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**2022/1092**

**Applicant:** Ben Taylor on behalf of BMBC

**Development:** Alterations to roof

**Address:** BMBC Dearne Valley Playhouse, Washington Road, Goldthorpe, S36 9EF

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The application is put to Members as the Council is the applicant. No letters of objection have been received from the public.

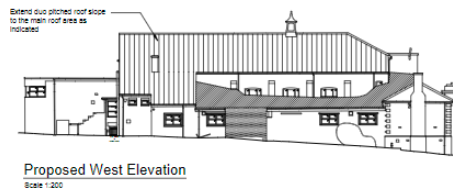
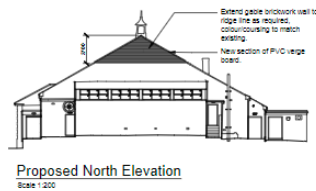
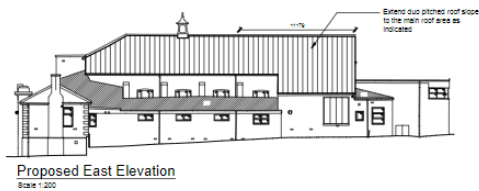
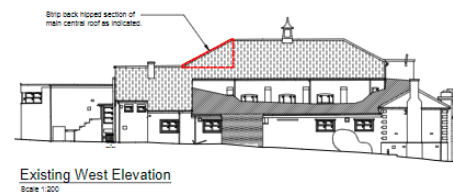
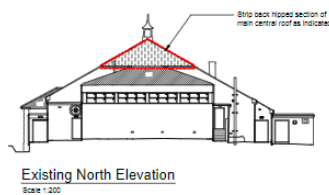
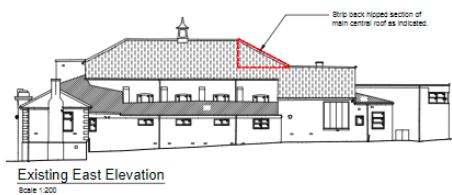
### **Site Location & Description**

The site is located on Washington Road, in Goldthorpe within the heart of a residential area. The site consists of a large red brick building, with a mix of pitched, hipped, lean to and flat roof designs due to many later additions. The former Miners Welfare Hall dates back to 1924. The building was refurbished and re-opened in 2006 accommodating a large community theatre. The main entrance faces Dearne Minors Welfare Ground which is an area of greenspace and accessed via (B6098) Goldthorpe Road. The rear of the building faces Washington Road when the majority of the flat roof structures are situated. Flanking on each side of the building are newly developed dwellings, designed in brick with a flat roof. Circa 1930's semi-detached dwellings command the main street scene along Washington Road, built in brick and designed with a hipped roof.



### **Proposed Development**

The proposal is to completely re-roof the entire property, introduce new slate effect tile and replace the existing flat roof materials from felt to liquid rubber membrane. The proposal is also to extend the existing pitched roof over a small part of the flat roof construction. The proposal will extend the ridge by a further 7.24m to the rear of the property over an area of flat roof and construct a brick gable end facing Washington Road.



The proposed roof tile material has been stated, however the brick type has not. The roof tile will be a glass fibre cement based moulded tile to look like natural slate. It should be noted that the tiles will be less susceptible to damage and more difficult to remove than traditional tiles, which will help reduce the anti-social behaviour of removing and throwing the slates off the roof. A condition for matching materials will be added if the application is successful.

## Relevant History

B/05/0975/DE Erection of extension and refurbishment to theatre

B/94/1481/DE Erection of security gates to hall frontage

## Policy Context

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

The Local Plan was adopted by the Council in January 2019 and the Council has also adopted a series of Supplementary Planning Documents which are other material considerations. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application.”

## 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.

In respect of this application, relevant policies include:

Section 12: Achieving well designed places - The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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.

### Local Plan

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

Policy SD1: Presumption in favour of Sustainable Development – sets out principles when considering development proposals.

Policy GD1: General Development – sets out appropriate proposals for development.

Policy D1: High quality design and place making – sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

Policy 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.

Policy E5: Promoting tourism and encouraging cultural provision – Safeguarding and sustaining existing cultural provision.

Policy BIO1: Biodiversity and Geodiversity – Developments will be expected to conserve and enhance the biodiversity and geological features of the borough.

SPD Residential amenity and the siting of buildings – The design principles that will apply to applications for non-residential buildings in proximity to existing residential properties.

SPD Biodiversity and Geodiversity – sets out how local plan policy BIO1 and GI1 on green infrastructure will be applied.

These policies are considered to reflect the Principles in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

### **Consultations**

Ward Members – No objections

Pollution Control – No objections, however, due to the location of the development in close proximity to residential properties, Pollution Control have requested a condition to protect residential amenity.

Biodiversity – No objections subject to a condition and informative relating to the bat survey.

### **Representations**

Nearby neighbours have been informed regarding the proposal along with a site notice. No letters of objection have been received as a result.

### **Assessment**

### Principle of development

The site falls within urban fabric which has no specific land allocation, however the site and surrounding area is made up principally of housing. Proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

### Residential Amenity

The proposal is to re-roof the entire property, with both tile and liquid rubber membrane and to extend the existing ridge over part of the flat roof construction located towards the rear of the building. The works are essential for maintenance of the existing building. The new build properties surrounding the site are 2 stories with a flat roof construction and have front gardens only. The extension of the ridge is relatively minor when viewed in context, and is not expected to cause any detrimental overshadowing, nor an overbearing impact to the surrounding properties.

The proposal is not expected to cause any significant loss of residential amenity when assessed against Planning Policy. The proposal is therefore in compliance with Local Plan Policy GD1

### Visual Amenity

The proposed roof tiles will be a glass fibre cement based moulded tile, grey to look like natural slate. The reasons behind this choice of tile are that the tiles will be less susceptible to damage and more difficult to remove than traditional tiles, which will help reduce the anti-social behaviour of removing and throwing the slates off the roof which has happened before within this area.

The proposed materials will appear to match the existing in brick and grey tile with very little difference in design and colour. The proposed extension of the existing ridge line and erection of a gable end is not expected to look at odds within this roof structure, due to the proposed matching materials and given that there are many different roof types within not only this development but also the nearby surrounding street scenes. The proposed ridge extension will, when viewed in context, harmonise within this location.

The proposal when viewed in context is not expected to be a detrimental feature within the nearby surroundings and is therefore in compliance with Local Plan Policy D1

### Biodiversity

Development will be expected to conserve and enhance biodiversity in the borough. A survey undertaken at the Dearne Playhouse indicated that the building provided features with moderate bat roost suitability. This application was subsequently supported by bat survey reports which detail inspections and surveys undertaken to assess the presence or absence of roosting bats. No signs of roosting were reported, therefore in terms of impact the proposal is acceptable.

Recommendations were made within the evaluation to be mindful of bats as a potential constraint as works commence. Recommendations were also made for the installation of bat roosting features within this building. This will be conditioned within the decision notice at the request of the biodiversity officer.

As a result the proposal is therefore found to conserve and enhance the biodiversity features in compliance with Policy BO1 of the Local Plan

**Recommendation**

**Approve with conditions**