

Application reference number	2024/0911
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Application Type	Full
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Proposal Description:	Erection of a single storey side extension and first floor rear extension to building.
Location:	Royal Mail, 8 Church Street, Brierley, Barnsley, S72 9JR

Applicant	Mr S Dhaliwal
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Number of Third Party Reps	8 representations from 4 addresses over two consultation periods	Parish:	None
		Ward:	North East Ward

Site Description

Brierley Post office is located off Church Street, close to the junction with Barnsley Road. The building occupies a prominent spot at a bend in the road, with Cliffe Lane running along the western boundary of the site.

The building is a double fronted property constructed from stone to the front elevation with rendered side and rear elevations. The property is set back from the highway and has as an enclosed area of landscaping to the front. The landscaped area is enclosed by a low-level stone wall with wrought iron railings above.

The property is split into a post office and residential unit; the ground floor of the building is predominantly used as the retail unit and the first floor as a residential unit. The property benefits from a single storey flat roof extension to the eastern side elevation, and a two-storey extension and a single storey rear extension to the southern rear elevation. The single storey side extension is set-back from the front elevation of the main building with a small parking/driveway to the front and is identified as a sorting office on the submitted plans. The single storey rear extension is used as a store in association with the post office/retail unit as indicated on the submitted plans; both the ground floor and the first floor of the two-storey rear element are used in conjunction the residential unit.

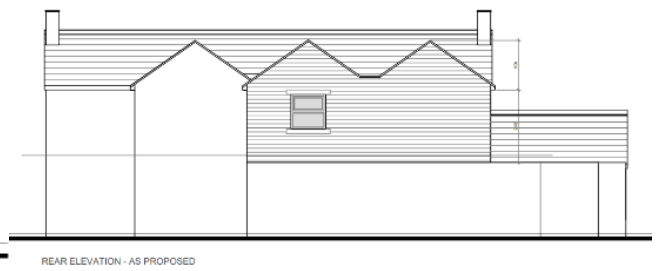
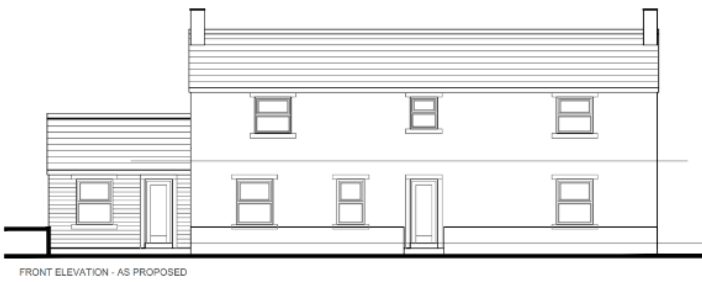
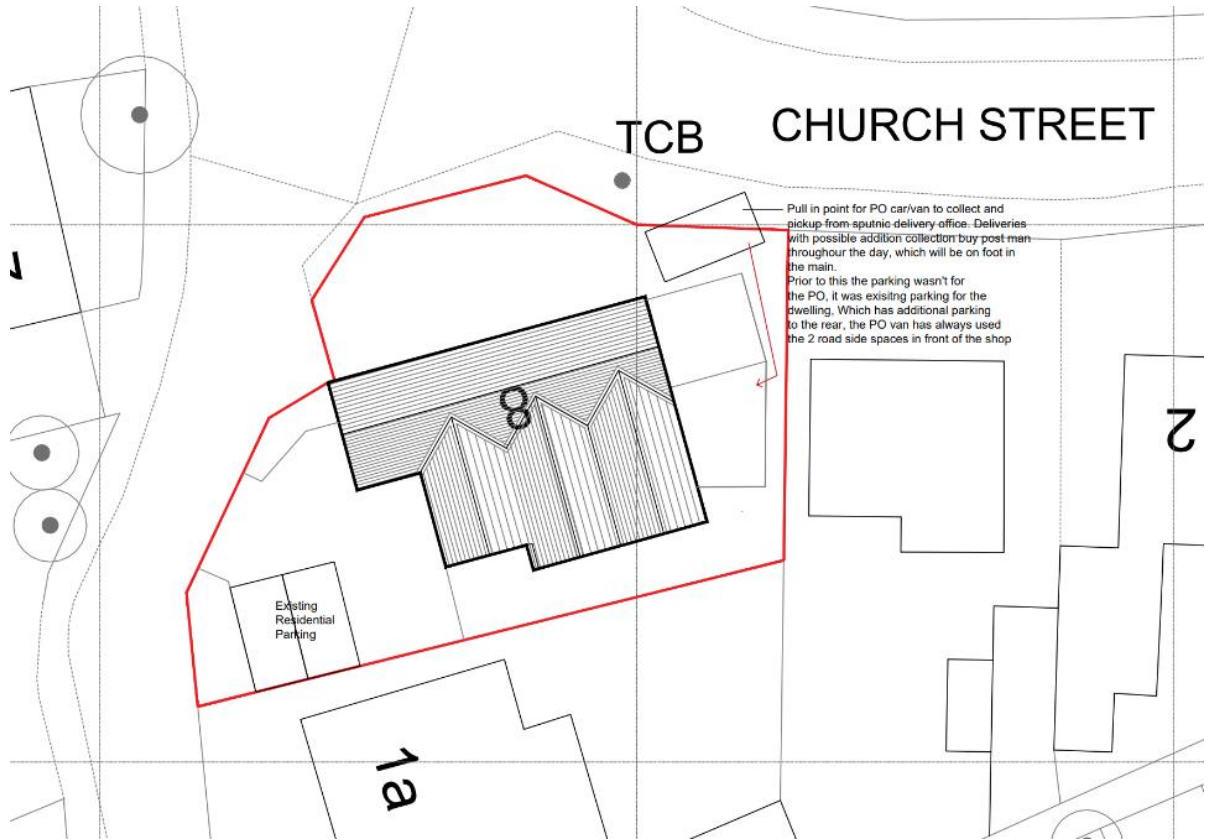
A parking area associated with the residential unit is located adjacent to the western elevation and is of a sufficient size to accommodate 2no. vehicles.

