
2023/1080

Mr Jim Harper

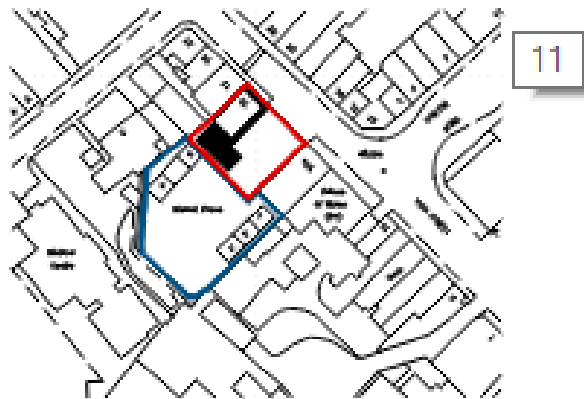
Extension to public bar and conversion of first floor to residential accommodation including roof terrace.

15 High Street, Wombwell, Barnsley, S73 0DA

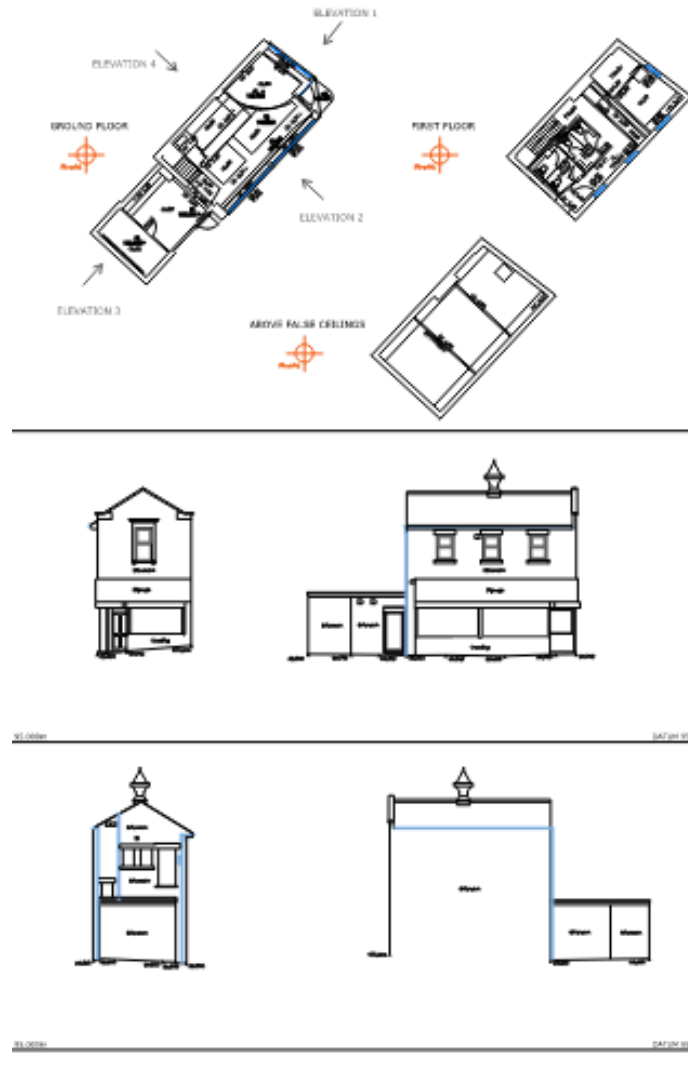
Description

The site consists of a 2-storey stone built building with a courtyard at the side used as a beer garden. There is an existing single storey flat roofed extension located at the rear of the property constructed in red brick. The building was converted from a shop to a wine bar in 2006. The property is located on High Street in Wombwell in the heart of the District Centre. The site is surrounded by commercial properties on all sides.

The existing ground floor area is the main bar and drinking area and is accessed from High Street. There is limited storage space and toilet facilities at first floor level accessed by an internal stairway from the bar area.



