2024/0030

Mr Lee Steele

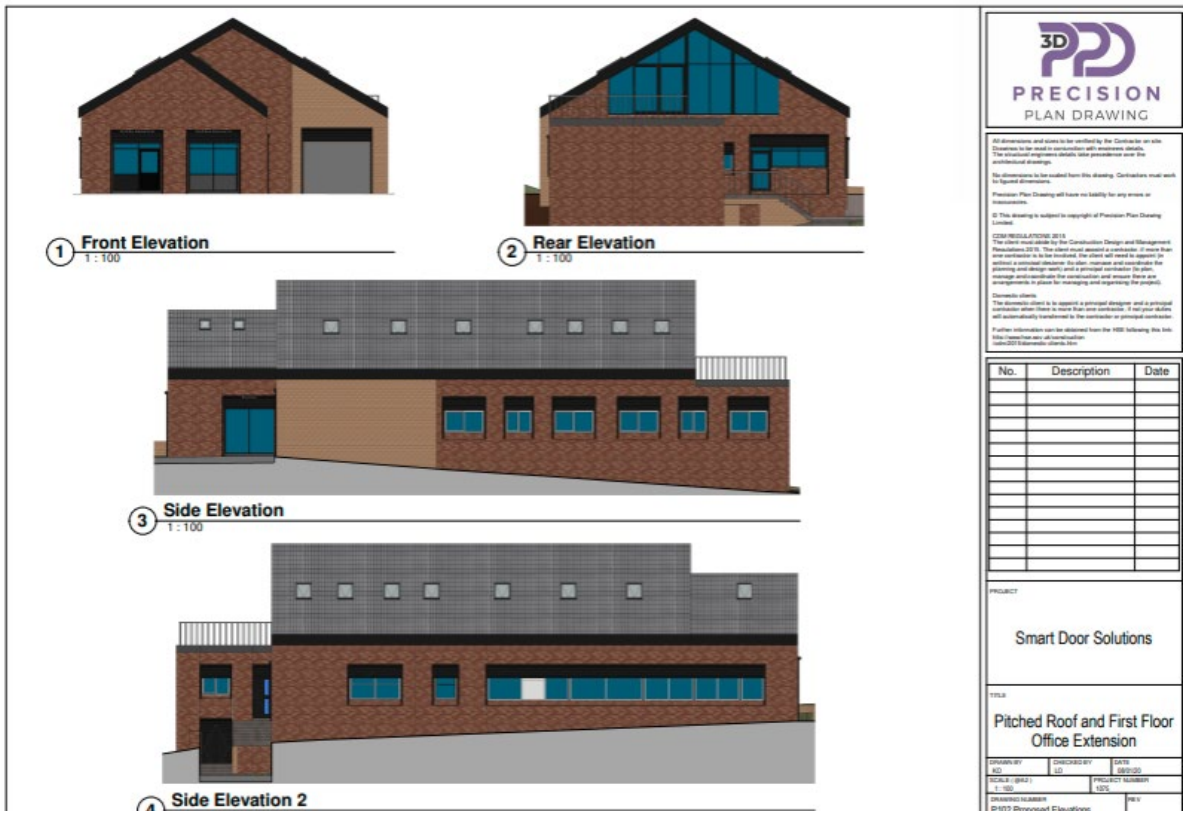
First floor pitched roof extension to building, creation of balcony to rear and associated alterations

Smart Door Solutions Ltd., Smart Innovation Centre, Church Street, Darfield, Barnsley

Planning History

2018/0275: Change of use of former Health Centre to office, create new access and erection of boundary fencing (Part retrospective) – approved with conditions.

2020/0088 - Erection of first floor extension to existing office – Approved with conditions



Approved plans – not implemented

Description

The building is a former health centre located on Church Street in Darfield. The building is a typical utilitarian flat-roofed pre-fabricated building constructed from brick. It is situated adjacent to the war memorial gardens that contain many mature trees which characterise the area. The war memorial gardens are retained behind a stone wall and there is a change of levels from the road. The site is bonded by a metal fence and security gate to the front.

