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2022/0199

Applicant: Mr Rob McKenzie

Removal of existing single storey side extension on northern side, associated changes including replacement walling, windows and new external door, erection of two storey extension to the rear western side and internal alterations in order to create updated teaching facilities

Barnsley College Offices, Belle Vue, Cockerham Lane, Barnsley, S75 1AT

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### Site Description

The application site is in relation to Belle Vue House, Cockerham Lane, which is under the ownership of Barnsley College with the last known use being a Barnsley College Office and educational facility for the College. The site is located on the outskirts of Barnsley Town Centre – approximately 1km from Barnsley Town Hall. The site is located in the Urban Fabric yet is situated generally within the Honeywell Lane Campus of Barnsley College, falling within the 'School Grounds' as allocated by the Local Plan. The main Honeywell campus being approximately 150m to the East connected by a pedestrian footpath. Cockerham lane is just off Huddersfield Road which serves as the main route from the North of Barnsley into the Town Centre and contains a variety of different use classes including residential and several other commercial uses. Cockerham Lane is similar in character yet is primarily residential. To the immediate North of the site is a Masonic Hall. The site also lies within the Barnsley, Huddersfield Road Conservation Area and whilst the building is unlisted, dates back to at least 1895.

The building itself is a part two, part-single storey building with access off Cockerham lane to the North-West into a small car park to the North of the building. Both the North and East Elevations of the building have features which could be argued to represent the principle elevation, most notably serving as the two entrance points into the building. However, the submitted plans indicate that the main entrance into the building is the East elevation. Similar to the North elevation, the East Elevation also faces onto a larger car park at a lower ground level. The building is constructed from stone with slate tiles.

#### North Elevation:



Rear (South) Elevation:



**Relevant Planning History**

2005/1508: Outline application for residential development and conversion of existing building to residential use (Approved with conditions)

2014/0808: Conversion of Belle Vue House to 5 x no. apartments (Full), and residential development of 17 no. Dwelling houses, 1 no. sports pitch, ancillary works and car parking (Outline) (Approved with conditions)