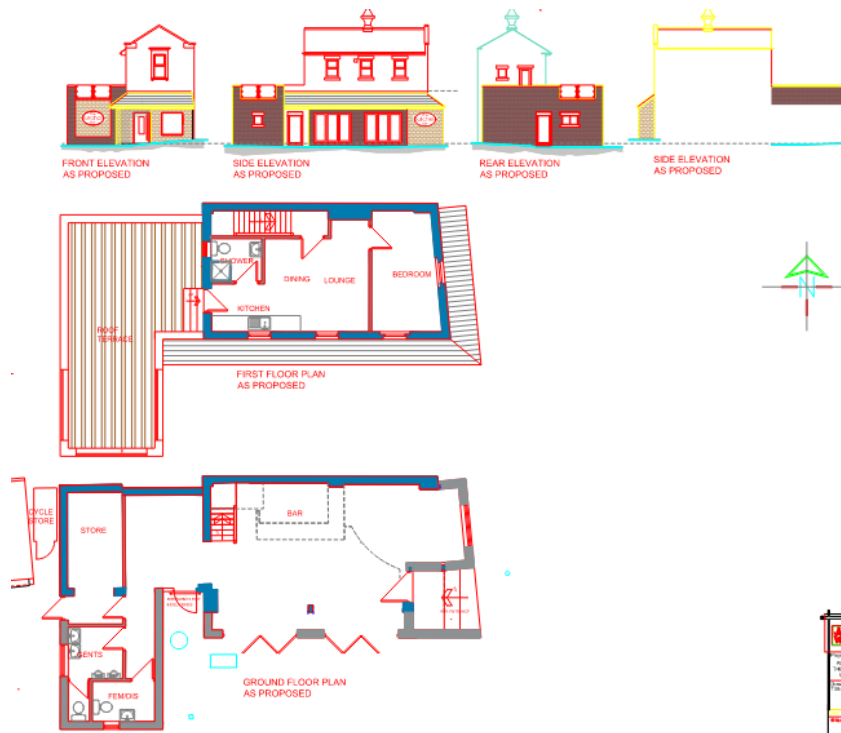
LOCATION PLAN
SCALE 1:1250



Proposed Development

The applicant seeks permission to extend the existing bar at the side, front and rear. The proposal will project 1m, single storey to the front at an angle to the existing footpath and will create a new frontage. The proposal will extend the main bar single storey at the side into the courtyard by 0.96m, this will provide 2 glazed bi-folding doors opening out into the courtyard. The proposal is to also extend the existing flat roofed single storey rear extension at the side/ rear projecting to the side by 5m creating an L shape.

The extension will provide toilet facilities at ground floor level. Above the flat roof extension a new outdoor terrace is proposed. The upper floor will be converted into a flat and the roof terrace will provide the associated residential outdoor space. A parapet wall will be located along the top of the roof with glazed areas located within the walled area. The extension will be constructed in matching brick with stone features to tie in with the existing building. The side extension to the main bar will also be constructed in a mix of stone and brick. The front elevation will be constructed in stone. A cycle store will be located at the rear of the property.



Policy Context

Local Plan: District Centre/ Primary Shopping Centre

Planning decisions should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

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.

In respect of this application, relevant policies include:

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 139 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development
Policy GD1: General Development
Policy T4: New Development and Highway Improvement
Policy T3: New Development and Sustainable Travel
Policy TC1: Town Centre
Policy TC2L: Primary and Secondary Shopping Frontages
Policy BTC1: The daytime and evening economies
POLL1: Pollution Control and Protection
Policy H4: Residential Development on Small Non-Allocated Sites
Policy D1: High quality design and place making.

South Yorkshire Residential Design Guide (SYRDG)

Consultations

Highways DC – No objections subject to conditions

Regulatory Services – No objections subject to conditions

Ward Members – No comments received.

Drainage – No objections

Yorkshire Water – Comments as follows: **Waste Water 1.)** On the Statutory Sewer Map, there is a 100mm diameter public water sewer and a 100mm surface water sewer recorded to cross the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme.

a.) It may not be acceptable to raise or lower ground levels over the sewer and we will not accept any inspection chambers on the sewer to be built over.

b.) In this instance, Yorkshire Water would look for this matter to be controlled (by Requirement H4 of the Building Regulations 2010).

c.) A proposal by the developer to alter/divert a public sewer will be subject to Yorkshire Water's requirements and formal procedure in accordance with Section 185 Water Industry Act 199

Representations

Neighbour notification letters were sent to surrounding properties, a site notice was posted adjacent to the site, no comments have been received.