The building is located within the Conservation area with a parking area to the rear which is bounded by several large trees with a very steep drop at the rear.

Proposed Development

The applicant is seeking approval for the erection of a first-floor extension with balcony to the building which will create additional office and storage space for the business use. The extension will increase the roof height of the building and add a pitched roof.

Planning consent 2020/0088 allowed a first-floor pitched roof extension and rear balcony. This is a resubmission as the previous application has now expired. When compared with the previous approval, the proposed plans show fairly small changes. The increase in floorspace is the same as approved. There is no change to the ridge height. The permitted scheme had a ridge height of 8.38m. The proposed scheme has a ridge height of 8.38m.

The differences between the previous approval and the proposed scheme are:

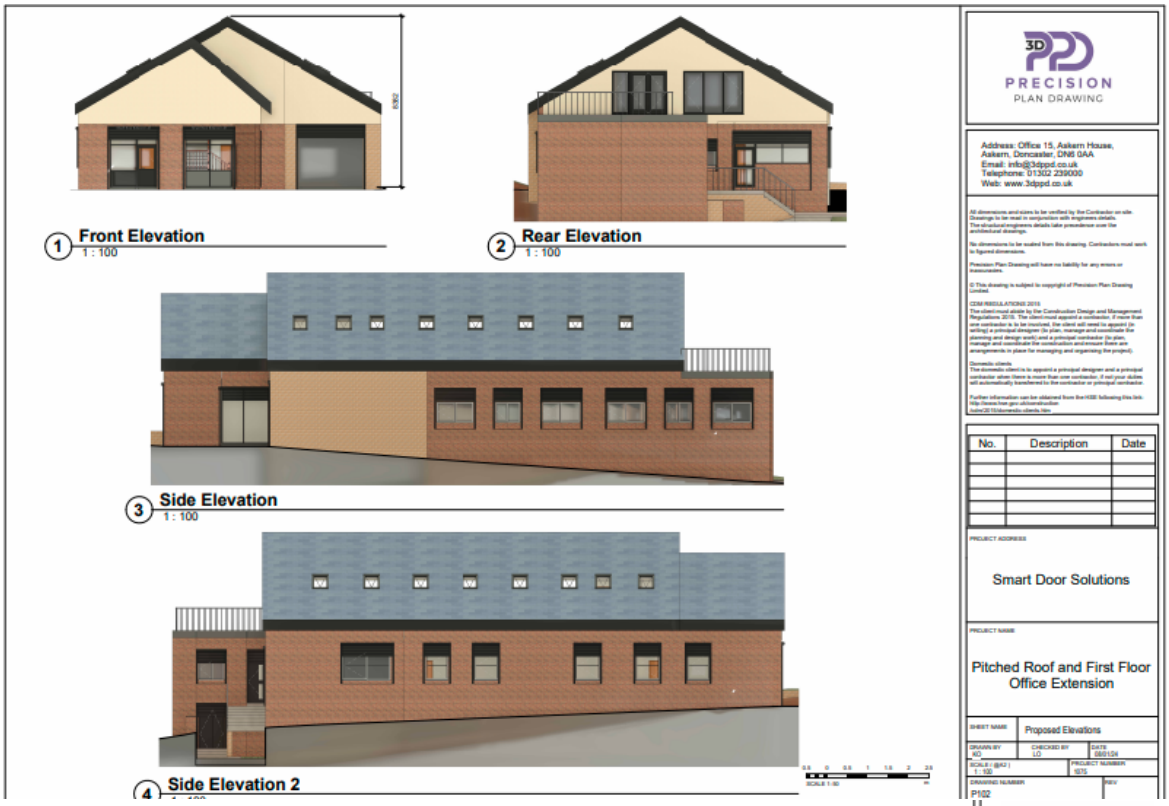
- Different external materials – agreed with the Conservation Officer