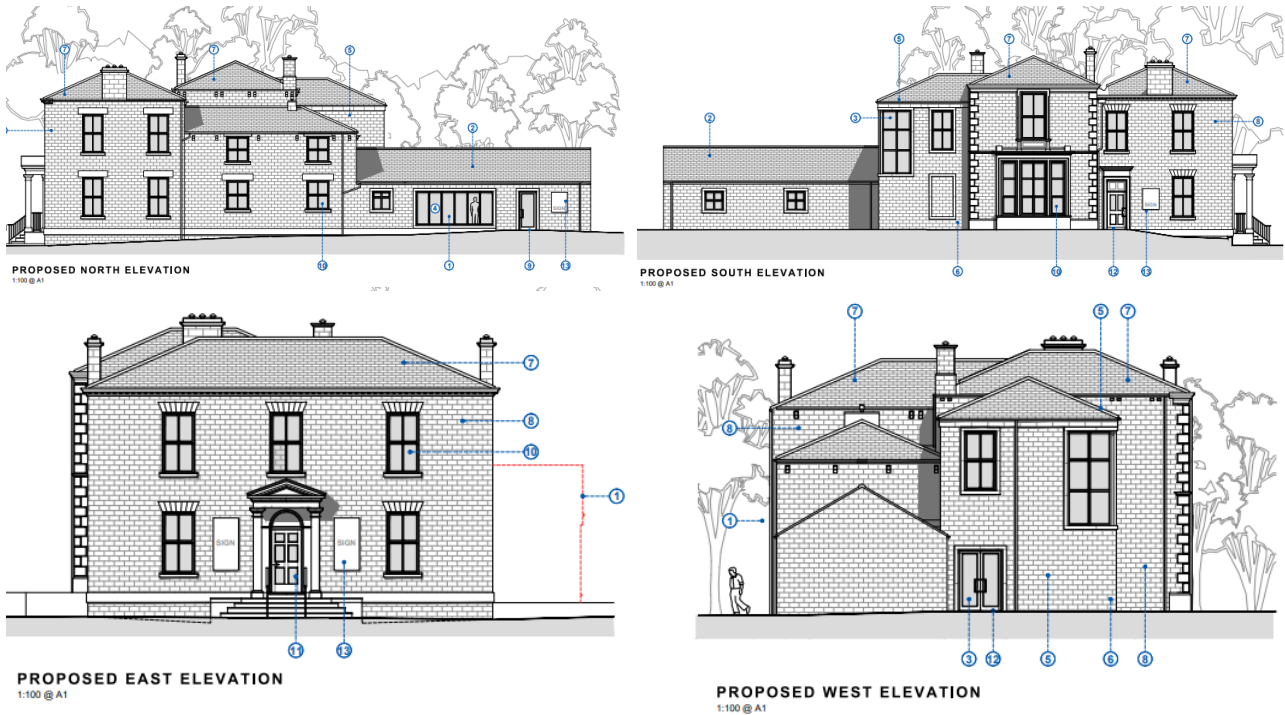
**Proposed Development**

The applicant is seeking approval for various alterations and extensions to the building. The development can be split up into the following elements:

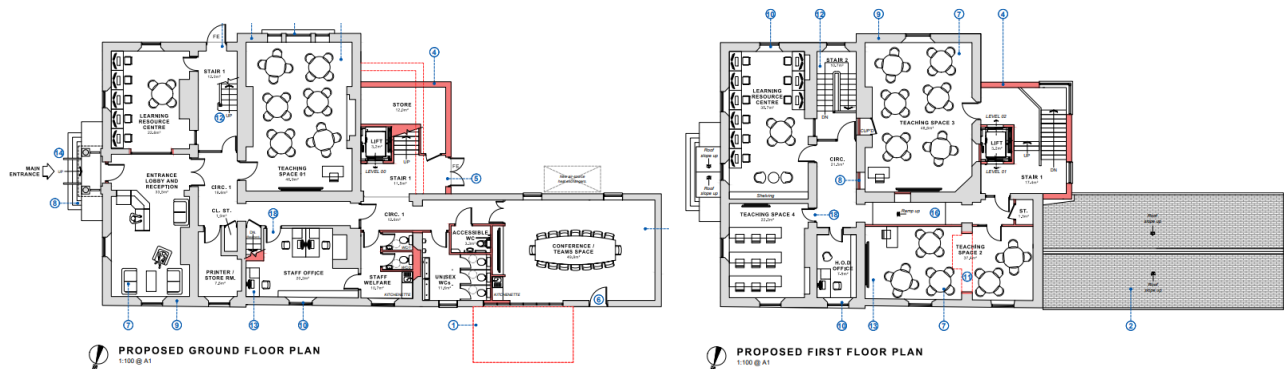
1. Removal of the existing single storey side extension on Northern Side of the building to be replaced by a 6-panelled, horizontally-emphasised window.
2. Erection of two storey rear extension to Western side of the building
3. Replacement walling, windows and new external door
4. Addition of new entrance door and small sign to North elevation
5. Internal alterations to create updated teaching facilities

The two storey extension will replace an existing single storey hipped roof offshoot off the rear (South) elevation, with the two storey extension having a projection of 6.25m and a width of 5.05m. The extension will facilitate the formation of a new stairway and a lift and is designed with a wraparound clear glazed window on the first floor. The extension is designed with a hipped roof with a height of 6.8m to the eaves and 8.65m to the roof ridge. The extension also features the addition of a secondary door to the Western elevation.

## Proposed Elevations



## Proposed Floor Plans



## **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 development plan consists of the Core Strategy, saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

## Local Plan

The new Local Plan was adopted at the full Council meeting held 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Relevant Local Plan policies include:

SD1: Presumption in favour of Sustainable Development – When considering development proposals, The Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants

jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

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.

LG2: The Location of Growth – Priority will be given the development in the following locations:

- Urban Barnsley
- Principal Towns of Cudworth, Wombwell, Hoyland, Goldthorpe (which includes Thurnscoe and Bolton on Dearne), Penistone and Royston; and
- Villages.

