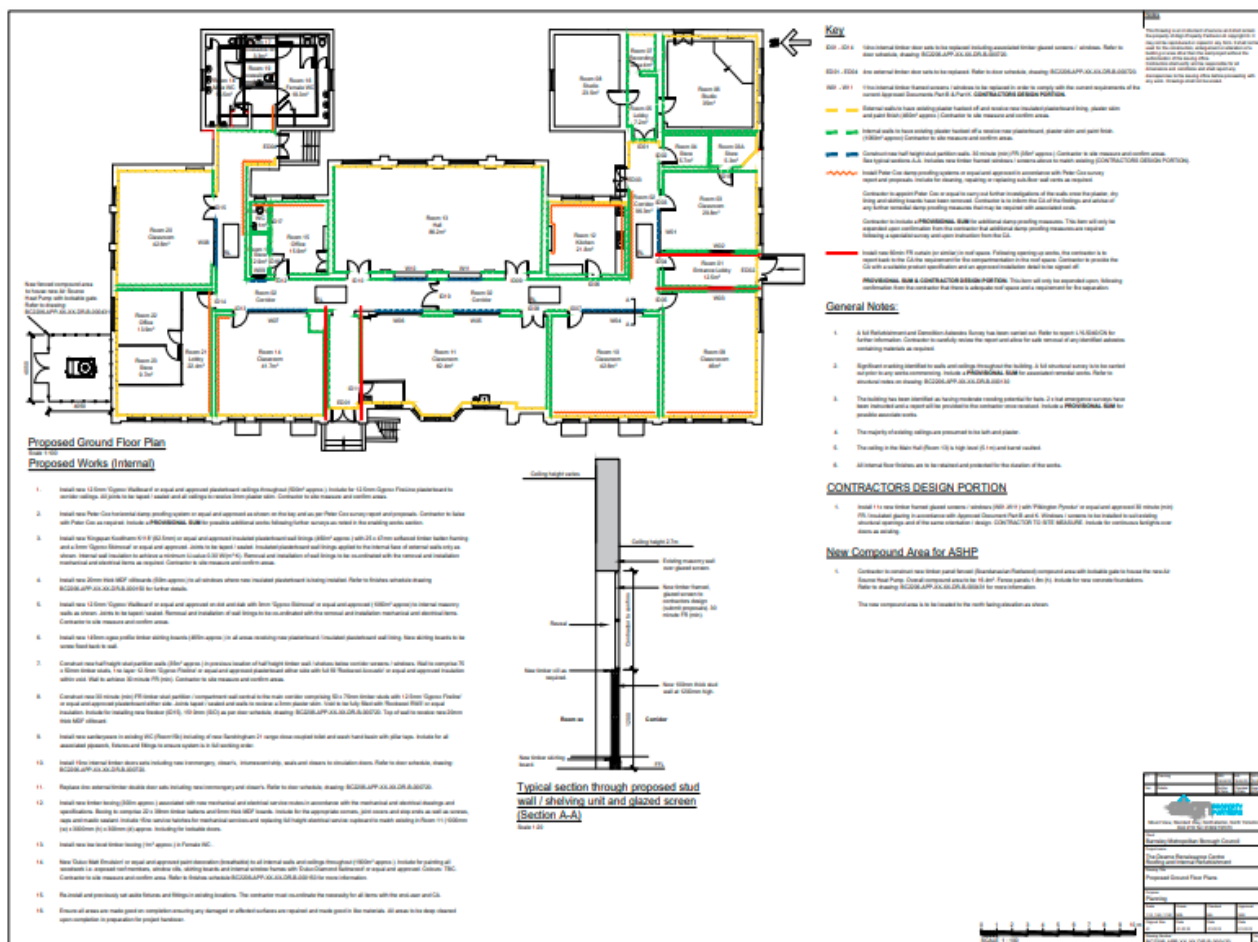


Re-roofing works, replacement of rainwater goods and external doors, and erection of new external fenced compound area to house air source heat pump

Proposed Development



The applicant (BMBC) is seeking approval for various changes to the building including the following:

- Full re-roof to all pitched slopes, hips, dormers and flat roofs including ridge tiles.
- Replacing all rainwater goods, 1 no stone stringer course and all external doors.
- Erection of a new external fenced compound area (16.4m²) for a new Air Source Heat Pump.
- Re-plastering all internal walls, replacing all internal doors and re-wiring with upgrades to lighting, fire alarm and heating systems.

