
2024/0785

Mr Sardar Khan

Installation of external stairs to rear of building to provide access to first floor flats

108 - 112 Sheffield Road, Barnsley, S70 1JB

Site Location & Description

The site is an existing ground floor retail/commercial unit with vacant space above. The ground floor was previously used as a tattoo studio, though this use appears to have ceased within recent months. The former retail unit has a modern façade, with contemporary black fascia signage and window graphics. The upper floor is served by two large windows on the front elevation, which also have modern black frames.

The property is a mid-terrace finished in light coloured stone. The site is made up of what appears to have originally been 2-3 properties and therefore has a wider frontage than those adjoining. Other retail/commercial units adjoin the site at ground floor level, to form an informal/undesignated shopping parade. To the rear, there is a small car parking area accessed off Waltham Street. Neighbouring ground floor uses include beauty salons and takeaways.

Site History

2024/0946 - Conversion of first floor to create 2 bedroom self-contained flat with ground floor maintained as retail (Prior Notification Change of Use) PENDING CONSIDERATION (*associated application*)

2014/1502 - Erection of an external staircase, GRANTED, 20/1/2015

B/95/0327/BA - Installation of new shop front, internal works and change of use to A2 (Financial Services) GRANTED, 11/5/1995

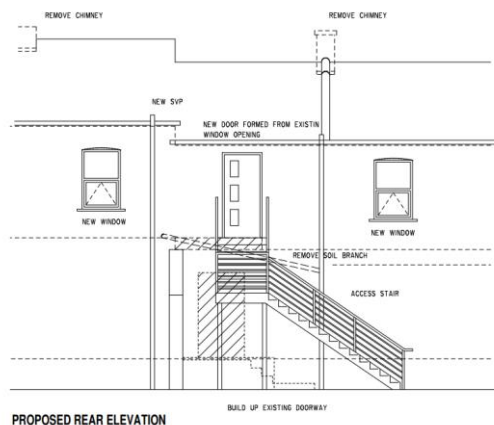
B/88/1071/BA - Alterations to offices, erection of buttress and re-surfacing of car park, GRANTED, 18/8/1988

B/77/2807/BA - Change of use from shop to retail shop with ancillary office accommodation, HISTORIC, 1/12/1977

Proposed Development

This application seeks full planning permission for the erection of an external staircase to provide access to the upper floor flat of which permission is sought separately (application reference:

2024/0946). The staircase will be to the rear of the building via the car park. The application form states that the structure will be constructed with steel finished in black.



Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise. 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.

Site Allocation/Designation

The footprint of the church lies within Urban Fabric as defined in the Barnsley Local Plan.

The site is in a low-risk development area as per the Mining Remediation Authority maps. The site is in Flood Zone 1 thus at low risk of flooding as per the Environment Agency maps.

National Planning Policy Framework – December 2024

The National Planning Policy Framework (NPPF) was revised in December 2024, replacing the previous versions. The NPPF is a material consideration when assessing planning applications. The following sections are relevant to this application proposal:

Section 11- Making Effective Use of Land

Section 12- Achieving Well-designed Places

Barnsley Local Plan 2019

The following Local Plan policies are relevant:

Policy GD1: General Development

Policy D1: High Quality Design and Place Making

Policy SD1: Presumption in favour of Sustainable Development

Supplementary Planning Documents

The Council have adopted SPDs to provide further guidance about the implementation of specific planning policies in the Local Plan. The adopted SPDs should be treated as material considerations in decision-making and are afforded full weight. The following SPDs are relevant to this proposal:

Design of Housing Development, July 2023

Consultations

Pollution Control – No response.

Waste Management – No response.

Yorkshire Water – No response.

Representations

This application has been advertised in accordance with the Development Management Procedure Order 2015 as follows:

- Neighbour Notification letter, consultation expiry: 17/10/2024

1 representation has been received in response to the above publicity, summarised as follows:

- The introduction of residential uses will impact the running of neighbouring businesses due to disturbance;
- Impact upon leased car parking spaces;
- Will new tenants have access to the car park?
- Anti-social behaviour associated with the residential use;

The representation received primarily relates to the introduction of residential uses at the first floor and the impact this may have upon the running of neighbouring businesses. The impact of residential development is assessed in the separate application, reference: 2024/0946, though the principle of the change of use is considered to be acceptable as set out in Schedule 2, Part 3, Class G of the GPDO. Therefore the introduction of the residential use is not considered to be relevant to this assessment which relates to the staircase only.

Non-material considerations including anti-social behaviour/future occupiers of the flat are also not relevant to this development. It is also important to note that Class G does not refer to highways impacts and therefore the absence of defined car parking spaces is immaterial.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation. New developments and changes of use are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety and accord with the relevant policies quoted below.

The proposed development relates to the installation of an external staircase to the rear of the building. The principle of the development is therefore acceptable subject to the considerations below.

Impact Upon Character of Area and Amenity Considerations

NPPF Paragraph 135 relates to high quality design and states that developments should function well and add to the overall quality of the area; are visually attractive; sympathetic to local character; maintain a strong sense of place whilst optimising the potential of the site and create places which are safe and inclusive and promote well-being.

Local Plan Policy D1 states that development is expected to be of high-quality design and should respect and reinforce the distinctive, local character and features. Development should contribute to place making and make the best use of materials.

Local Plan Policy GD1 states that proposals for development will be approved if there are no significant adverse effect on the living conditions and residential amenity of existing and future residents. Proposals should be compatible with neighbouring land and should not significantly prejudice the current or future use of neighbouring land.

Local Plan Policy POLL1 states that development will be expected to demonstrate that there would be no unacceptable affect or cause a nuisance to the natural and built environment or to people.

The development includes the installation of an L-shaped staircase which is proposed to the rear of the building. The staircase will provide access to the proposed first floor flat which is assessed separately (planning reference: 2024/0946). Though metal staircases are not considered to be of the most high-quality design, in this instance the proposal is considered to be acceptable.

The staircase will be erected to the rear of the building, thus not impactful upon the street scene. The staircase will not directly be in view from any neighbouring properties and its black finish is welcomed. The stairs will be positioned close to the external wall, thus not harmfully encroaching into the car park or towards neighbouring buildings. This also minimises any potential overlooking impact.

Overall the design, appearance and scale of the staircase is considered to be acceptable in this setting and will provide appropriate access to the first floor flat.

Highways Considerations

NPPF Paragraph 116 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

Local Plan Policy T4 states that new development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

It is noted that concerns regarding the impact upon parking availability has been included in the submitted neighbour representation, albeit this is regard to the parking of residents rather than the staircase position. Nevertheless, the position of the staircase is not considered to harmfully impact parking availability. The staircase is positioned close to the rear elevation thus not extending into the car park or resulting in the loss of spaces. Overall there is considered to limited impact upon highways.

Conclusion

The proposal is a minor development which will facilitate the introduction of residential uses at the first floor. Whilst external accesses are not ideal, in this instance the staircase is acceptable given that it is out of view and causes no issues in regard to amenity. A condition is attached to ensure that the staircase is finished in black prior to use, to protect the appearance of the area.

The proposed development is acceptable subject to the conditions attached.

Recommendation

Approve with conditions