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**2016/0582**

**Applicant:** Tony Taylor, C/o NPS Barnsley

**Description:** Erection of single storey front and rear extensions to existing care premise

**Site Address:** Gilroyd and Dodworth Outreach Centre, Saville Road, Gilroyd, Barnsley, S75 3PJ

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### **Site Location and Description**

The application site is the former Dodworth and Gilroyd Childrens Centre, which lies at the junction of Saville Road with Smithy Wood Lane, in the south western corner of Gilroyd.

The premises comprise of a modest, single storey, pitched roof, brick and concrete roof tile property within a paladin fenced compound. The building is essentially rectangular but part of it projects on the front elevation towards its northern end. Vehicular and pedestrian access is from Saville Road. Car parking is provided to the front of the building whilst a partially grassed and paved outdoor area lies to the rear. Immediately to the north of the projecting part of the building is a small, fenced, cycle store.

The site is owned by the Council and managed by NPS Barnsley Ltd but the premises are currently unoccupied.

The surrounding area is predominantly residential in nature.

### **Proposed Development**

It is intended to marginally extend the building, both to the front and rear, and to undertake internal alterations (not requiring planning consent) in anticipation of its occupation by the Dodworth and Gilroyd Outreach Centre for special care adults.

The rear extension (west elevation) would project 3.567m along the southern half of the elevation and would have a flat roof at a maximum height of 2.75m above ground level. New doors and a window would be provided onto the outdoor area.

The front extension would project 3.332m from the principal elevation to be more or less in line with the existing projection and would replace the cycle store with a store room. The extension would have a flat roof and would be 2.4m wide to align with the northern elevation of the building and would be a maximum height of 2.75m above ground level. There would be no windows or external doors.

Materials for both extensions would be brick and white upvc window to match existing. Doors would be polyester powder coated white aluminium.

### **Policy Context**

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Planning Policy Framework 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 and saved Unitary Development Plan policies.

Unitary Development Plan (UDP) – The site is allocated as a Housing Policy Area.

Barnsley Local Development Framework Adopted Core Strategy (CS) policies:

CSP29 – Design – sets out the overarching design principles for the borough to ensure that development is appropriate to its context and states that high quality development will be expected.

Barnsley Unitary Development Plan adopted 2000 (UDP) (saved policies):

H8 – Existing Residential Areas – states that areas defined as Housing Policy Areas will remain predominantly in residential use. Other uses will only be permitted where they are compatible with a residential area and other policies of the plan.

H8B – Non Residential Uses in Residential Areas – states that planning permission will be granted for small scale, non-residential uses in Housing Policy Areas, and for the expansion of existing uses, if there is no unduly harmful impact on the amenity of neighbouring and nearby residents by way of noise, disturbance, loss of privacy, traffic congestion or other forms of nuisance; there is no unduly harmful visual impact on the character of the residential area; there is no conflict with public safety on the highway and there is satisfactory provision for off-street parking; the use is restricted to providing a service or facility for local residents and there is no conflict with other policies of the plan.

National Policy Planning Framework (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.

In respect of this application, relevant planning policy statements include:

Core planning principle relating to high quality design.

Requiring good design:

- Good design is a key aspect of sustainable development.
- Planning decisions should aim to ensure that developments (amongst other things) will function well and add to the overall quality of the area, respond to local character and history and are visually attractive.

## **Consultations**

Ward Councillors – No comments received.

BMBC Highways – No objections subject to the imposition of a condition.

BMBC Regulatory Services – No objections.

BMBC Waste Management – No comments.

## **Representations**

The application has been advertised as being of local interest by way of site notice and neighbour notification. No representations have been received.

## **Assessment**

### Principle of Development

The previous use of the premises as a children's centre was clearly deemed to be compatible with a residential area and in accordance with policy H8. The proposed use is considered to be similar and is within the same use class.

The proposed extensions are of a relatively small scale, and policy H8B states that planning permission will be granted for small scale, non-residential uses in Housing Policy Areas, and for the expansion of existing uses, subject to there being no unduly harmful amenity impacts. The proposal is therefore considered to be acceptable in principle.

### Design/Residential/Visual amenity

The flat roofs of the proposed extensions are considered to be not ideal in design terms, but they would at least be subservient to the main building, and in essentially matching its eaves height and materials, are considered to be substantially in accordance with policy CSP29, and the planning policy statements in the NPPF in relation to requiring good design.

In any event, the rear, larger extension, would not be readily visible from the street scene, particularly as it would largely be screened by an existing electricity sub-station building and a bus shelter from Smithy Wood Lane. The small front extension would have minimal impact on the street scene in that it would replace the existing bike shelter. Both extensions would be partially screened by the existing paladin fence.

Overall therefore, there would be no significant adverse impact on visual amenity or the character of the area.

Furthermore, it is considered that the modest proposals and the use of the site would have no additional impact on nearby residential properties in terms of potential noise, disturbance and loss of privacy in accordance with policy H8B.

### Highway Safety

The proposal would have no impact on highway safety as the existing on-site parking and manoeuvring facilities would be retained.

