
2023/0628

Mr Hayselden

Conversion and single storey extension of existing store-room building to form self-contained managed office/business unit (Use Class E) and installation of solar photovoltaic panels.

12B Hall Street, Hoyland, Barnsley, S74 9JR

Site Location and Description

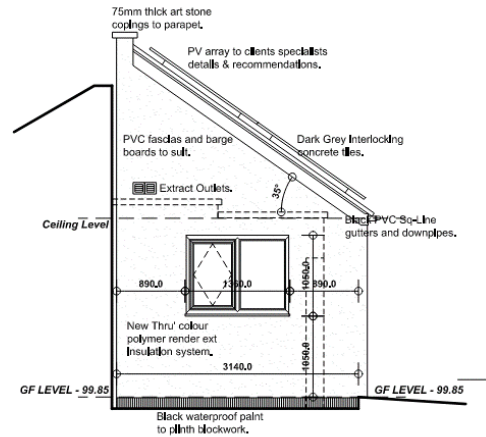
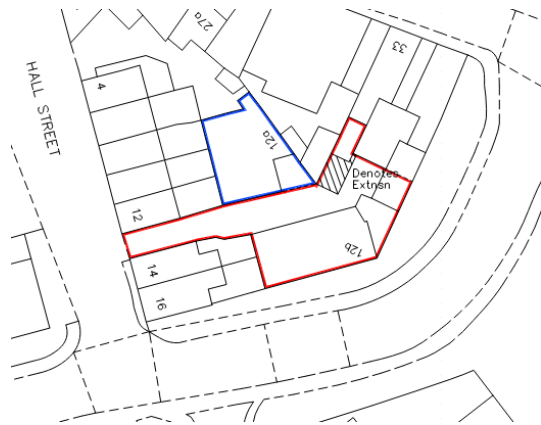
The building subject to this application is situated within Hoyland District Centre, within a courtyard of small commercial buildings located to the rear of the properties fronting King Street and Hall Street, with vehicle and pedestrian access provided through a narrow alley between 12 & 14 Hall Street.

The unit has a flat roof and is constructed from brick and painted grey, it is attached to the rearwards projection associated with 35 King Street, which is designed with a mono-pitched roof.

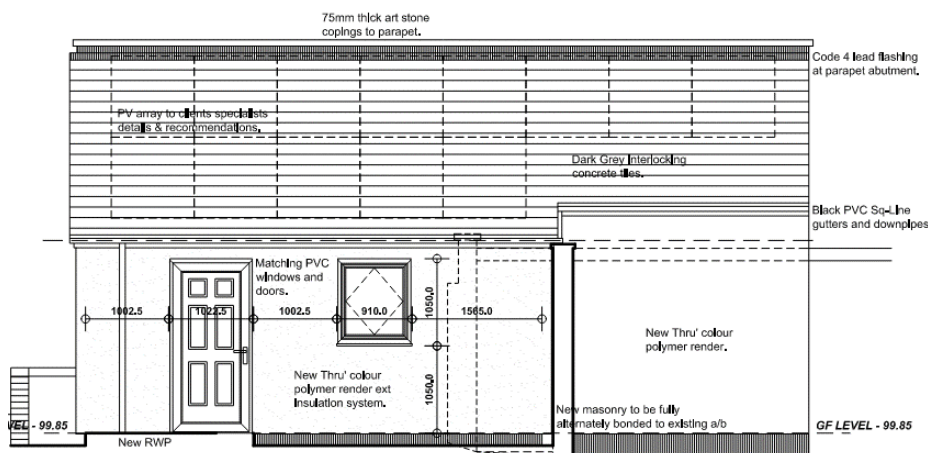


Proposed Development

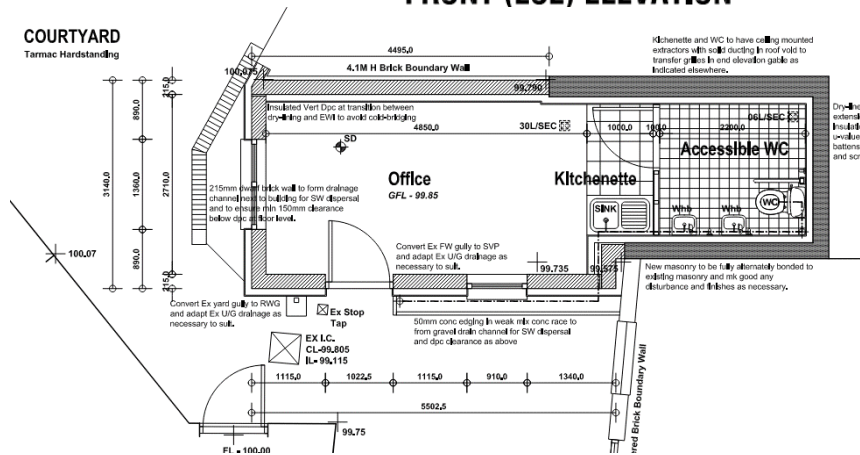
The applicant seeks permission to erect an extension to the existing building and change its use to a use falling within Class E, however, excluding E(d), E(f) and E(g)(iii) which the applicant considers incompatible with the site and location of the building. It is also proposed to install photovoltaic panels to the south-eastern roof plane. The extension is to project 4.4m from the south-western side elevation with a width of 3.1m. The building is to be designed with a mono-pitch roof with a height of 4.8m to match the part of the building associated with 35 King Street.



