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2022/0178

Mr N Visuvalingam

Single storey extension to rear of shop premises intended for storage purposes

50-52 Agnes Road, Barnsley, S70 1NH

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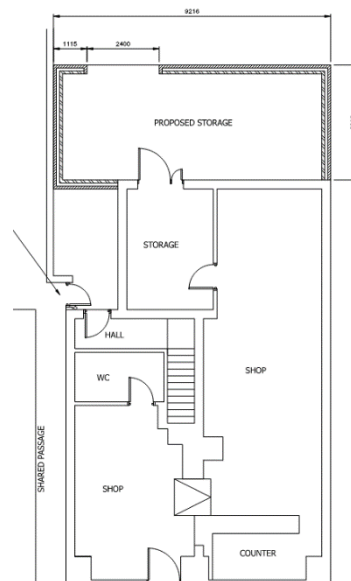
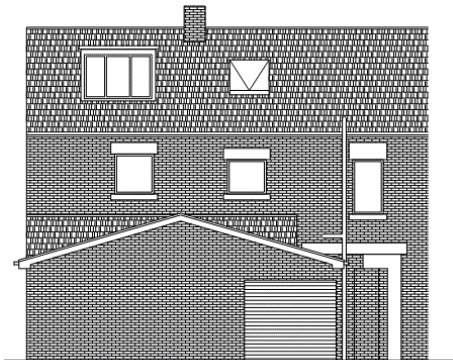
### Site Location and Description

The stone fronted property subject to this application is an end terrace, located on the periphery of the town centre and within a mixed use area, however predominantly residential. The property is located within a small parade of retail units including a hot food takeaway and butchers at ground floor with first floor flats above. The area to the rear of the premises being hard surfaced and used as a storage yard for the retail space.



### Proposed Development

The applicant seeks permission for the erection of a single storey extension to the rear of the premises to provide additional storage, the extension is to project 3.8m from the rear elevation of the existing extension, extending along the full width of the premises.



## **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 3rd 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 allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy D1 High Quality Design and Place Making  
Policy Poll1 Pollution Control and Protection  
Policy SD1 Presumption in favour of Sustainable Development  
Policy GD1 General Development

### 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 there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

## **Consultations**

Highways DC – No objections  
Pollution Control – No objections  
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 letters of representation have been received in relation to the application.

## **Assessment**

### Principle of development

The erection of extensions to commercial premises are considered acceptable in principle where satisfactory standards of design are achieved, where they do not have a detrimental

impact on the character of the street scene and the amenity of neighbouring residents and uses are maintained.

#### Visual Amenity

Whilst the proposed extension would be located on the rear elevation there would be some visibility from the surrounding footpaths and rear access roads running to the rear of the property. Nevertheless, the extension is to be constructed from materials, and of a design which would match the original building. It is considered that the proposed extension would not detract from the character of the street scene and therefore, the erection of the rear extension is acceptable and in compliance with Local Plan Policies D1 and GD1

#### Residential Amenity

The site is located on the periphery of Barnsley Town Centre and whilst there are surrounding residential properties, the proposed extension would be located adjacent to the adjoining hot food takeaway at ground floor level, therefore the proposal would not result in and an increase in overshadowing, overlooking or loss of outlook from a residential property. It is considered that the proposal complies with Local Plan Policy GD1 – General Development.

#### Highway safety

The proposed extension is for storage purposes and will occupy much of the rear yard area of the property, however sufficient space will remain for the storage of refuse bins. The proposals do not result in the loss of off-street parking or a requirement for additional provision and as such is considered acceptable.

#### **Recommendation**

Approve with conditions