2024/0222

Mr Donya-maly

Creation of two flats to first floor, with external alterations including external staircase (Part Retrospective) (Amended Description)

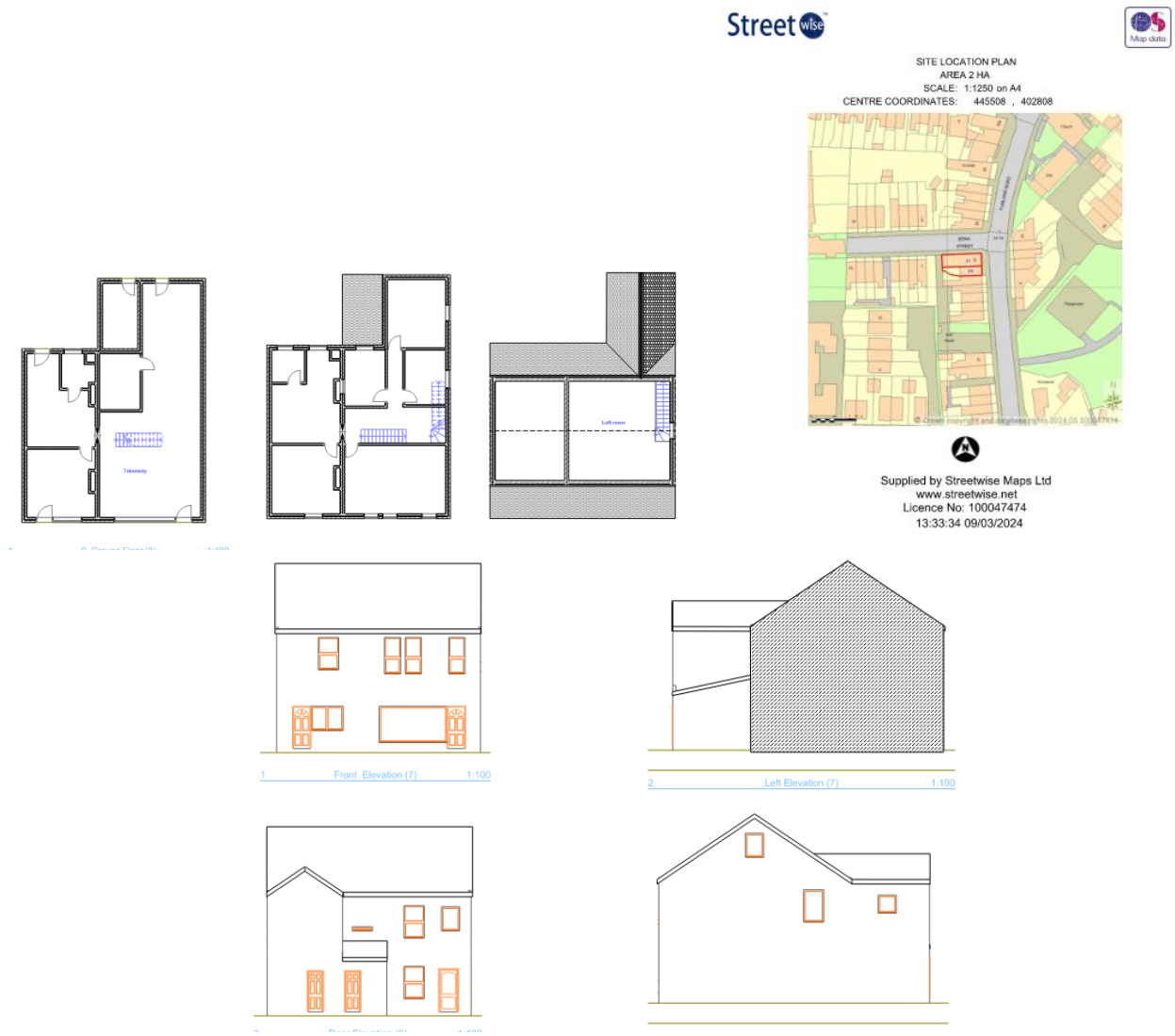
29 - 31 Furlong Road, Bolton Upon Dearne, Rotherham, S63 8JA

Description

The site comprises of 2 terraced properties, located at the end of a terraced row. The properties are brick built, stone fronted with rear extensions comprising of both single storey and two storeys. The main part of the properties has a pitched roof with the single storey rear element comprising a flat roof design. There are 2 commercial premises located at ground floor level with associated space above. Number 31 Furlong Road is an existing hot food takeaway with number 29 having an existing retail use. The adjoining properties are residential dwellings.

Work has already started to refurbish the commercial properties and renovate the upper floors for residential use.

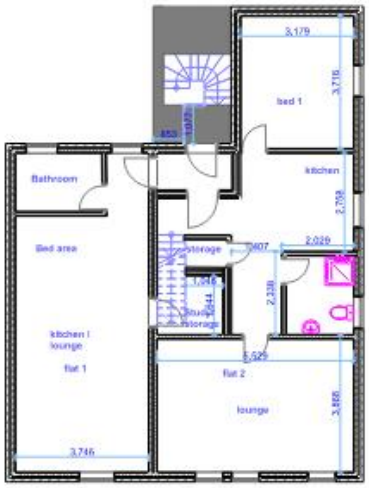
The properties fall within urban fabric in the Local Plan.