The area is predominantly residential in nature with a mix of housing types and styles. There are no on-street parking restrictions within the vicinity of the site.

Proposal

The applicant seeks full planning permission for the erection of a single storey side extension to expand the retail space of the existing post office/store and the erection of a

first-floor rear extension to allow the creation of additional living space to the associated residential unit.



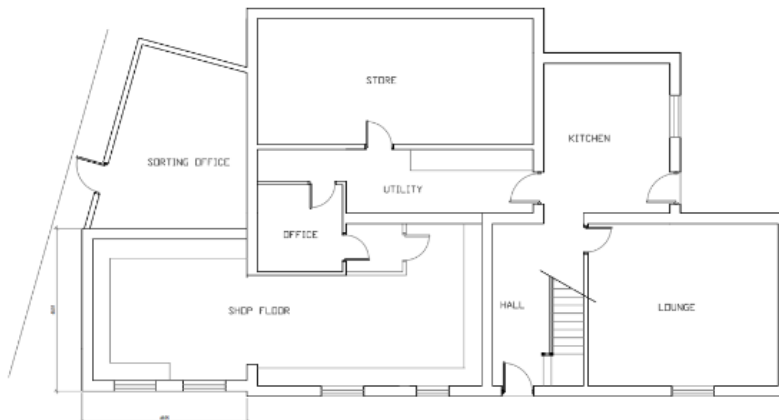


Figure 1 Proposed Ground Floor Plan



Figure 2 Proposed First Floor Plan

Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held on 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

The site is identified as Urban Fabric within the Local Plan and as such the following policies are considered to be relevant to this application:

Local Plan Policy HE1 The Historic Environment
Local Plan Policy HE2 Heritage Statements and general application procedures
Local Plan Policy HE4 Developments affecting Historic Areas or Landscapes.
Local Plan Policy GD1 General Development
Local Plan Policy Poll1 Pollution Control and Protection
Local Plan Policy D1 High Quality Design and Place Making
Local Plan Policy T3 New Development and Sustainable Travel
Local Plan Policy T4 New Development and Transport Safety
Local Plan Policy SD1 Sustainable Development
Local Plan Policy BIO1 Biodiversity and Geodiversity

National Planning Policy Framework (NPPF) (2024) and the National Planning Practice Guidance

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. NPPF policies of relevance to this application includes:

Chapter 2: Achieving sustainable development.
Chapter 4: Decision-making.
Chapter 12: Achieving well designed places.
Chapter 16: Conserving and enhancing the historic environment.

