

Applicant: Mr Pete Watson

Description: Erection of two storey rear extension and rear dormer to allow for extension of shop and conversion of first floor flat into 2 no. studio apartments

Site Address: 1 Spark Lane, Mapplewell, Barnsley, S75 6BN

Site Location and Description

The application relates to an end terrace retail and first floor residential property located on the corner of Spark Lane and Blacker Road, Mapplewell. The property is a stone fronted, two storey terraced property with single storey rear extension.

The ground floor is currently a tea rooms, with residential on the first floor. To the rear of property is a single storey office.

The immediate area has a mix of commercial uses with some residential development on the upper floors of properties. The commercial uses include takeaways, butcher, hairdressers, estate agents and dentists. The wider surrounding area also has a mix of commercial uses and residential development.



Planning History

2018/1385 - Single storey rear extension – Approved with conditions

2013/1291 - Variation of condition 1 of application B/96/1454/DT - (Change of use from hairdressers to hot food takeaway) to allow increase in opening times from 8.00am till Midnight Monday to Sunday. – Approved with conditions

2009/0031 - Change of use to form extension to hot food takeaway (Retrospective) – Approved with conditions

2009/0028 - Erection of a rear external steel staircase to flat above shop.- Approved with conditions

2007/1187 - Display of non-illuminated advertisement board – Refused

2006/1010 - Erection of single-storey office – Refused – Appeal Allowed

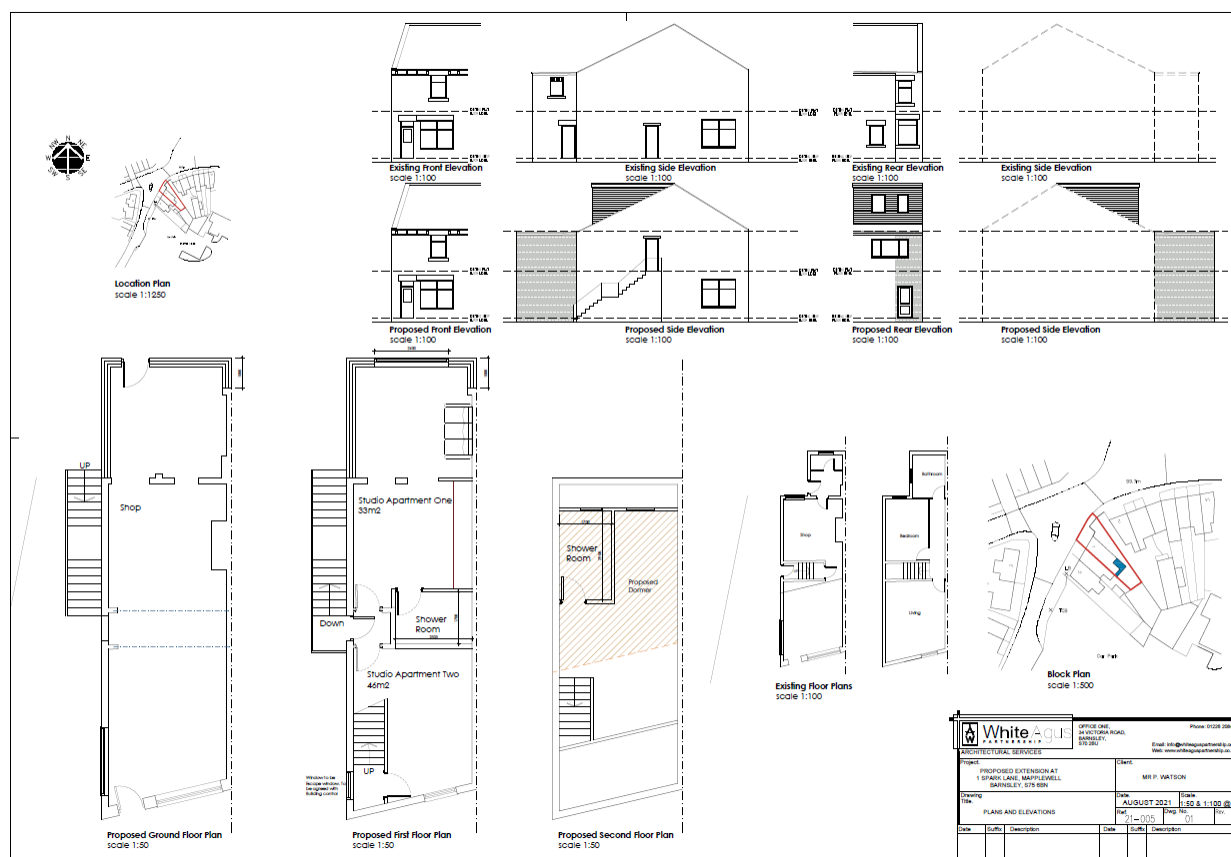
2006/0427 - Erection of office with flat above – Refused

Proposed Development

The existing retail use at ground floor will be retained, and extended to the rear. The extension would project an additional 1m from the existing extension and a maximum of 4m from the original rear elevation.