END (SSW) ELEVATION



FRONT (ESE) ELEVATION



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 District or Local Centre within the Adopted Local Plan, and therefore the following policies are relevant:

Policy TC1 Town Centres
Policy GD1 General Development
Policy POLL1 Pollution Control and Protection
Policy CC1 Climate Change
Policy D1 High Quality Design and Place Making
Policy T4 New Development and Transport Safety
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 – No objections
Pollution Control – No objections subject to conditions
Civic Trust – No comments received.
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 set within the District Centre of Cudworth. The District Centres have an important role serving localised catchments and meeting more local needs. To ensure they fulfil this role and continue to complement and support the role of Barnsley Town Centre, new retail and town centre development will also be directed to the District Centres.

The proposed Class E use would fall within a Town Centre use and is therefore acceptable in principle. All retail and town centre developments will be expected to be appropriate to the scale, role, function, and character of the centres in which they are proposed.

Residential Amenity

Whilst the site is located within the District Centre of Hoyland, there are some residential properties within close proximity of the premises, particularly those located on Hall Street. However, the proposed extension would be located to the east of the building on the above plan marked as 12a, which would provide screening of the proposed extension from 4 – 12 Hall Street; with the extension being located approximately 16m to the north-east of 14 & 16 Hall Street, therefore it is not considered that the proposed extension would result in an increase in overlooking, overshadowing or reduce levels of outlook from surrounding properties. The inclusion of the photovoltaic panels, could result in glare on the occupiers of neighbouring properties, given the location of the panels in relation to the neighbouring properties and the path of the sun, it is not considered that the panels would result in glare.

It is acknowledged that it is also proposed to change the use of the premises to a use falling within Class E, however, as mentioned previously the applicant proposes to exclude classes E(d), E(f) and E(g)(iii), given that the total area of the building is 19m², the use of the premises is limited, with the applicant proposing that the space be ideal for office space. Nevertheless, it is considered that other uses falling within Class E would not have a detrimental impact on residential amenity and as such the proposal complies with Local Plan Policies GD1 – General Development and Poll1 – Pollution Control and Protection.

Visual Amenity

The applicant seeks permission to erect an extension to the southern elevation of an existing brick-built store located within a courtyard to the rear of the premises fronting onto King Street. The extension is designed to harmonise with the existing rearwards projection associated with 35 King Street to which the building is attached, in terms of roof style and pitch, and whilst the existing building is constructed from painted brick, the inclusion of render on the building would not be out of character given that render is characteristic of other buildings within the courtyard.

It is also proposed to install photovoltaic panels on the south-eastern roof plane of the building, as mentioned previously, the building is not prominent within the street scene and as such is considered acceptable and in compliance with Local Plan Policies, D1 and GD1.

Highway Considerations

Highways have been consulted on the application and raise no objection to the proposed extension or change of use. Under normal circumstances, highways would request that at least one off-street parking place to be provided; however, the site is located within the recognised centre of Hoyland and therefore benefits from good transport links and public car parking within walking distance of the site. Where appropriate, the nearby streets are protected by traffic regulation orders to prevent careless parking and therefore in this instance, there is no stipulation that the scheme should adhere to the parking standards set out in the council's SPD. In light of this, it is considered that the proposed use is in line with Local Plan Policy T4 – New Development and Transport Safety.

Other Issues

The development incorporates photovoltaic panels on the south-eastern roof plane of the building. The authority seeks to reduce the causes of and adapt to the future impacts of climate change by amongst others, promoting and supporting the delivery of renewable and low carbon energy. The council has a net zero target by 2045, the utilisation of the existing

structure with the installation of solar panels show that consideration has been made to meet these sustainability targets.

Conclusion

The proposed alterations and external works to the existing premises are considered to enhance the general appearance of the site and not impact on the amenity of surrounding residents and therefore are acceptable.

Recommendation

Grant planning permission subject to conditions