
2021/0638

(linked advertisement consent app 2021 0643)

Mr John Bannatyne / Poundland

Replacement of existing entrance doors with automatic sliding door

Unit 1, Birk Avenue, Kendray, Barnsley, S70 3AH

Site Location and Description

The site is a retail unit fronting onto Birk Avenue, one of a pair of modern units. The site is part of a small group of four shops and is in an otherwise residential area.

Photos of application site (showing scheme fully implemented) and the adjacent unit



(Photo submitted by applicant before scheme implemented)



Site History

2014 1538 Erection of mixed use development including Class A1 and A2 unit (full) and erection of 9 no. residential dwellings with access (outline – expired)

Proposed Development

The applicant seeks permission for a new automatic sliding door to be inserted in place of the original hinged/swinging double doors. They are otherwise of very similar appearance to the original doors being aluminium framed glazed.

Policy Context

Planning decision 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 new Local Plan was adopted at the full Council meeting held 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

The site is within an area allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy SD1 Presumption in favour of Sustainable Development – indicates that we will take a positive approach reflecting the presumption in favour of sustainable development in the National Planning Policy Framework and that we will work proactively with applicants to find solutions to secure development that improves the economic, social and environmental conditions in the area

Policy GD1 General Development – sets a range of criteria to be applied to all proposals for development.

Policy D1 High Quality Design and Place Making – indicates that development is expected to be of high quality design and to reflect the distinctive, local character and features of Barnsley.

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.

Consultations

Ward Councillors – No response

Representations

The application has been publicised by means of direct letters to nearby properties; no representations have been received.

Assessment

Principle of development

As the proposal is for minor alterations the principle of development is acceptable subject to consideration of details.

Design

The applicant seeks permission for a new automatic sliding door to be inserted in place of the original hinged/swinging double doors. They are otherwise of very similar appearance to the original doors being aluminium framed glazed and make a modest change to the appearance of the building.

It is considered that the design of the proposed alterations is acceptable and in compliance with Local Plan Policy D1

Recommendation

Grant subject to conditions

Full – 3 Years (M3 Code A1)

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

Development in accordance with approved plans (M3 Code B11)

The development hereby approved shall be carried out strictly in accordance with the plans (Nos.) and specifications as approved unless required by any other conditions in this permission.

Site and Location Plan HLP/1280/07A

Existing Front Elevation HLP/1280/02A

Proposed Front Elevation HLP/1280/06A

Existing and Proposed Shopfront Doors HLP/20/08A

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.