

---

**2018/0353**

**Applicant:** Berneslai Homes

**Description:** Replacement cladding on external walls and re-roofing works.

**Site Address:** Carlton Road Flat Nos 452, 454, 456, 462, 464, 466, 468, 470, 472, 474, 476, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526 and Springbank Close Flat Nos 14, 16, 18, 20, 22, 26, 28, 30, 32, 34, 36-45, 47, 49 and 51, Barnsley.

---

### **Site Description**

The application properties are located at the southwestern edge of Carlton, with some fronting onto the B6132 Carlton Road and others located within a cul-de-sac, Springbank Close, which is accessed from Carlton Road.

The properties that face onto Carlton Road are pairs of semi-detached dwellings that have been divided into four flats per pair. They are of a brick construction, with dark wood timber cladding to the exterior walls at second storey level and a cement tiled gable roof. The properties on Springbank Close are of a similar design and material construction to those on Carlton Road, although they have fibre cement cladding at first floor level instead of timber.

The surrounding area is solely residential and is characterised by other semi-detached properties that are of a similar design and material construction.

### **Planning History**

None of relevance to the determination of this planning application.

### **Proposed Development**

The applicant, Berneslai Home, is seeking permission for the replacement of the cladding to the frontages of the properties and the replacement of the existing roof tiles with more modern materials.

The existing timber cladding to the dwellings on Carlton Road will be replaced with uPVC boards that are white, instead of dark wood. The existing fibre cement properties on Springbank Close will also be re-clad in white uPVC boards

The proposed roofing works will only apply to the properties on Carlton Road with the cement grey roof tiles being replaced by Old English Red Marley Modern tiles.

### **Policy Context**

#### **UDP Housing Policy Areas**

Planning decisions should be made in accordance with the current development plan policies 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 Council has produced the Publication Consultation Document of the Local Plan. It establishes policies and proposals for the development and use of land up to the year 2033. The document is a material consideration and represents a further stage forward in the

progression towards adoption of the Local Plan. As such increasing weight can be given to the policies contained within the document although this is still limited by the need to consider any comments received during the consultation and with the knowledge that the Inspector can require changes to the plan.

The emergent policies of the Local Plan that are attributable to this development are GD1 and D1. In general they resonate with the requirements of Core Strategy Policy 29.

### Core Strategy Policies

Core Strategy Policy CSP 29 sets out the overarching design principles for the borough to ensure that development is appropriate to its context. The policy is to be applied to new development and to the extension and conversion of existing buildings.

### Supplementary Planning Documents

SPD - House Extensions sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals should:

- I. Be of a scale and design which harmonises with the existing building
- II. Not adversely affect the amenity of neighbouring properties
- III. Maintain the character of the street scene and
- IV. Not interfere with highway safety.

These policies 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.

### **Consultations**

Building Control – Building Regulations application required. BMBC Building Control is currently providing pre-application advice to applicant.

Ward Councillors – No comments received

### **Representations**

Notification letters were sent to surrounding properties and site notices were posted on Carlton Road and Springbank Close. No comments or representations were received.

### **Assessment**

#### Principle of Development

The site falls within a Housing Policy Area. As such extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties.

#### Residential Amenity

The proposed works do not increase the footprint of the dwellings and are highly unlikely to have any detrimental effect on neighbouring dwellings. As such, the works are considered acceptable.

## Visual Amenity

The properties on Springbank Close currently have grey fibre cement cladding on the frontages. The change to white uPVC will help to 'freshen-up' the appearance of the properties. In comparison to the grey cladding it is not considered that the white uPVC would therefore be of any detriment to the appearance of the properties and there will be sufficient brickwork still exposed on the frontage to break up the appearance of the frontage of the dwellings. The properties on Carlton Road would have their timber cladding replaced by the white uPVC cladding. Whilst there is less brickwork on the frontage of these properties to break up the appearance of the new cladding it is still considered that the change in appearance will provide a suitable 'up-lift' to the appearance of the properties. The dwellings are set back from the highway and the cladding will be to the second storey only. Therefore, it is unlikely to have a detrimental impact on the visual character of the surrounding area; nor become an obtrusive or dominant feature within the street scene.

The new roof tiles are similar in appearance to what is already in place on other properties on Carlton Road and so will not have any significant effect. The proposal is therefore considered acceptable.