Relevant Consultations

Conservation Officer – Objections were initially raised in relation to the proposed front extension. Following the submission of amendments no objections have been raised subject to the inclusion of conditions
Highways Drainage – No objections; details to be checked by Building Control
Highways DC – Objections were raised as the scheme is considered unacceptable from a highways development control perspective as they are viewed as being prejudicial to highway safety, contrary to Local Plan Policy T4 New development and Transport Safety.
Pollution Control – No objections subject to conditions limiting construction hours
Yorkshire Water – No objections received
Ward Councillors – No objections received

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Neighbour notification letters were sent to nearby residents, the application was also advertised by way of a site notice posted adjacent to the site and advertised on the Council's website; 8 representations were received, from 4 properties, 5 representations were made on the original scheme, 3 from 1 property and 1 representation did not provide an address. 3 further representations were received in relation to the re-consultation following the submission of amended plans. The representations raised the following material planning issues:

- Parking and access – illegal parking and blocking of access to properties and impeding traffic flow and blocking road to Cliff Lane
- Impact of new off license will lead to undesirable behaviour and anti-social behaviour
- Increase in noise
- Materials proposed
- Overshadowing
- Loss of outlook
- Overlooking
- Impact on Conservation Area – front extension will affect the character of the area

The following matters were also raised, however these are not material planning considerations and as such are afforded no weight:

- Expansion of retail store is not needed
- Loss of a view
- Maintenance of extension

Assessment

The main issues for consideration are as follows:

- The principle of development
- The impact on the character of the area
- The impact on neighbouring residential properties
- The impact on the highway network and highways standards

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of development

The site falls within the Brierley Conservation Area and within Urban Fabric which has no specific land allocation. Extensions and alterations to commercial and residential properties within Conservation Areas are considered acceptable where they would be respectful of local character and will conserve and enhance the significance and setting of the borough's heritage assets and where it would not have a detrimental impact on the amenity of surrounding residents, or on highway safety, this carries substantial weight in favour of the

application and as such the principle of development is considered acceptable subject to the assessment against other relevant policies below.

The development does not seek to change the overall use of the site, the use of the premises as a post office, falls within Use Class E, as does a retail unit, and therefore the use of the proposed side extension to the existing use is not under consideration as part of this application.

Residential Amenity

Objections have been received in relation to overlooking, overshadowing, loss of outlook, and increased noise and disturbance.

As mentioned previously the use of the site as a Post Office and associated retail unit is an established use and the use of the premises is not under consideration as part of this application and therefore noise and disturbance from the use cannot be taken into consideration. Given the modest size of the proposed extension, it is not considered that it would lead to a significant increase in visitor numbers to the premises and therefore not increasing levels of noise and disturbance to a detrimental level; this carries limited weight against the application.

The applicant seeks permission for the erection of a single storey side extension and a first-floor rear extension to the building. The first-floor rear extension is to be located on the southern elevation and would extend the property closer to the southern boundary which forms the side boundary with 1a Cliff Lane. Due to the topography of the area the application site is set lower than 1a Cliff Lane, resulting in the flat roof of the existing ground floor extension being approximately level with the garden of the neighbouring property 1a Cliff Lane.

Whilst it is acknowledged that the proposed first-floor rear extension would project closer to the boundary with 1a Cliff Lane, it would have a relationship more comparable with a single storey extension rather than a two-storey extension due to the level differences outlined above and as such would not lead to a reduction in outlook or have an overbearing impact; this carries limited weight against the application.

Due to the relationship and orientation of the application site and 1a Cliff Lane to the path of the sun, the proposed extension is not considered to lead to an increase in overshadowing due to the extension being located to the north of the garden of the potentially affected property.

It is acknowledged that the proposed rear extension could lead to a loss of outlook, however, the proposed extension is located approximately 6m, increasing to in excess of 9m from the rear elevation of the neighbouring property, when measured on a 45 degree angle, in addition the proposed extension would have a relationship similar to that of a single storey extension due to the level differences.

Reference has been made to the proposed extension intersecting the 45-degree quadrant, this rule is used to assess the impact of proposed extensions on adjoining properties, and does not apply in all circumstances such as existing boundary treatment, orientation and path of the sun, roof design, the distance between the extension and neighbouring dwelling and variation in levels. The relationship between the application site and 1a Cliff Lane is no different to any other dwelling located on a corner plot and given the level differences, is slightly improved. It is considered that any loss of outlook would not be to a significant detrimental level and carries limited weight against the application.