Urban Barnsley will be expected to accommodate significantly more growth than any individual Principal Town, and the Principal Towns will be expected to accommodate significantly more growth than the villages, to accord with their place in the settlement hierarchy.

E4: Protecting Existing Employment Land – Land or premises currently or last used for employment purposes will be retained in order to safeguard existing or potential jobs. The development of employment land and premises for non-employment uses will only take place if:

- Development would not result in a significant loss of existing jobs or employment potential;
- There will still be an adequate supply of employment land or premises in the locality; and
- The land or premises cannot satisfactorily support continued employment use.

If the above criteria can be satisfied then redevelopment will be allowed.

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.

T3: New Development and Sustainable Travel – New development will be expected to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists.

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 and Protection – 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.

HE1: The Historic Environment – The Council will positively encourage developments which help in the management, conservation, understanding and enjoyment of Barnsley's Historic Environment, especially for those assets which are at risk.

I2: Educational and Community Facilities – We will support the provision of schools, educational facilities and other community facilities. 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.

## NPPF

The National Planning Policy Framework 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.

In respect of this application, the policies above are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings. They also reflect the advice in paragraph 124 (general design considerations) and paragraph 130, which state that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'.

### SPDs/SPGs

SPD 'Parking' provides parking requirements for all types of development.

### Other material considerations

South Yorkshire Residential Design Guide - 2011

### **Consultations**

*Conservation Officer* – Overall, the proposal is acceptable in terms of justification and form. The alterations to the single storey modern element are an improvement on the existing and the two storey element to accommodate a new main stair and lift are well designed. They are modern, but the scale, proportion and various elements (windows/doors etc.) reflect elements within the historic building. However, the choice of buff brick is not ideal for the entirety of the new element and the use of matching stone is recommended which will be an improvement in terms of design.

*Highways DC* – The proposed building alterations would see a negligible increase in its size, the existing parking layout is to remain as it is. The main access into the site is currently used by both vehicles and pedestrians, the access is to remain unaltered but will primarily be used by vehicles as a former pedestrian access is to be reinstated so as to reduce the likelihood of vehicle and pedestrian conflict. The proposals are considered to have minimal highway implications and there are no objections on highways Development Control Grounds.

*Drainage* – No objection

*Historic England* – Do not wish to offer any comments, advised that the LPA seeks to views of the council's specialist conservation and archaeological advisers.

*Pollution Control* – The 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.

*Yorkshire Water* – No comment

*Ward Councillors* – No comments

*Pollution Control* – No objection

*Forestry Officer* – No comments

### **Representations**

Neighbour notification letters were sent to neighbouring properties and a site notice was placed nearby; no comments were received.

### **Assessment**

#### Principle of development

The site is located approximately 1m to the North of Barnsley Town Centre yet falls within the grounds of the Barnsley College Honeywell Campus, being allocated as both Urban Fabric and 'School Grounds' within the Local Plan. The proposed development does not entail changing the use of the building but is rather to make external and internal changes to bring the building back into use as clearly it has not been used in some time. In this sense, the proposed development is in accordance with Local Plan Policy I2 as it supports the current use of the building as an educational facility.

The proposals make the building more usable and accessibility without changing the character of the building or how it operates within the area, or within the educational campus. The proposed development is in compliance with Local Plan Policies GD1, E4 and I2 and the principle of development is considered to be acceptable.

### Visual Amenity and Impact on the Historic Environment

The site is located just off Huddersfield Road which serves as a key artery from the North of the Borough into Barnsley Town Centre and is a busy area for both vehicular and pedestrian movements. As such, the site could be considered to be in a prominent location but the building itself is fairly well screened, with the two-storey part of the building being set back from the road and the site being separated by a c.2m high stone wall and substantial tree coverage to the South-West, Southern and Northern boundary lines of the site. Additionally, the site borders a railway line to the South which acts as an additional buffer when viewing the site from the South. That being said, the site is located within the Conservation Area which places a greater emphasis on high quality design and full assessment against Local Plan policy HE1: The Historic Environment. The Conservation Officer has been consulted on the proposal and did not raise any objection, complimenting the overall design of the extensions and other alterations on the building but recommended that the extension is constructed from matching stone rather than the originally proposed buff brick. These concerns were expressed with the agent who agreed to change the materials of the extension into matching stone to which the Conservation Officer confirmed was acceptable from a Conservation Perspective.