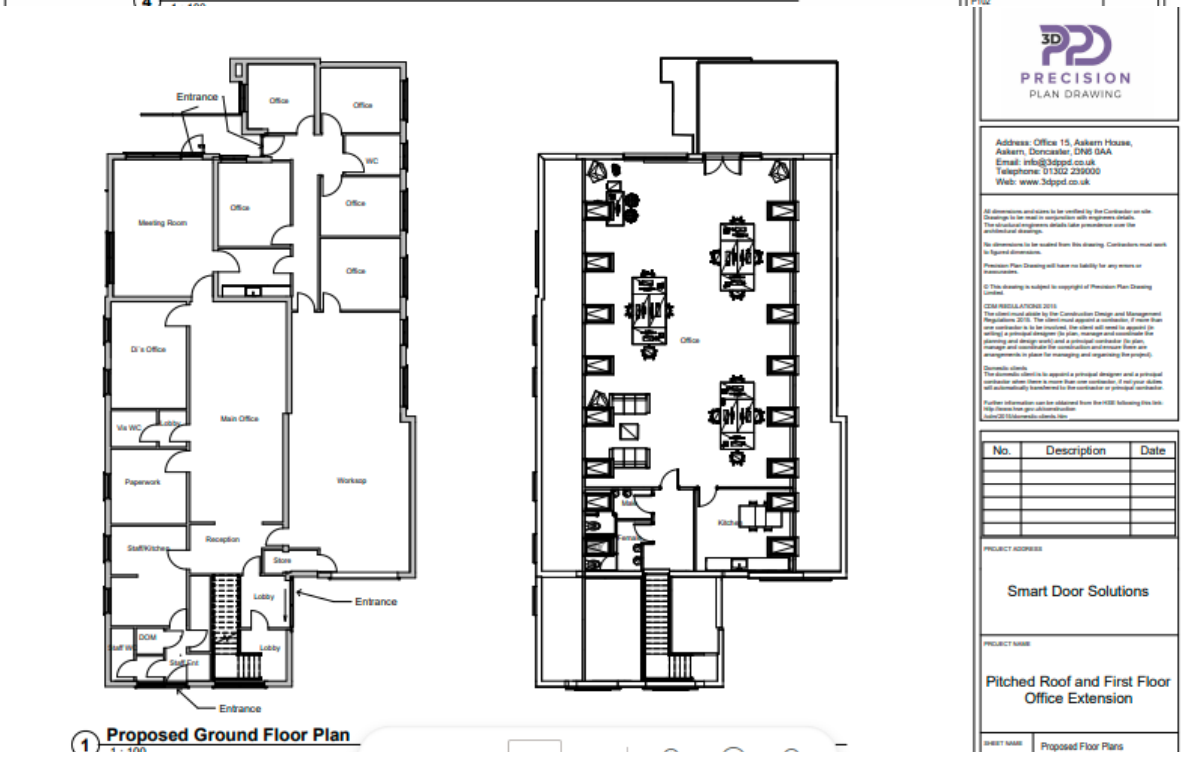
  - Brick to be retained at ground floor.
  - Render to upper floors. Colour of chalk white
  - Marley Eternit Rivendale Slate. Colour blue/black
  - Conservation Style rooflights

- Small changes to openings.

- Rooflights reduced and re-positioned.

- Internal layout altered.





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.

GD1: General development – Proposals for general development will be approved providing there is no significant adverse effect on residential amenity, highway safety, the current or future use of nearby land and it upholds good quality design in accordance with local plan policy D1.

SD1: Presumption in favour of sustainable development – The Council will take a positive approach to proposals that reflect the presumption in favour of sustainable development contained in the NPPF.

D1: High quality design and place making – This policy sets the overarching design principles for the borough. Development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of the local area.

T3: New development and sustainable travel – New development is expected to be located and designed to reduce the need for travel, be accessible to public transport and encourage smarter ways to travel rather than unsustainable use of the private car.

T4: New development and highway improvement - 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.