The first floor will comprise two studio apartments, with the second apartment also having space in the proposed dormer extension. Access will be taken from an exterior staircase to the side elevation.

Proposed Plans



Policy Context

Local Plan

The site is set within a Local Centre as allocated within the Adopted Local Plan.

The following policies are also of relevance:-

- Policy GD1 General Development
- Policy T4 New development and Transport Safety
- Policy D1 High Quality Design and Place Making
- Policy Poll1 Pollution Control and Protection

SPD's

Those of relevance to this application are as follows:

-Design of Housing Development
-Parking

Other

South Yorkshire Residential Design Guide

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 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

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 to communities.

Consultations

Regulatory Services – This development is unlikely to have an adverse impact on health and the quality of life of those living and/or working in the locality, so approval is recommended

Highways – Condition recommended to secure bicycle storage

Highways Drainage – No comments – to be checked by Building Control

Ward Councillors – No comments

Representations

A site notice and letters were sent to neighbouring residents/properties, no letters of objection have been received.

Assessment

Principle of development

The site is within the Local Centre of Mapplewell. Policy TC1 Town Centres states that Local Centres serve smaller catchments and development here will be expected to meet the needs of the local area and not adversely impact on the vitality or viability of other nearby centres.

A commercial/retail unit would be retained on the ground floor of the building with a direct access on Spark Lane to continue the commercial aspect at ground floor level along this section of Blacker Road/Spark Lane. The residential accommodation would be limited to the upper floors, similar to neighbouring properties.

Design / Visual Amenity

The proposed two storey rear extension would wrap around the existing extension. The existing extension has a flat roof which whilst not representing good design limits the impact to neighbouring properties. The proposed rear extension matches the current form. The proposed dormer extension to the rear elevation is acceptable. It is proposed to use matching materials to the existing building. The front elevation will remain as it currently is, as such, visual amenity would be maintained in accordance with Local Plan policy D1.

Residential Amenity

The proposed extension has no windows at ground floor level. To the first floor, Studio Apartment One has a window to the rear elevation to allow natural light. This would overlook the rear yard and office building although would not overlook any residential properties or garden areas. The window would look over the roofline of the single storey building. At first floor level it is proposed to have a side window to provide additional natural light, this window would not increase levels of overlooking as it would overlook the access. Whilst the immediate views to the rear of the building are relatively uninspiring, this is typical of the neighbouring properties within the immediate location. Regulatory services have not raised any concerns with the proximity of the previously proposed residential units to commercial uses and vice versa. The development would be subject to Building Regulations in terms of sound insulation. Furthermore, there are similar relationships between residential and commercial in the immediate area and, as outlined above, mixed uses of retail and residential can be accommodated under permitted development rights.

The South Yorkshire Residential Design Guide (2011) ("SYRDG") sets out that the minimum internal floor area for a studio apartment is 33sqm.

As demonstrated on the proposed floor plans, Studio apartment 1 has a total area of 33sqm. Studio apartment two has a total area of 46sqm. Both apartments therefore meet the required SYRDG minimums, with apartment 2 exceeding this required. It is therefore considered that both apartments provide sufficient space for residents

It is noted that the only outdoor amenity space for residents is the yard area at the rear which also contains the waste and recycling containers, as such, it is not an ideal environment. However, the site is within the centre of Mapplewell, as such, the residents would have access to the leisure facilities offered there and there are also parks and green spaces located within walking distance of the site. As such, although not ideal, it would not be a reason for refusal in this case.

Highways Safety

No off-street parking spaces are proposed; however, the site is within the centre of Mapplewell and as such is within a highly sustainable location with good access to public transport. There are also public car parks within the immediate area. Highways DC consider that more could be done to increase travel to and from the site by sustainable modes of transport; the provision of secure cycle parking facilities for example. They have therefore requested a condition to secure bicycle parking to ensure that this is provided on site.

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 revised scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation: Grant subject to conditions