## **Recommendation**

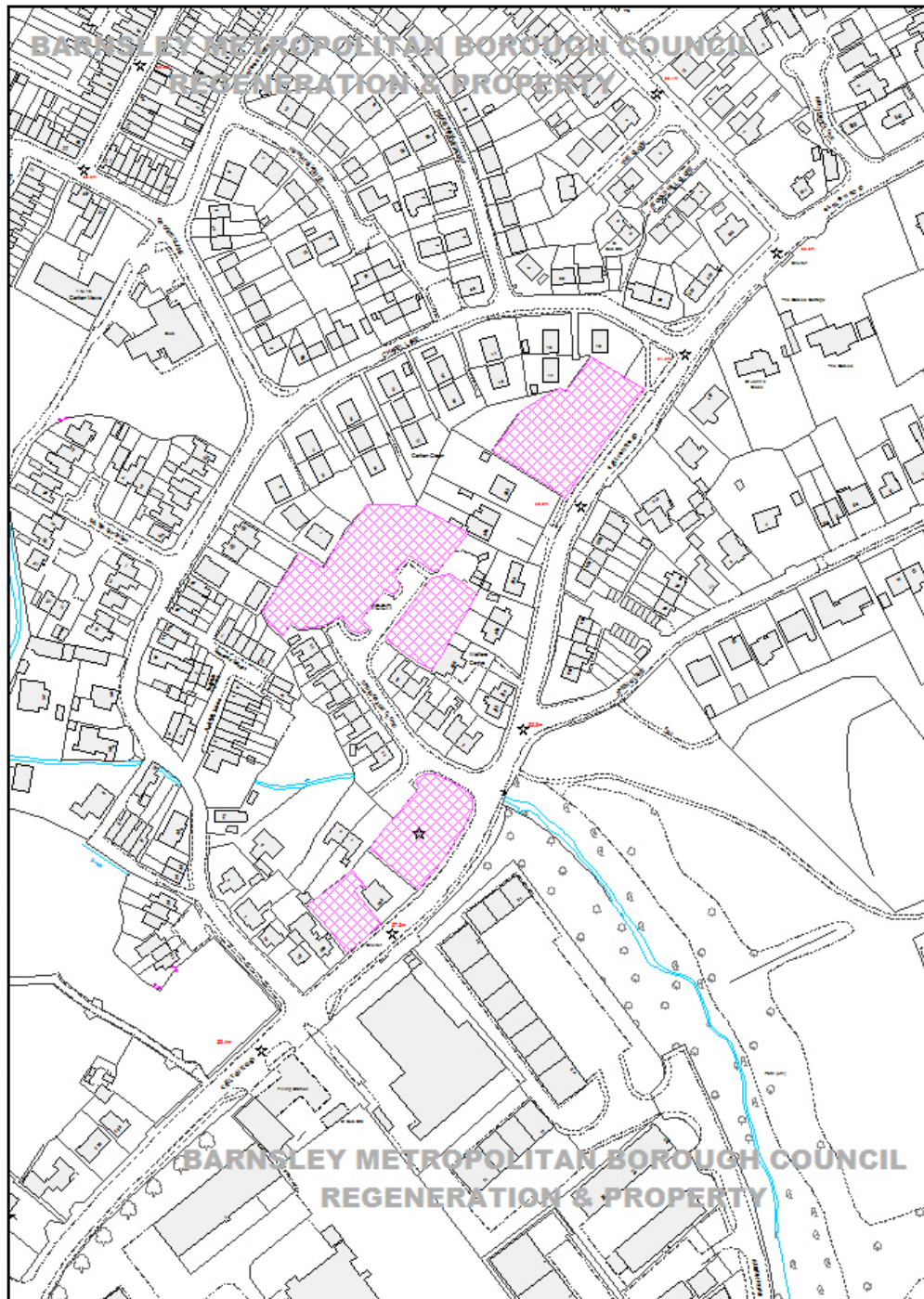
**Approve** – subject to conditions:-

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
**Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.**
- 2 The development hereby approved shall be carried out strictly in accordance with the plans (Drawing Nos. NPS-DR-A-(21)-120 Rev. P1 and NPS-DR-A-(21)-121 Rev. P1) and specifications as approved unless required by any other conditions in this permission.  
**Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.**

PA Reference:-

2018/0353

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. 100022264. (2015)



**BARNESLEY MBC - Regeneration & Property**



Scale 1: \_\_\_\_\_