

2023/0230

Mr Dale Evans

Office, Tank Row, Stairfoot, Barnsley, S71 5AD

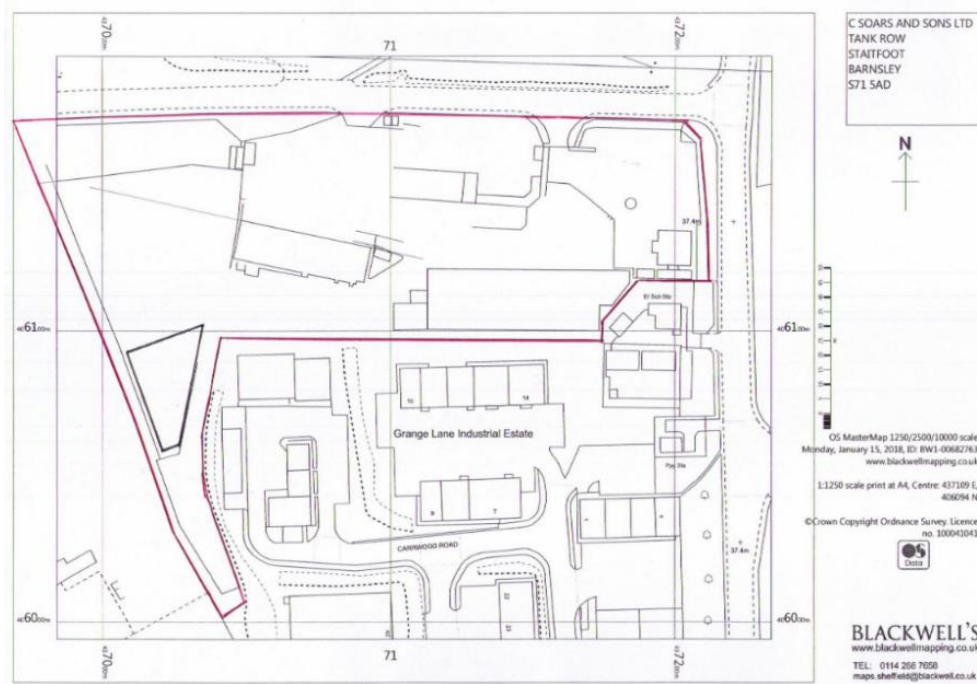
Proposed two storey office extension

Site Description

The site on Tank Row is located within a predominantly industrial area, forming a corner plot adjacent to Tank Row and Grange Lane. Neighbouring units can be found to the East, South, and West with Green Belt land to the North and housing beyond – located within the Dearne Valley Green Heart Nature Improvement Area. The site currently utilises commercial and industrial uses relating to the dismantling and recycling of electrical plant equipment and accommodates C Soars & Sons. The wider site comprises of several centrally located warehouses, an office building to the East, and storage yard and further warehouses to the West – bounded by brick-built walls, columns, and palisade railing.

Primary access to the site is located to the North-East with a further access point to the North-West. The North-Eastern access leads to an existing staff and visitor parking area abutting an existing office building to which these proposals relate. The office building benefits from previous two-storey gable extensions to its East and West elevations utilising Juliet balconies and matching external materials that comprise of red brick and grey roof tiles. The original office building along with the previous extensions have maintained a consistent approach to design and scale that has created an attractive appearance overall.

The office building is also located within Flood Zone 3 identified by the Environment Agency.



Planning History

The site has an extensive planning history; however, the most relevant and recent applications are as follows:

- 2010/1343 - Erection of an extension to existing office. – Approved with conditions.
- 2017/0295 - Erection of two storey office extension. – Approved with conditions.