### Conclusion

The proposal would bring a currently unoccupied building and site back into a community use, is of an acceptable design and would have no significant adverse amenity impacts, and as such, is considered to be substantially in accordance with the planning policy background.

## **Recommendation**

Grant subject to conditions:

- 1 The development hereby permitted shall be begun within 3 years from the date of this permission.

**Reason: To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990.**

2. The development hereby permitted shall only be carried out in accordance with the following documents:

- a) Drawing titled 'Location Plan', numbered NPS-DR-A-(00)-010 Rev P2;
- b) Drawing titled 'Site Extents Plan', numbered NPS-DR-A-(00)-011 Rev P2;
- c) Drawing titled 'Existing Plan and Elevations', numbered NPS-DR-A-(00)-020 Rev P2; and
- d) Drawing titled 'Proposed Plan and Elevations', numbered NPS-DR-A-(00)-021 Rev P3.

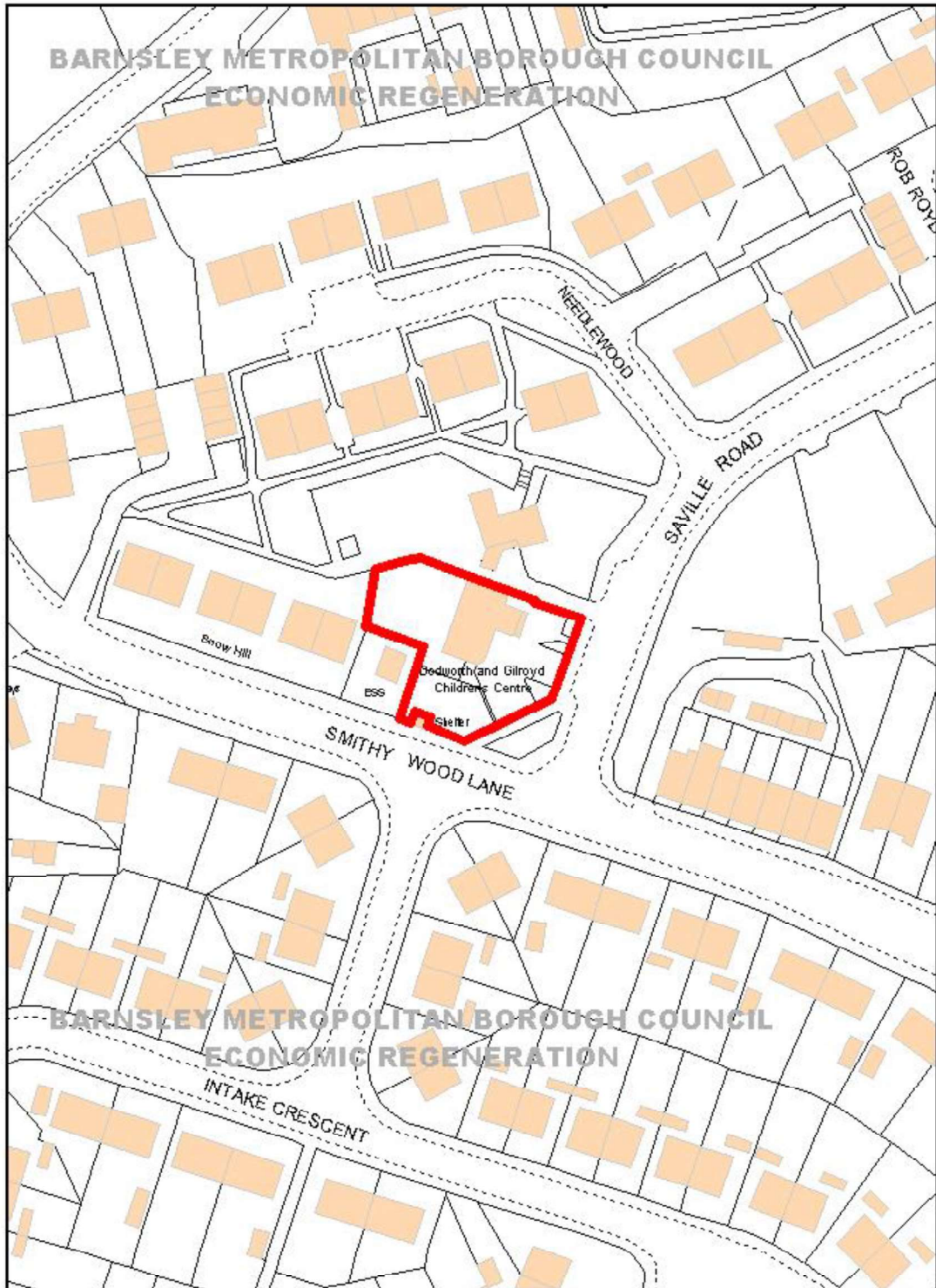
**Reason: For the avoidance of doubt and to accord with CS policies CSP29, UDP policy H8B and the relevant planning policy statements in the NPPF relating to requiring good design.**

3. The external materials shall match those used in the existing building.

**Reason: In the interests of the visual amenities of the locality and in accordance with CS policy CSP29 and the relevant planning policy statements in the NPPF relating to requiring good design.**

PA reference :-

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**BARNSELY MBC - Economic Regeneration**

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