
Ref 2022/0829

Applicant: Fagan

Proposal: Erection of first floor balcony to rear of flat

Site address: 346A Sheffield Road, Birdwell, Barnsley, S70 5TU

Site Location and Description

The site is located on the A61 Sheffield Road which links the town centre to the south of the borough. The premises are located within an area of mixed use including retail, assembly and leisure and residential properties, with Barnsley Army Cadets building located directly to the rear, beyond the western boundary. Tankersley Garden of Rest is located to the south with residential properties to the south west and north-east.

The site is occupied by a 1 ½ storey, rendered building with a pitched roof and gabled extensions to the southern elevation; it is occupied by a kitchen design and sales shop at ground floor with a flat at first floor level.

The building fronts onto the A61 with an enclosed, paved walkway around the building and parking to the south east corner, adjacent to a gated access leading to additional parking. The front elevation opens onto the pavement serving Sheffield Road.



Site History

2006/1104 – Change of use of building (Class D1) to hair and beauty salon (Class A1) – approved with conditions August 2006

2020/0300 - Conversion of ground floor and part first floor to 3No flats (Prior Notification for a



Proposed Change of Use) – refused July 2020

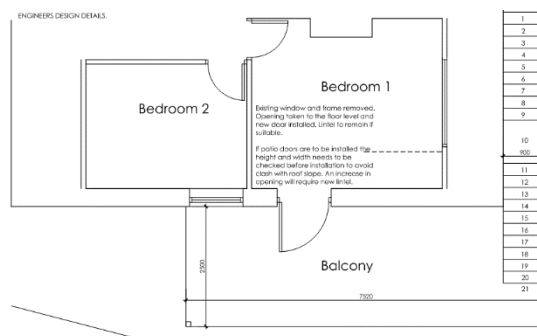
Proposed Development

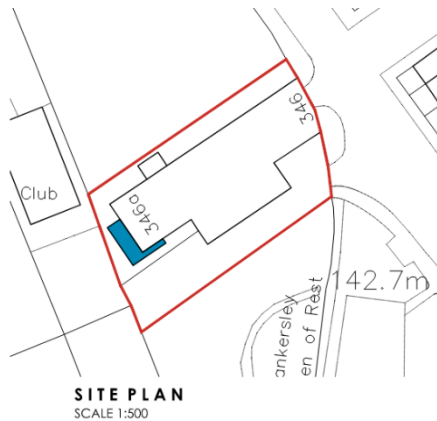
The applicant seeks permission for the erection of a first-floor balcony to the rear elevation of the premises, to provide access from the first-floor flat.

The balcony is to project 2.5m from the rear elevation, extending 7.5m along it, which includes the width of the external staircase which returns along the side elevation for approximately 4m.



PROPOSED REAR ELEVATION
SCALE 1:100





Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

Local Plan

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

Policy GD1 General Development
 Policy Poll1 Pollution Control and Protection
 Policy D1 High Quality Design and Place Making
 Policy SD1 Presumption in favour of Sustainable Development

NPPF

The National Planning Policy Framework 2021 (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 there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

Consultations

None

Representations

Neighbour notification letters have been sent to surrounding properties and the application has been advertised by the way of a site notice. No representations have been received.

Assessment

Principle of development

The erection of extensions and alterations to mixed use premises are considered acceptable in principle where satisfactory standards of design are achieved, where they do not have a detrimental impact on the character of the street scene and the amenity of neighbouring residents and uses are maintained.

Residential Amenity

The premises are located within an area characterised by a mix of uses, including retail, assembly and leisure, and residential. The proposed balcony is to provide external space for the first-floor flat along with improved means of escape. Due to the nature of the balcony and its location it is inevitable that it could result in some overlooking of the surrounding properties. Whilst there are residential properties to the south-west, they are located approximately 40m to the south, with the rear elevation being located approximately 9m from the boundary with this property, with the extensive mature trees surrounding the site providing adequate screening of the properties from the balcony. In addition the residential properties to the south-west do not share a boundary with the premises subject to this application.

The property directly to the rear, is the Birdwell Army Cadets which has a small rear amenity space, while this space would be overlooked, it is not a private amenity space associated with a domestic property. It is therefore considered that the proposed balcony would not increase levels of overlooking to an unreasonable level and as such is acceptable in terms of its impact on residential amenity and in compliance with Local Plan Policy GD1 General Development.

Visual Amenity

The proposed alterations are to be located on the rear elevation of the dwelling and would not be visible from public vantage points, whilst the proposed staircase would extend along the side elevation, due to the location of the existing side gable extensions on the building and the mature trees located along the northern boundary of Tankersley Peace Gardens to the south, would provide adequate screening of the proposal.

It is therefore considered that the installation of the balcony and associated external staircase would not detract from the character of the street scene and therefore, are therefore acceptable and in compliance with Local Plan Policies D1 and GD1.

Highway safety

The inclusion of the rear balcony and external staircase does not result in the loss of off-street parking provision nor a requirement for additional provision and as such is considered acceptable in terms of its impact on highway safety.

Conclusion

It is therefore considered that on balance the proposed balcony and external staircase would not adversely affect residential amenity of existing residents, nor would it have a significant

impact on the character of the street scene, and as such it is acceptable and in compliance with Local Plan Policies.

Recommendation

Approve subject to conditions