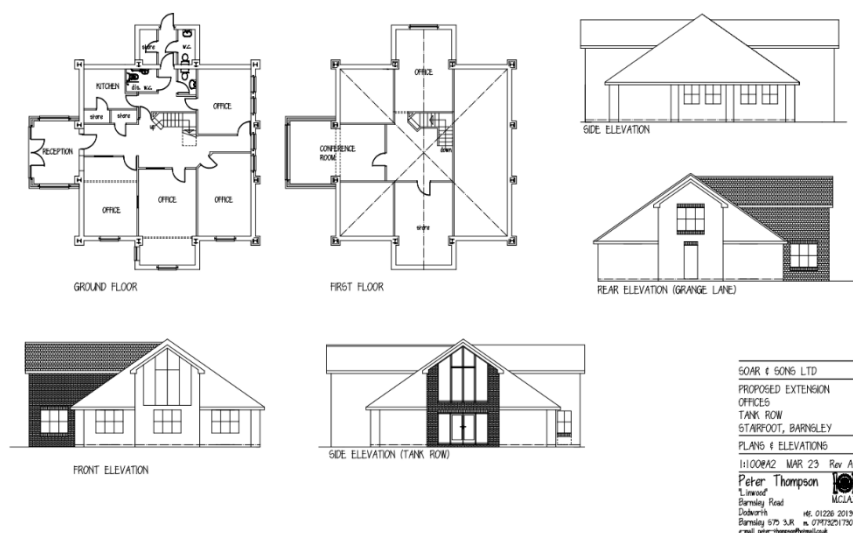
Proposed Development

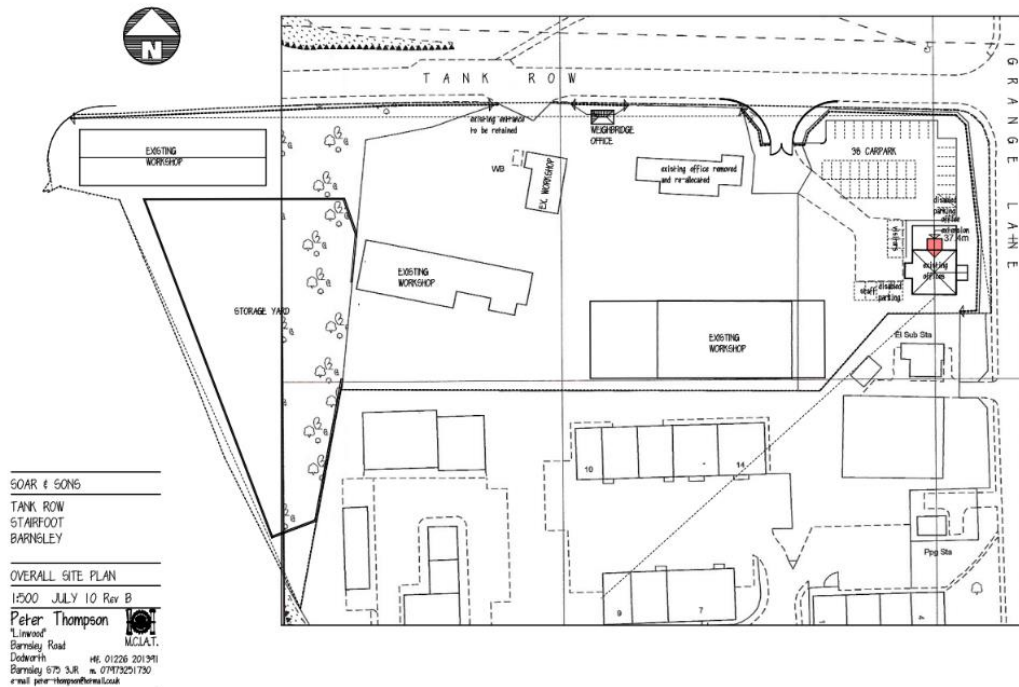
The applicant is seeking approval for the erection of a two-storey extension to an existing office building, including various internal alterations and minor reconfiguration to the existing parking layout.

Amendments to the original proposals were submitted 08/05/2023 introducing additional glazing to the North elevation of the proposed extension and the internal reconfiguration of the conference room and store at first-floor level.

