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**2021/0819**

Applicant: Conroy Brook (Developments) Ltd

Description: Ground floor infill extension to form wc

Fountain Inn, Wellthorne Lane, Ingbirchworth, Barnsley, S36 7GJ

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## **Background**

2021/0315 - Refurbishment of the Fountain Inn Public House, including improvements to external seating area and the demolition of extensions to the rear, and residential development comprising 9 dwellings - Approved

## **Site Description**

The site is located to the north side of Wellthorne Lane at the eastern edge of the settlement of Ingbirchworth. The site is currently occupied by the Fountains Inn Public House and associated car parking for 50 cars.

The Fountains Inn is a large rendered PH described in the marketing information as being a large public house with lounge bar area (16 covers) and bar restaurant (56 covers) along with a function room equipped with bar and dance floor. In addition, there is hotel accommodation comprising 10 en-suite rooms and an external patio suitable for circa 20 covers. Addition accommodation includes kitchen W/Cs and storage as well as a 3-bed private apartment.

The site totals 0.5ha and is an L shape which is generally level with a gentle slope running north to south. There is housing to the east and south of the site. A recreation ground is to the rear of the site, accessed via a path running along the western boundary. The land to the north and west is green belt with Ingbirchworth Reservoir located to the west of the site and accessed from Wellthorne Lane adjacent to the PH carpark.

## **Proposed Development**

Planning permission has recently been granted for the demolition of the function rooms and hotel accommodation and refurbishment of the PH, alongside a residential development of 9 dwellings on the land to the rear.

This application is for a small extension to the front of the PH to create additional W/C provision.



E6 'Rural Economy'

E7 'Loss of Local Services and Community Facilities in Villages'

T3 'New Development and Sustainable Travel'. New development should be located and designed 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'

D1 'High Quality Design and Place Making'

GS1 'Green Space' requires new development to provide or contribute towards green space in line with the Green Space Strategy.

GS2 'Green Ways and Public Rights of Way' seeks to protect rights of way from development.

BIO1 'Biodiversity and Geodiversity' requires development to conserve and enhance biodiversity and geodiversity.

CC1 'Climate Change'

CC2 'Sustainable Design and Construction'

CC3 'Flood Risk'

CC4 'Sustainable Urban Drainage'

CL1 'Contaminated and Unstable Land'

Poll1 'Pollution Control and Protection'

PI1 'Infrastructure and Planning Obligations'

I2 'Educational and Community Facilities'

## 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.

### **Consultations**

Pollution Control: This development is unlikely to have an adverse impact on health and the quality of life of those living and/or working in the locality, so approval is recommended.

Gunthwaite and Ingbirchworth Parish Council: No comment

### **Representations**

The application was advertised by neighbour letters. No comments or objections have been received.

## **Assessment**

The site is located within the village of Ingbirchworth and washed over as Urban Fabric on the Local Plan Proposals Map. Planning permission was recently granted for partial demolition of the PH and redevelopment for 9 houses alongside the refurbishment of the pub.

This application follows on from that scheme and is for a small, single storey extension to the front of the PH to create additional W/C accommodation at ground floor level. As it is for an extension to the approved PH and is not located in an area where there are any specific restrictions on development, it is acceptable in principle.

The extension is located to the front of the PH at a prominent corner adjacent to Wellthorne Lane. It has been designed as an infill to an existing gap at this corner, extending an existing single storey roofline along the frontage so it will appear to be part of the original elevations. The relatively small scale of the extension, complimentary design and use of matching materials all complies with Local Plan Policy D1.

The extension is located away from residential properties adjacent the site and does not include any windows. As a result, there will be no impact on residential amenity.

Finally, the proposed will not affect the parking or access arrangements for the site as approved.

Based on the above, the proposed is recommended for approval.

## **Recommendation – Grant Subject to Conditions**