The plans as originally submitted included a habitable room window on the southern rear elevation facing the garden of 1a Cliff Lane, it was deemed to be unacceptable and amendments sought. Internal alterations have been made which sees the removal of a habitable room window from the southern elevation. It is acknowledged that the southern elevation now includes a bathroom window, however, bathrooms are not classed as habitable rooms and as such it can be conditioned to include obscure glazing within the window to protect the amenity of both, the occupiers of the application property and surrounding dwellings. The changes made to the scheme carry significant weight in favour of the application.

The first-floor residential extension sees the introduction of habitable room windows on the side elevation of the extension, facing towards 10 Church Street. Given that the side elevation of this property is blank, it would not increase levels of overlooking or reduce levels of outlook of this property. It is acknowledged that the distance between the habitable room window and the blank gable wall would not meet the required separation distance of 12m as set out in the SPD. However, the potential loss of outlook is not being imposed on a 3rd party but on the occupier of the property to be extended. As such, in this instance, that since no 3rd party is affected this, carries moderate weight in favour of the application

The single storey side extension is to be located on the eastern elevation and is to extend the existing ground floor retail space. The proposed extension, whilst projecting closer to the side boundary with the neighbouring dwelling, it is set in from the boundary and as such would not increase levels of overshadowing or reduce levels of outlook from 10 Church Street due to its orientation to the property and the path of the sun and as such carries significant weight in favour of the application.

The erection of a first-floor rear extension and a single storey side extension to extend the residential unit and existing commercial unit respectively, are not considered to have a detrimental impact on the amenity of neighbours for the reasons outlined in the assessment above and as such the development is considered acceptable and in compliance with Local Plan Policy GD1 and POLL1.

Impact upon Character and Appearance of Conservation Area

The applicant initially sought permission for the erection of a single storey extension to the front elevation of the building. Following comments from the Conservation Officer, who considered the front extension would reduce the building's legibility and its contribution to the conservation area and as such would harm the conservation area and fail to comply with Local Plan policies and policies within the NPPF, the application was amended. The amendments resulted in the removal of the front extension and proposed a single storey side extension as an alternative.

The building at 8 Church Street first appears on the 1850 six-inch OS map and has a three bay - two storey frontage with a central doorway to access the dwelling, with an offset doorway for access to the post office. The main house body is in square coursed stone with dressed and painted heads and cills. Side elevations are cream rendered; the roof is covered in natural sandstone flags and the verges all have coping / tabling terminating in kneeler stones. At the rear there is a flat roofed extension, and a former flat roofed garage tucked between the historic two-storey rear projection and the neighbouring property. The windows and doors are UPVC.

Although altered, the building is one of the older historic buildings in the conservation area and has a good degree of group value with buildings of a similar age. The rear has clearly undergone significant change, and this combined with the reduced visibility from the public realm results in this part of the building contributing less to the conservation area. However,

the main elevation is largely unchanged and appears quite original. As a result, the main northern frontage contributes more to the conservation area.

The rear extension is designed to be in keeping with the existing rear elevation and is to be rendered to match the main rear elevation. The Conservation Officer raised no objections to the rear elevation and the limited views from public vantage points carries significant weight in favour of the application. The conservation raised no objections to the proposed rear extension and as such is acceptable.

Following the submission of an amended scheme the Conservation Officer was reconsulted and raised no objection to the proposed single storey side extension or the first-floor rear extension, subject to conditions, as it was considered more in keeping with the original building and the wider conservation area; this carries significant weight in favour of the application and as such complies with Local Plan Policies

Overall, it is considered that the proposed alterations would not have a detrimental impact on the character of the area. This carries significant weight in favour of the application and is in compliance with Local Plan Policies HE1, and D1.

Highway Safety

As mentioned previously the site is positioned at the junction of Church Street with Cliff Lane.

Objections have been received in relation to the impact of the proposed development on parking, traffic and highway safety grounds and it is acknowledged that there are existing highway issues within the vicinity of the site. However, the use of the premises as a post office and retail space are an established use and are not under consideration as part of this application.

The erection of the first-floor rear extension to the residential unit does not result in the loss of off-street parking, nor does it require additional parking provision. The residential unit has dedicated parking within the site to the west of the building and is sufficient to accommodate 2no vehicles which is acceptable for the size of dwelling in question, in line with the guidance set out in Supplementary Planning Document – Parking; this carries significant weight in favour of the application.

