

2024/1066

Berneslai Homes

Demolition of 10no. prefabricated garages and removal of concrete bases (prior notification for demolition with only matters under consideration being method of demolition and any proposed restoration of the site)

Land on Fairfields, adjacent to Clover Walk, Bolton On Dearne, Rotherham, S63 0BY

Description

The site is set on a corner plot off Fairfield, which is adjacent to Clover Walk within a residential area of Bolton On Dearne. The garages on the site are in a poor state of repair and are no longer used for the garaging of vehicles. The proposals involve the demolition of all ten garages and the removal of the concrete bases; the adjacent brick walls are to be repaired/made good along with affected sections of public footway.

Site Plan Showing Scope of Works
Scale 1:100

Location Plan
Scale 1:1250

Legend:

- Demolition of existing garages to be demolished & removed from site. Existing ground to be prepared for future use. Refer to 'Site' - 'Target Engineering Drawing 07/2024/01' for layout of replacement works.
- Demolition of existing concrete bases (existing to be retained & prepared for future use). Existing ground to be prepared for future use. Refer to 'Site' - 'Target Engineering Drawing 07/2024/01' for layout of replacement works.
- Existing brick walls to be repaired/made good.
- Existing concrete bases to be removed & replaced with new concrete bases.

Photographs:

- Photo 1 - Existing garage 10/10
- Photo 2 - Existing garage 9/10
- Photo 3 - Existing garage 8/10
- Photo 4 - Existing garage 7/10
- Photo 5 - Existing garage 6/10
- Photo 6 - Existing garage 5/10

Table:

Reference	Scale	Author	Date
10/24/01	1:100	AS	10/10/24
10/24/02	1:1250	AS	10/10/24

Project Information:

Project Name: Berneslai Homes
Client: Berneslai Homes
Site: Berneslai Homes, Bolton On Dearne, Rotherham, S63 0BY
Project Reference: BSHC 20/24/01
Project Type: P1
Author: AS
Date: 10/10/24
Status: PRELIMINARY

Proposed Development

The application was submitted as a Prior Notification of the intended demolition of the building under proposed works under Part 11 'Heritage and Demolition', Class B of the Town and Country Planning (General Permitted Development) Order 2015. Under this procedure the Council had 28 days for consider whether or not Prior Approval was required for the proposed method of demolition and means of site restoration.

The drawings indicate that the existing garages are in a poor condition and will be demolished and removed from site. The application form indicates that they are a health and safety risk due to their condition. The existing stepped concrete bases to garages to be broken up and removed from site and the site will be tarmacked. The area is to be thoroughly cleaned and any potholes/cracks/historic damage to be repaired. The existing retaining wall is to be retained and repaired/made good where required.

The site is not set within the Conservation Area nor is the building Listed.

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

In respect of this prior approval application, the only matters under considerations are the method of demolition and means of site restoration.

NPPF

The NPPF 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.

Consultations

Highways – No objections subject to informatives

Pollution Control – No objection subject to condition

Yorkshire Water – Confirm there are no recorded public sewers on the site

Ward Councillors – No comments received

Representations

None

Assessment

Principle of development

The site is not set within the Conservation Area nor are any of the buildings listed.

Demolition is a form of permitted development under Part 11 'Heritage and Demolition', Class B of the Town and Country Planning (General Permitted Development) Order 2015 and so there are no grounds to oppose the demolition of the buildings in principle, which are not listed or located within a Conservation Area. The only considerations are the method of demolition and means of site restoration

Notice has to be given to Building Control and Highways and Engineering where further controls and legislation apply. In addition, the contractor would have to adhere to Health and Safety Legislation set out by the Health and Safety Executive and Environment Agency.

Residential Amenity

There are surrounding residential properties and it is expected that there would be some noise and disturbance as a result of the proposed demolition works, however, long standing residential amenity issues are not envisaged once all the materials have been removed. The approved contractor would need to work in accordance with Building Regulations and Health and Safety Legislation. A condition should be included to restrict the hours of demolition.

Visual Amenity

There are no implications for visual amenity through the loss of the buildings, as the buildings do not have any special or significant architectural merit and are in a poor state of repair. The land is to be tarmacked and made safe. The proposal is acceptable in terms of visual amenity.

Highway Safety

The garages are in a poor state of repair and are no longer used for the garaging of vehicles. The proposals involve the demolition of all ten garages and the removal of the concrete bases; the adjacent brick walls are to be repaired/made good along with affected sections of public footway. Highways DC have no objections to the proposal or the demolition details subject to informatives.

Conclusion

The method of demolition and means of site restoration are considered acceptable and are not considered to be detrimental to residential amenity, highway safety or visual amenity.

Recommendation

Prior Approval Not Required subject to conditions