The proposed extension would project from the North elevation of the existing office building and replicate the design, scale, and appearance of previous extensions on its East and West elevations. The proposed extension would create a new reception space at ground level with a conference room and storage space at first-floor level – the existing entrance on the West elevation of the existing office building would be relocated to the North elevation of the proposed extension. A new window would be formed at ground level on the West elevation and the existing lobby and reception spaces would be reconfigured to form additional office space.

The proposed extension would project from the North elevation of the office building by approximately 3.3 metres and have a width of approximately 4.7 metres. It would feature a gable roof with an approximate eaves and ridge height of 5 metres and 6.9 metres respectively and utilise matching external materials that comprise of red brick and grey roof tiles. The proposed extension would feature a double width entrance with subsequent sidelights and windows to each side elevation at ground level.





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 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 which are a material consideration in the decision-making process.

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

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 D1: High quality design and place making.***
- ***Policy POLL1: Pollution Control and Protection.***
- ***Policy T4: New Development and Transport Safety.***
- ***Policy SD1: Presumption in favour of Sustainable Development.***

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.***

Consultations

Local Ward Councillors were consulted; however, no responses were received.

A flood risk assessment was provided, and Highways Drainage were consulted; comments were provided offering no objections as sufficient detail had been provided, and that they were happy for the details to be checked by Building Control.

Though the site is located within Flood Zone 3, it was not necessary to consult the Environment Agency in this instance as the proposals did not meet the necessary criteria of the proposed development being within 20 metres of a main river or flood defence or being a development type other than minor development.

Representations

Neighbour notification letters were sent to surrounding properties and a site notice was utilised - no objections or comments were received.

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 industrial units; the extension and alteration of an industrial property is acceptable in principle subject to satisfactory standards of design, maintaining adequate amenity for neighbouring uses, and the provision/retention of adequate car parking.

Residential Amenity

Proposals for extensions are considered acceptable where they do not adversely affect the amenity of neighbouring properties.

The proposed extension would be located to the East of the site and project from the North elevation of the existing office building aligning adjacent to Grange Lane. The extension would be significantly distanced from the nearest residential properties and an existing industrial unit East of the site would remain significantly screened by various vegetation and large trees. Moreover, the proposals are similar in scale to existing extensions and surrounding buildings that comprise of industrial and commercial uses; as such, the proposed extension is not considered to be an overbearing feature that would significantly increase overshadowing, nor are the proposals considered to significantly increase levels of noise and disturbance, especially in the context of a principally industrial area significantly distanced from the nearest residential properties. Privacy and outlook are also unlikely to be adversely impacted, especially in the context of sufficient boundary treatments that would screen any ground floor windows.

The proposals, therefore, would be considered to comply with Local Plan Policy GD1: General Development and Policy POLL1: Pollution Control and Protection and would be acceptable regarding residential amenity.

Visual Amenity

The proposed extension would be located adjacent to the highway of Grange Lane and significantly set back from the highway of Tank Row. The boundary treatment adjacent to Grange Lane comprises of brick walls, columns, and palisade railing and would largely screen the proposed extension. Moreover, the proposed extension would be similar in design, scale, and appearance to existing extensions and the original building, incorporating a gable roof and the use of matching external materials. Additionally, the placement of the extension to the North elevation of the office building would maintain a sense of symmetry and balance that contributes positively to the overall aesthetic and character of the building.

The proposals, therefore, are considered sympathetic and harmonious to the office building and consistent with the character of the street scene and are considered acceptable and in compliance with Local plan Policy D1: High Quality Design and Placemaking and would be acceptable regarding visual amenity.

Highway Safety

The proposals would not result in a requirement for additional parking, nor would demand for parking and traffic movements increase significantly. Though there would be a slight loss of parking spaces to the East, the reconfiguration of spaces to the centre would balance this loss and result in the site maintaining the amount of existing parking spaces; therefore, highways safety would be maintained to a reasonable degree.

As such, the proposals would be considered acceptable and in compliance with Local plan Policy T4: New Development and Transport Safety.

Recommendation

Approve with Conditions