LG2: The Location of Growth – Priority will be given to development in the following locations:

- Urban Barnsley
- Principle Towns of Cudworth, Wombwell, Hoyland, Goldthorpe, Penistone and Royston; and
- Villages

Urban Barnsley will be expected to accommodate significantly more growth than any individual Principle Town, and the Principle Towns will be expected to accommodate significantly more growth than the villages, to accord with their place in the settlement hierarchy.

Poll1: Pollution Control and Protection - Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.
We will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against.

Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

HE1: The Historic Environment – The LPA will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's Historic environment, especially those areas which are at risk. This will be achieved by:-

a. Supporting proposals which conserve and enhance the significance and setting of the borough's heritage assets, paying attention to those elements which contribute most to the borough's distinctive character and sense of place.

HE2: Heritage statements and general application procedures – Proposals that are likely to affect known heritage assets or sites where it comes to light there is potential for the discovery of unrecorded heritage assets will be expected to include a description of the heritage significance of the site and its setting.

- This description will need to include an appropriate but proportionate level of detail that allows an understanding of the significance of the asset but no more than is necessary to understand the impact of the proposal.
- For sites with significant archaeological potential, a desk-based assessment may be required in line with the provisions of Policy HE6.

SPDs:

- Design of new housing development
- Parking
- Trees and Hedgerows

Other:

South Yorkshire Residential Design Guide

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. 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

Conservation Officer – No objection

Highways DC – No objection

Pollution Control – No objection

Forestry Officer – No objection

Representations

No comments received

Assessment

Principle of development

The site is allocated as the District Centre of Darfield. This is evidenced by the surrounding area which is varied and houses a mix of commercial/business uses, such as this one, and residential dwellings. The site is a former health centre adjacent to a war memorial and the associated gardens and a library. The change of use into the current use was approved during a previous application (2018/0275) and a further application to extend the building, (2020/0088) for the erection of first floor extension to existing office has been approved but not implemented. This application is to extend the building with a similar proposal and in order to support the approved use. Providing that the proposal is in compliance with Local and National Policies, it is acceptable in principle.

The building resides within a Conservation Area and therefore compliance with Local Plan policy HE1 is required.

Design/visual amenity and impact upon conservation area

The site is located within a Conservation Area and therefore compliance with Local Plan Policy HE1 is necessary. The Conservation Officer has been consulted and has raised no objection and provided the following comments:-

'It is essentially a resubmission of 2020/0088 with the same dimensions and general design but with a change to the rooflight arrangement, and some materials. I did argue for the use of render (rather than upvc cladding) as I felt it was much easier to agree this harmonised with the historic buildings in the vicinity. There is render to be seen on the early C20 bowling green building just across and up the street, in the extension to the NHS facility at Garland House (a listed building), as well as the Maurice Dobson Museum (also listed) and the Cross Keys at the junction of Church Street and Vicar Road. It's basically a façade treatment seen quite widely in some of the more characteristic and positive buildings in the conservation area. In short, I felt this would help the extension fit in much better. Thankfully, the applicant is now proposing render which I support. With regards to the roof materials I am also happy the tiles are Eternit Rivendale with riven edges to emulate a traditional slate.'

The extension is fairly large in the sense that it is adding a new storey onto the building with a pitched roof which will increase the roof height. However, the existing building is of little importance in terms of its general design, roof style or external materials. It is an old pre-fab institution building which does not contribute to the character of the Conservation Area. The surrounding area is diverse with a mixture of roof styles and pitch, but the site and the adjacent library are the only buildings in the nearby vicinity which feature a flat roof. The majority of dwellings have pitched or hipped roofs and altering the building's roof into this would therefore be in keeping with the area subject to good quality materials which are to be controlled via a condition. The balcony and windows located on the rear elevation are clearly a much more contemporary addition to the building, but the building is not listed and these elements will not be seen from the road (and Conservation Area). Additionally, there are large mature trees to the rear which screen it. As such, the addition of these help to modernise a dated building but in a balanced way which will not have a detrimental impact upon the character of the area as a whole.

It is considered that the design of the proposal is in keeping with the Conservation Area as a whole and in some ways would improve the area by replacing the flat roof with a pitched roof. The agent has submitted details of the materials proposed to be used which has been

accepted by the Conservation Officer. As such, the proposed development is in compliance with Local Plan Policies D1 and HE1 and is acceptable in terms of visual amenity.

