

**PROPOSED TOWN & COUNTRY PLANNING
APPLICATION FOR
DEMOLITION OF EXISTING BUILDING AND
ERECTION OF STORE AND OFFICE**

**AT
PROPERTY TO THE REAR OF
56 HOYLAND ROAD
S74 0PB**

**For

DEVELOPMENTS BY BOUTIQUE LTD**

DESIGN AND ACCESS STATEMENT

Prepared by

WHITE AGUS LIMITED

Site Location & Description

The application site is currently occupied by a light industrial (B1(c)) workshop/store building with associated office.

The building is in a generally poor condition and is constructed from brick and profile metal sheeting.

There is a pedestrian access and vehicular access to the front of the building which is served by an access road located between 54 and 56 Sheffield Road.

The properties to the south of the site, fronting Sheffield Road, are 2 storey stone built terraced buildings which accommodate a mixture of commercial and residential uses.

The application site immediately adjoins outbuildings associated with these properties.

To the North of the site is a gated development of residential dwellings which shares the same access as the site.

Recent planning history includes approval for alterations to form a first floor with new external metal cladding. The whole building was to have a flat roof. See application ref 2021/0013

Proposals

The proposal is to demolish the existing structure and construct a new, purpose-built store and office. The store will be used for storage of surplus building materials and small plant. The office will be used occasionally by low numbers of people.

There are numerous angles and pitches associated with the current roof layout and it is proposed to simplify the design to incorporate modern tiled roof to the main areas with a single storey, a flat roof store at the rear. The external walls of facing brickwork and cladding will be replaced by a new walls constructed in artificial stone.

The new building will be built generally on the same building footprint with minor adjustments to allow the new foundations and walls to be constructed parallel and 'square'.

The footprint of the building would not increase, and no additional floor space will be created.

Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy T4 New development and Transport Safety

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

Policy Poll1 Pollution Control and Protection

Policy LG2 The Location of Growth

Policy E4 Protecting Existing Employment

Land Policy CL1 Contaminated and Unstable Land NPPF

The 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 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.

Paragraphs of particular relevance to this application include:

Para 80 – Planning policies and decision should help create the conditions in which businesses can invest, expand and adapt.

Para 91 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places

Para 109 - 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 124 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable.

Assessment

Principle of Development Local Plan Policy LG2 'The Location of Growth' states that priority will be given to development in Urban Barnsley. Urban Barnsley will be expected to accommodate significantly more growth than any individual Principle Town.

Policy E4 'Protecting Existing Employment Land' goes on to state 'land or premises currently or last used for employment purposes will be retained in order to safeguard existing or potential jobs'..

The NPPF paragraph 80 states that 'planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity'.

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. Residential Amenity

The footprint of the building would not increase as a result of the proposed works. However, there will be a significant improvement upon both the external appearance and impact upon neighbouring residential properties.

The maximum height of the proposed building would not exceed the current maximum height, in fact some areas, especially to the rear, would be reduced in height given the pitched roof would be replaced by a flat roof.

The building is within close proximity to the rear elevations of the properties fronting Hoyland Road and it shares a boundary with 4 The Old Smithy, directly to the North of the site. However, overall, the proposed roof does not exceed the highest part of the existing roof and overshadowing will be significantly reduced.

As such, residential amenity levels would be improved.

Design & Visual Amenity

The building is in a non-prominent position set back from Hoyland Road with only fleeting glimpses from between the terraced properties. In any case, the proposed works to simplify the existing roof design and coordinate the external materials would arguably improve the visual amenity of the area resulting in a more cohesive building, in accordance with Local Plan Policy D1

There would be no increase or decrease in the number of parking spaces and it is not proposed to increase the number of staff. The existing vehicular and pedestrian access points would remain.

The design is a significant improvement upon the jumbled mixture of flat and pitched roofs associated with the existing building.

The simple building form proposed is entirely in keeping with the local vernacular with a pallet of external materials to complement existing buildings and the locality in general.

Conclusions

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.