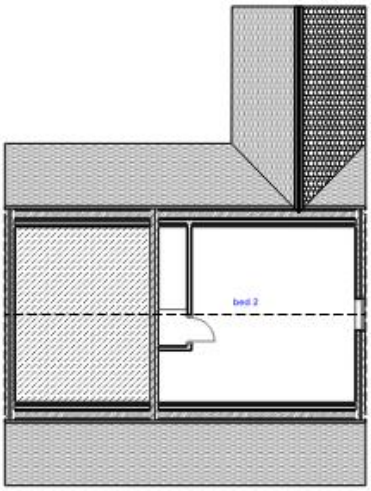
Proposed Development

The applicant seeks permission to convert the existing upper floors of both properties into a two-bedroom flat and a one-bedroom studio not associated with the commercial part of the buildings. Flat 1 comprises a large open plan bedroom/ lounge/ kitchen, separate bathroom and a storage area. Flat 2 comprises a lounge, kitchen/ dinner, bathroom, bedroom and store with an additional bedroom within the roof space.

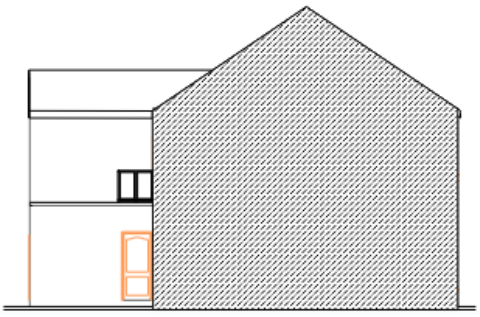
One entrance door serving both properties will be accessed from a staircase at the rear screened within part of the existing rear extension. Off street parking has not been provided with this application. An area of private amenity space is available to the rear of the site.



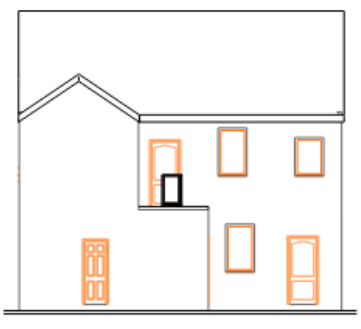
1 1. First Floor (5) 1:100



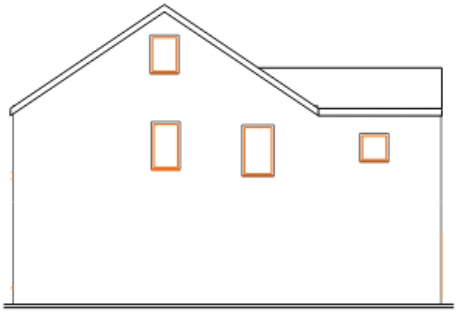
2 RF-Roof



1 Left Elevation (7) 1:100



2 Rear Elevation (6) 1:100



3 Right Elevation (7) 1:100

Policy Context

Local Plan: Urban Fabric

Planning decisions should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

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 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.

In respect of this application, relevant policies include:

Para 131 states that the Government attaches great importance to the design of the built environment. 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.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Para 139 indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Para 115 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.

Para 92 When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored.

Local Plan

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

Policy SD1: Presumption in favour of Sustainable Development
Policy GD1: General Development
Policy T4: New Development and Highway Improvement
Policy T3: New Development and Sustainable Travel
Policy TC1: Town Centres
Policy TC2: Primary and Secondary Shopping Frontages
Policy POLL1: Pollution Control and Protection

Policy D1: High quality design and place making.
Policy T4: New Development and Highway Improvement

Consultations

Highways DC – No objections
Yorkshire Water - No comments
Regulatory Services – No objections
Ward Members – No comments received.
Drainage – No objections, happy for details to be checked by Building Control

Representations

Neighbour notification letters were sent to surrounding properties, a site notice was posted adjacent to the site, 8 objections have been received with the flowing concerns:

- Parking issues
- Loss of privacy from overlooking staircase
- Additional traffic/ congestion
- Highway Safety concerns
- Dangerous parking for the takeaway
- Brightness of shop sign
- Noise issues and rubbish from takeaway
- Works have already started
- Fumes from additional cars
- Anti-social behaviour encouraged from commercial properties

It is clear that a number of objectors have concerns with regards to the existing takeaway and shop use. This application does not involve the commercial units on the ground floor, this application relates only to the proposal of residential accommodation above the existing commercial units and as such the concerns relating to the commercial elements are therefore not material to this proposal.

Assessment

The site falls within the urban fabric which has no specific land allocation; however the site and immediate surrounding area is made up principally of housing. Extensions, alterations to residential properties and the erection of domestic outbuildings are considered acceptable in these areas where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety.

The change of use of the upper floors of the premises into a 2-bedroom flat and a studio flat is considered acceptable where there is no detrimental impact on residential amenity by means of noise and disturbance, visual amenity or highways safety.