Residential Amenity

The proposal is to erect another storey on the building but it is detached and will not have an unreasonable impact upon overshadowing or overbearing. To the West is the war memorial gardens but to the East is a detached two-storey dwelling. The increase roof height will have an impact upon overshadowing into this property which does feature a window on the side elevation. However, this window is at first floor level and the maximum height of the building is probably around the same height of this neighbouring with the roof sloping away from it. The side elevation of the building will be no longer at 5.5m with the roof ridge line being approximately 12m from the side elevation of no.6. This separation distance mitigates any overshadowing impact and as stated, the main impact will be upon the side elevation of this dwelling with features a large rear garden also (400sqm+).

The proposed development also includes the addition of a balcony at the rear of the property at first floor level facing South. Whilst the addition of a balcony in an area which includes residential dwellings often presents problems in regards to overlooking, in this case there is a property immediately to the rear (no. 21 St. Marys) but this neighbouring property is set at a much lower level and there is a row of large mature trees between the applicant's property and the neighbouring site. Additionally, the balcony is at a distance of 12m from the rear boundary line at its nearest and primarily faces onto a detached garage in the large rear curtilage of no. 21 St. Marys. Behind this neighbouring property is an area of spare shrubland/allotments and therefore the balcony is not considered to result in a large level of overlooking. The building will feature the inclusion of rooflights on the side roof slopes – however these have been reduced from the previous proposal. Some of these will face towards the neighbouring property but as these are roof lights they will primarily face upwards and not towards the neighbouring property. Additionally, this is a business use and will primarily be used during office time on weekdays and not all the time.

All things considered, whilst concerns regarding the balcony can be understood, there does remain several large mature trees to the rear of the site which are protected due to their location within the Conservation Area. Any work to remove these would require an application and replanting if removed. Therefore, some form of screening will always be retained. The proposed development is acceptable in terms of residential amenity.

Highway Safety

The site was previously used as an old Health Centre which did not feature any parking on site. When the building was converted, parking was introduced on site. The agent has provided the following additional information in support of the proposal:-

'The first application was submitted in 2020 and at that point there was 4 office staff. There was not a travel plan for the previous application. There is now 8 office staff so the business has took on more staff since 2020. The owner expects office staff numbers to increase to another 1 or 2 if the extension is permitted. There are 11 parking spaces so the business is confident that there is sufficient off street parking and the proposal would not lead to on street parking.

The design and access statement states: The larger internal area will allow the company to take on perhaps 1 or 2 extra office staff in the future.

The current staff members are 18 full time employees. The employees are a mix of engineers, fitters and office staff. There are 8 staff in the office at most times. The remaining employees

are on site and only call in to collect small parts/ paperwork or take a break. Most engineers and fitters use the company transit vans, which they normally take home at night, so they are rarely at the site, nor do they need to use the onsite parking facilities.

The parking available on site is 11 spaces and a further space for a transit van to park. This is sufficient to accommodate the business needs, given that only 8 staff are in the office on a full time basis. Parking is very rarely at full capacity. Therefore, any slight growth in staff numbers and parking demand (as a result of this development) can be easily accommodated on site.'

The Highways Officer has been consulted with the additional information and states that 'given the further clarification from the agent I do not see the necessity for a travel plan given the low level of staffing and they appear to manage the office attendance already.' The Highways Officer has no objections to the scheme and the proposal is considered to be acceptable in terms of Highway Safety in accordance with Local Plan Policy T4.

Impact on trees

There are several trees on site which are protected by virtue of the building being sited in the Conservation Area. The Forestry Officer was consulted on this proposal and did not raise any objection to the proposal as the works are limited to a first-floor extension and no excavation will be required. The AMS provided clearly details the impacts and how the existing site layout will act to protect the trees on and immediately adjacent to the site and should be conditioned as part of any approval.

Recommendation

Approve with conditions