It is acknowledged that the proposed side extension would be located on an area which has the appearance of a parking area, and is of sufficient size to accommodate 1no vehicle, therefore the proposed extension would appear to result in the loss of a parking space, however the space has not been used in conjunction with the post office but as additional parking for the associate residential unit, therefore there is no resulting loss of parking for the post office use.

It is clear that there are existing parking issues within the vicinity of the site, resulting in both vehicular and pedestrian movements being impeded, to the detriment of highway safety, however, there is little evidence to indicate that the parking issues can be attributed solely to the Post Office/retail store and there are no parking restrictions in place around the site.

The NPPF 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, taking into account all reasonable future scenarios. It is considered that the modest increase in internal floor space of 16m² would not lead to a significant increase in visitor numbers which would lead to a severe impact on the highway network. This is considered to carry modest weight against the

application. In addition, the site is located within the village of Brierley and is located in a sustainable location.

Based on the above assessment it is considered that the proposed development would not have a detrimental impact on the highway network, the safe and free flow of traffic, this carries significant weight in favour of the application and as such is in compliance with Local Plan Policy T4.

Biodiversity

Biodiversity Net Gain (BNG) became mandatory for all applications in April 2024 except where one of the exemptions (as set out in the Planning Practice Guidance) are met. This application is exempt from the requirement to provide BNG as it meets the de minimis exemption where no more than 25 square metres of habitat will be affected.

PLANNING BALANCE & CONCLUSION

Planning Balance

A summary of the weights which have been afforded to each material planning consideration are summarised in the table below:

The Principle of the Development	Substantial in favour
Residential Amenity - Noise	Limited against
Residential Amenity – Loss of Outlook	Limited against
Residential Amenity - Overshadowing	Limited against
Residential Amenity - Overlooking	Limited against
Visual Amenity	Significant in favour
Highway Safety - Residential	Significant in favour
Highway Safety - Retail	Modest against

In accordance with Paragraph 11 of the NPPF (2024) the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be located within a sustainable location. The principle of the development is therefore acceptable, and this weighs substantially in favour of the application.

The proposal lies within a residential area and is allocated in the Local Plan as Urban Fabric which has no specific allocation.

Objections have been raised in relation to the impact on the highway network and on residential amenity. In relation to the impact on highway safety, the objections raised in relation to the retail element carry a modest weight against the application, however the proposal does not result in a loss of off-street retail parking, nor would it significantly increase the number of visitors which carries significant weight in favour of the application. The objections raised in relation to the impact on residential amenity carry limited weight against the application as the proposal is not considered to have a significant detrimental impact on residential amenity.

The proposed extensions have been designed to harmonise with the original building and the character of the wider conservation area and following amendments carries significant weight in favour of the application, which is considered acceptable.

All other material planning considerations have been fully explored by the appropriate consultees who have raised no objections to the proposal subject to conditions in some cases and holistically this weighs moderately in favour of the application.

The proposal is therefore, on balance, recommended for approval.

RECOMMENDATION: Approve subject to conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Changes to the internal layout to remove windows on the rear elevation to reduce overlooking
- Removal of front extension which was out of character on a prominent building within the conservation area.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

Conditions

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

The development hereby approved shall be carried out strictly in accordance with the amended plans and specifications as approved unless required by any other conditions in this permission:

Plan References

Existing and Proposed Site Plan 2024-01187 drg no 103C received 2nd April 2025

Proposed Plans and Elevations 2024-01187 drg no 102B received 27th February 2025

Reason: To ensure that the development is carried out in accordance with the application as approved.

The external materials of the rear extension shall match those used in the existing rear elevation of the building.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

The facing stone used in the proposed side extension shall match the existing building. This shall be natural sandstone of a similar colour, general grain size, type of face dressing, and method of coursing

Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE1 The Historic Environment

The roof of the proposed development shall be covered with natural sandstone roofing slates laid in diminishing courses with matching ridge tiles

Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE1 The Historic Environment

Pointing to the walls shall be flush or slightly recessed to create a concave joint of circa 2-3mm

Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE1 The Historic Environment

The rainwater goods shall utilise ogee section guttering. Downpipes shall be circular in section and black

Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE1 The Historic Environment

The verge shall be finished with a simple mortar fillet

Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE1 The Historic Environment

Windows and doors shall be mounted in the reveal a minimum of 100mm

Reason: In the interests of the preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE1 The Historic Environment