<u>Visual Amenity</u>

The proposal is to change the use of the upper floors of 29-31 Furlong Road into a one-bedroom studio flat and a two-bedroom flat. The proposal will see the instillation of a door at first floor height and a small platform leading to a spiral staircase which will be screened and located within the existing single storey rear extension.

The only external proposal associated with this application will be to provide an entrance door from the existing extension into the rear yard and provide a door at first floor level with a platform and staircase. The staircase has been designed to be enclosed by the existing rear extension to

eliminate any potential overlooking issues and to reduce the impact on the visual amenity of the area. Furthermore, this will also ensure the rear elevation remains domestic in appearance. It is therefore concluded that the proposal is not expected to be at odds within the confines of the street scene in compliance with Local Plan Policy D1 and GD1.

Residential Amenity

The Council's Regulatory Services team have been consulted and have no objection to the proposal in principle. A condition will also be attached restricting the times of construction to ensure the impact to the adjacent neighbours is minimal.

There were some initial concerns with the original proposal with an external staircase and associated landing serving 2 doors at first floor level. This was deemed unacceptable in terms of potential impact to the adjoining domestic property along with the negative visual impact. The adjoining domestic property has side facing habitable room windows and a small garden area which would have been overlooked to the detriment of residential amenity.

After discussions with the Panning Officer the plans were amended. The external staircase was removed and moved into the existing rear extension which will provide screening and privacy for the neighbour. The landing was significantly reduced to a small platform serving only 1 entrance door at first floor level. The proposal will result in 2 domestic properties which are not expected to cause any additional noise than currently experienced within this setting. It is considered that the proposal would not have a significant detrimental impact on the existing amenity of the local residents by way of noise/disturbance and loss of residential amenity and as such is acceptable in compliance with Policy Poll1.

Although Policy GD1 of the Local Plan does not include reference to any specific space standards, it states that proposals for development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents amongst other matters. Policy D1 of the Local Plan expects development to be of a high quality, including through its layout and design, so that it contributes to a healthy, safe and sustainable environment.

The 2023 Design of Housing Development Supplementary Planning Document (SPD) advises that all developments should achieve the internal spacing standards set out in the South Yorkshire Residential Design Guide (SYRDG). It also advises that shared private space for flats must be a minimum of 50 square metres plus an additional 10 square metres per unit as balcony space or added to shared private space. Where private space cannot be provided balconies must be provided. The amount of shared private space to be provided will also depend on the quality, quantity, and accessibility of local public open space. Full compliance with standards is expected in predominantly residential areas whereas they may be slightly relaxed in town centre situations/higher density areas.

The proposal does provide some private amenity space, approximately 24sqm which falls short of the recommendations; however, the proposal is located very close to the children's play area on Furlong Road and a short distance from the Dearne Valley Nature Reserve. The proposal is also located within a high-density residential area. It is for the above reasons that in this instance the need for private amenity space within this location is relaxed and the proposal is deemed acceptable.

The SYRDG sets out acceptable internal spatial standards. The proposal meets the internal spatial standards set out within the SYRDG and is satisfied that the proposal would ensure that there would be no adverse effect on the living conditions and residential amenity of future occupiers in line with planning policy.

It is therefore concluded that the internal living space of the proposed development would be of a sufficient size and configuration such that future occupiers would have acceptable living

conditions. Consequently, as the proposal meets all the space standards in the SYRDG and the SPD, it would meet the requirements of Policies GD1 and D1 of the Local Plan.

Highway Safety

The site is within the heart of Bolton Upon Dearne and as such it benefits from having a large number of amenities within easy reach and has good links to public transport facilities. The location can therefore be considered to be sustainable which complies with NPPF Promoting Sustainable Transport policies and Local Plan Policy T3 New Development and Sustainable Travel.

There have been some concerns from local residents with regards to potential parking issues and highway safety. It is noted that the majority of these concerns related to the existing commercial businesses. The business use of both properties is existing and therefore do not require planning permission. The proposal is for the creation of both a one bedroom and a two-bedroom flats with no allocated parking proposed. Whilst there is no parking provision proposed for the units, it is noted that parking in the area is predominantly on street.

The Barnsley SPD Parking states that 1 car parking space should be provided for a 1–2-bedroom dwelling which results in the requirement of 2 parking spaces. The highways department has assessed the proposal and the surrounding area and have concluded that as the parking in the area is predominantly on street, the creation of these 2 flats requiring 1 space per unit would not have a detrimental impact on the surrounding network. Furthermore, there are good links to public transport with bus stops in close proximity and Bolton upon Dearne train station a short distance away and taking into consideration the sustainable location of the site, the proposals are acceptable in this regard.

In view of the above the Council's Highways Section have raised no objection to the proposal and given the proposed use within this sustainable location, the proposal is considered to be acceptable in compliance with Local Plan Policy T3 and T4.

Conclusion

It is therefore considered that the proposed alterations would not have a detrimental impact on the wider street scene or residential amenity and as such is acceptable and in compliance with Local Plan Policy

Recommendation

Approve subject to conditions.