Assessment

Wombwell is one of the larger district centres. The main retail and service offer is located along High Street. Wombwell is better than average in terms of vitality and viability, with its strengths been the large amount of shopping floorspace within the centre, the number of retailers and variety of independent retailers. It also benefits from good pedestrian flows, car parking provision and transport links. The aims for the future are to reduce the amount of retail, leisure and office floorspace that exist outside the town centre and intensify the provision within the town centre.

Policy TC1 Town Centres – states that Wombwell is defined as a District Centre. 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 extension of the existing wine bar is considered acceptable where there is no detrimental impact on the local amenity. It is situated within the district centre and is a well-established business.

Policy H4 states that proposals for residential development including conversions of existing buildings and creating dwellings above commercial businesses will be allowed where the proposal complies with other relevant policies in the plan.

Visual Amenity

The existing building is stone at the front with a brick-built extension to the rear. The street scene is a mix of brick, stone and render. The proposal will see the use of both stone and brick work within the rear and side elevations. The front will be constructed in stone which will complement the existing façade. Due to the mix of materials palette within the surrounding buildings the proposed materials are not expected to conflict with the surroundings.

The rear extension will follow on with the flat roofed structure at the rear. Although a flat roof design is not entirely constant with the main part of the building, it will be a continuation of the existing. The rear extension will be set well back from the street scene and is not expected to become an injurious feature within the area.

The front extension will project forward 1m in line with that of the neighbouring property and will not go beyond the existing strong building line. It will bring the front entrance in line with the street. The proposal is expected to improve the visual aspect of the property by using matching materials and improving the shop front appearance.

Therefore it is concluded that proposals are not expected to be at odds within the confines of the street scene in compliance with Local Policy.

Residential Amenity

The Council's Regulatory Services team have been consulted and have no objection to the proposal. The building is limited in size with the upper floor been converted into residential accommodation associated with the bar.

The proposed flat will be for single occupancy only with the provision of a single bedroom, shower room and open plan kitchen, dinner and lounge. Taking into account the guidance set within the SYRDG the proposed flat falls short on internal spacing when measuring the individual rooms. The bedroom is approximately 11sqm which is larger than usually required for a single room. The shower room will be approximately 3.06sqm which falls short of the minimum 3.5sqm and the open plan kitchen and lounge at 18.26sqm also falls short. This would usually not be acceptable in terms of the residential amenity of the future occupant, however, the outside space provided is large at just under 35sqm and the overall internal floor area provided meets the guidance. In addition, the agent has indicated that the residential area would be utilised by someone connected to the bar which, if conditioned, would ensure it is limited to the type of occupants who could use it who would appreciate the easy accessibility to the bar over the limitations of the room sizes. On balance, it is therefore concluded that although the proposal falls short on individual room sizes, taking into account the outside terrace and the overall internal floor area in this instance the proposal is found acceptable.

Furthermore, the flat will be provided above the existing bar. Usually this may cause an issue in terms of potential noise disturbance, however, the applicant has stated that the accommodation is for the bar manager/ staff associated with the bar so they will likely be working for most of the time the bar is in operation which would limit the impacts on their residential amenity. A condition will be added to the decision to align with the above statement.

Taking into account the above and given the District/ commercial area location where existing night-time economy uses are currently in operation, it is considered that the proposal would not have a significant detrimental impact on amenity of the proposed resident or existing local residents by way of noise/disturbance and as such is acceptable in compliance with Policy POLL1.

Highway Safety

The site does not have any associated parking with it. However, it is in Wombwell Centre and there are car parks within walking distance of the site and the center is served proficiently by public transport. Provision for cycle storage has been incorporated into the scheme and will be located at the rear of the property.

The Council's Highways Section have raised no objection to the proposal and given the previous commercial use and the sustainable location, the proposals are therefore considered to be acceptable in compliance with Local Plan Policy T3 and T4.

Conclusion

It is therefore considered that the proposed alterations would not have a detrimental impact on the wider street scene or residential amenity and as such is acceptable and in compliance with Local Plan Policy

Recommendation

Approve subject to conditions.