Generally, the proposed alterations and extensions retain the overall footprint of the building, albeit the modern North single storey extension/offshoot is to be removed entirely and a two-storey rear extension is proposed to be erected to the South-West of the two-storey part of the building. The removed extension is largely a modern addition to the building and is to be replaced by a horizontally-emphasised window, entrance door, small window and sign. These compliment and retain the original design characteristics and features of the building and the large horizontal window is considered to be acceptable in design as it relates well to the North elevation and will have the added benefit of providing light into the entrance corridor, as well as giving views into the trees situated to the front/North of the building. The two storey extension located to the rear effectively replaces the existing single storey hipped building/extension. This has a large amount of wraparound glazing on the rear and Western-facing side elevations, which is not fully in character to the existing but is not considered to be of poor design. The height and overall size of the extension is not excessive compared to the existing building and does not dominate the original building, retaining its overall character and general appearance. Overall, the design characteristics of the two storey extension are in keeping with the existing building with a similar hipped roof and matching materials.

There are other smaller additions and changes to the buildings including the addition of a dual door to the Western elevation, 2 x sills to the proposed East Elevation, a new door and sign to the Southern elevation, and a new entrance door and handrail to the Eastern elevation. All of these alterations are very minimal and make little change to the building and utilise good quality materials to match the existing.

The proposed development is in compliance with Local Plan Policy D1 and HE1 and is acceptable in terms of visual amenity and for its impact on the Historic Environment.

### Residential Amenity

The site is located within an area which is largely residential but the building is detached and is at a fair distance to the nearest neighbouring residential dwellings – 25m to no. 31 Huddersfield Road to the North-West and 32m to no. 28 Huddersfield Road to the West. The two storey extension is located to the rear of the building and does not face directly onto neighbouring properties, being at a distance of 45m from the front elevation of no. 28. Given this significant distance, the proposed extension is not considered to have a detrimental impact on residential amenity in terms of overlooking, overshadowing and does not result in a loss of outlook to any neighbouring property.

The other changes to the building have very little/no detrimental impact on the neighbouring properties as they are very minor changes to the building. The use of the building is not being changed through the development and there is therefore no indirect impact on residential amenity through noise or other general disturbance.

The proposed development is in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

### Highways safety

The use of the building as a College office/teaching facility has long been established and this is not being altered by the proposed development. There is a small car park to the front (north) of the building which the agent has indicated is under the ownership of Barnsley College and is not a public car park. The existing car park is used by Barnsley College staff, using their own permit system and this arrangement will remain as part of the development.

In any case, the site is fairly centrally located, within the general area of Barnsley Honeywell Campus which contains various College Buildings – located approximately 600m to the Town Centre which contains several public transport links. The site is therefore considered to be an edge of centre location, in walking distance to the Town Centre, Barnsley interchange and other college buildings within the centre. Highways have been consulted on the proposal and have raised no objection to the development given that the existing parking and highways arrangement is remaining unchanged and given that it is an edge of centre location. The proposed development is therefore in compliance with Local Plan Policy T4 and is considered to be acceptable in terms of Highways Safety.

### Impact on Trees

The site contains trees, with heavy tree coverage in parts of the sites – particularly to the front (North) and to the rear (South) of the building. The extension is in fairly close proximity (1.5m) to one of the smaller, less mature trees on site but is not in very close proximity to the larger, more mature specimens located to the front and on the Southern and Western boundary lines. The extension does not significantly alter the footprint of the building and the extension does not fall within the rooting system of the tree as it is shown on the site plan. The proposed development is considered to have a minimal impact on the trees on site given the above.

### **Recommendation**

**Approve** subject to conditions