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 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 Allocation – Urban Fabric

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).

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

GD1 - General Development: Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

D1 - High Quality Design and Place Making: Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

T4 - New Development and Transport Safety: 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.

Poll1 - Pollution Control: 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. Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

I2 - Educational and Community Facilities: Development for the provision of schools, educational facilities and other community facilities will be supported. Such uses will be protected from development unless it can be demonstrated that the sites and premises are no longer required by the existing or an alternative community facility.

Policy TC1 - Town Centres: Support will be given to maintaining and enhancing the vitality and viability of the following hierarchy of centres:

Type of Centre

Town: Barnsley Town Centre

District: Cudworth, Hoyland, Wombwell, Goldthorpe, Penistone, Royston

Local: Athersley, Bolton on Dearne (St Andrew's Square), Darfield, Darton, Dodworth, Grimethorpe, Hoyland Common, Lundwood, Mapplewell, Stairfoot, Thurnscoe (Houghton Road), Thurnscoe (Shepherd Lane).

Supplementary Planning Documents

- Residential amenity and the siting of buildings
- Parking

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

Section 12: Achieving well designed places - 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 inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 134 states that *"development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes"*.

Consultations

Dearne South Ward Councillors were consulted and provided no response.

Highways Development Control (DC) were consulted and raised no objections.

Pollution Control were consulted and raised no objections subject to conditions.

Representations

Neighbour notification letters were sent to surrounding properties, no comments were received.

Assessment

Principle of Development

The application site is located in the Urban Fabric with the immediate surrounding area a mix of uses, however the area is predominantly residential. The proposed development is to modernise the existing facility without changing how it operates. Extensions to such buildings are therefore acceptable in terms of Local Plan Policy I2, subject to compliance with other local and national policy.

Visual Amenity

The air source heat pump is located at a non-prominent position within the site, enclosed in a corner and although visible in the street scene it would not be prominent in it. The air source heat pump is relatively small in size and enclosed by a fence. The fencing and the air source heat pump is considered to have a minimal impact on the appearance or character of the area.

The remainder of the works to the building including the re-roof are considered to provide a modern upgrade to the building to bring it back into use and considering its current state will not be detrimental to the visual amenity of the surrounding area. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Residential Amenity

The majority of the proposed alterations to the building are largely cosmetic and will not have a detrimental impact on the amenity enjoyed by neighbouring properties but part of the scheme includes the installation of an air source heat pump which can increase noise generation and general disturbance to neighbouring properties. Colleagues in Pollution Control have been consulted and have requested a noise impact assessment which would indicate whether the proposed heat pump will have any impact on neighbouring properties and what mitigation measures could be undertaken to reduce their impact.

The agent has been informed of this and has commissioned a noise survey to be undertaken. However, in order to progress with a decision, colleagues in Pollution Control have agreed to attach this as a condition which requires the developer to submit a noise impact assessment prior to the operation of the proposed air source heat pump. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway Safety

There will be no impact upon highway safety. Although the proposals include the erection of a works compound which would reduce the number of parking spaces available within the site, this is a temporary measure, and no permanent changes are proposed in terms of access and parking arrangements. The permanent fenced compound to be erected for the air source heat pump is to be positioned against the north facing elevation of the building and as such does not impact upon existing parking arrangements. It is therefore considered that the proposals do not adversely impact upon the highway and are acceptable from a highway's perspective.

Conclusion

The proposed development does not change the use class of the building and seeks to modernise the building with internal and external alterations. The changes are relatively small scale in themselves but there are various alterations which will change the external appearance of the building. The proposed alterations are in keeping with the existing building and the surrounding area and do not have a harmful impact on the character of the building or surrounding area.

Pollution Control have been consulted on the application and requested a noise survey to support the installation of the air source heat pump but agreed that an approval could potentially be issued for the development subject to conditions. The proposal is compliant with relevant local plan policies and is recommended for approval.

Recommendation

Approve with conditions