2023/0291

Mr T Molyneux (Oakwell Motorhomes)

Erection of single storey side extension to existing valet building to create an additional bay.

65-67 Pontefract Road, Barnsley, S71 1HA

Site Location and Description

The site is located close to the junction of Oakwell Lane and Pontefract Road and is currently occupied by Oakwell Motorhomes. The immediate area is characterised by a mix of uses, including residential properties to the north and south, retail units to the north, and car sale rooms further to the west

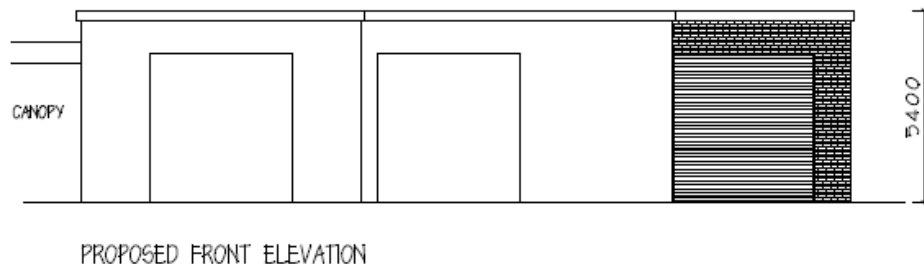
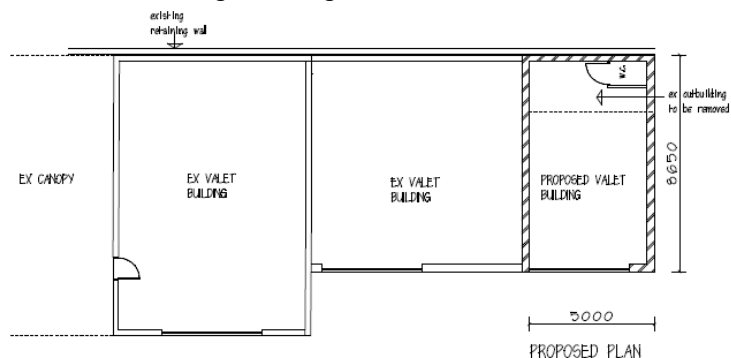
The site is occupied by several buildings including the office block towards the eastern boundary of the site and the existing valeting bay buildings towards the west. The remainder of the site is utilised as a forecourt for the vehicles and is enclosed by a low-level brick wall with metal railings,

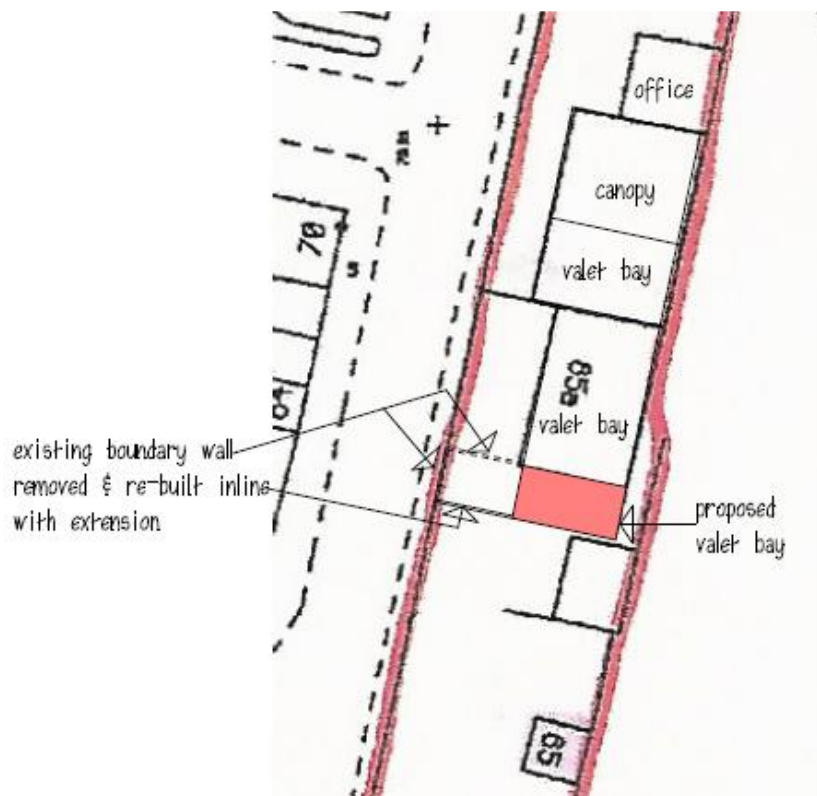
Planning History

2016/0230 – Erection of a single storey extension and increase in height to existing valeting block – Approved

Proposed Development

The applicant seeks permission for the erection of an extension to the existing valet building to create an additional bay. The extension is to be located on the western side elevation of the building and is to have a projection of 5m, with a depth of 8.6m and a height of 5.4m to match the existing building.





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 Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

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 GD1 General Development
 Policy D1 High Quality Design and Place Making
 Policy SD1 Presumption in favour of Sustainable Development

National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the Governments 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.

Consultations

Highways DC – No objections
Pollution Control – No objections subject to conditions
SYMAS – No objections
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 and press notice; no representations have been received.

Assessment

Principle of development

The erection of buildings is considered acceptable in principle where they would not have a detrimental impact on the character of the area, residential amenity or upon highway safety.

Visual Amenity

The applicant seeks permission to extend the existing valet building, to provide an additional bay for the valeting of the vehicles associated with Oakwell Motorhomes. The building is to be located to the west of the existing valeting bay buildings and is set back from the highway. It is acknowledged that part of the existing boundary wall will be removed to allow for access to the building, however most of the boundary treatment is to remain.

Whilst the building is of a substantial height, it is considered that it would not form a dominant feature within the street scene as it would be located adjacent to the existing buildings associated with the use and within an area where there is a mix of commercial buildings within the vicinity of the site. As such it is considered that the proposed building would not be out of character nor have a detrimental impact on the locality of the area in compliance with Local Plan Policy D1.

Residential Amenity

The building is located to the north of the properties fronting onto Oakwell Lane which are set at a higher level than the application site, therefore the erection of the new valeting bay would not lead to a loss of outlook, increase overlooking or overshadowing to a detrimental level and as such is acceptable and in compliance with Local Plan Policy GD1.

Highways Considerations

The proposal would not result in the loss of off-street parking provision and therefore would not have an impact on highway safety and as such, is acceptable.

Recommendation

Approve with Conditions