
2016/1158

Applicant: Berneslai Homes C/o NPS Barnsley Ltd

Description: Variation of condition no. 2 (Approved Plans) of approved application 2015/1073 to allow construction of a single storey extension to house Plant associated with boiler house.

Site Address: Pollyfox Centre, Pollyfox Way, Dodworth, Barnsley, S75 3QR

The application is referred to the Planning Board for determination as Berneslai Homes are the applicants. No representations have been received from local residents, or Ward Councillors.

Site Location

The proposal relates to a boiler house which serves a number of Berneslai Homes sheltered accommodation properties within the immediate area. The boiler house is located within the cul-de-sac of Pollyfox Way in Dodworth located just off High Street.

The existing boiler house is brick built with a mono pitched sloping roof and has a large existing flue chimney. The location of the boiler house is centrally situated amongst residential properties and is also next to the local community centre. The surrounding area is utilised by informal parking for residents along high street and within the cul-de-sac.

Proposed development

Planning permission was originally granted in November 2015 for the erection of a single storey extension to the existing boiler house to house a new biomass boiler, hopper and associated plant and machinery (ref 2015/1073). Following the granting of permission, it was determined that a larger cyclone unit was required due to the number of properties the boiler was serving and therefore the approved extension was not of a sufficient size to house all the equipment.

This application has been made under the minor material amendment procedure seeking to alter the plans approved under application 2015/1073 to include an additional extension to house the additional boiler plant that is required. The additional structure is proposed to project 3m from the northern elevation of the existing boiler house and is required in order to comply with emissions criteria. In addition the existing flue is proposed to be replaced with a flue of a narrower diameter and 30cm higher in the same location. No further alterations to be made to the remaining details of the plans approved under application 2015/1073.

Policy Context

Saved UDP Policies

UDP notation: Housing Policy Area

Core Strategy

Policy CSP 26 – New Development and Highway Improvement – New development will be expected to be designed and built to provide safe, secure and convenient access for all road users.

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

Policy CSP 40 – Pollution Control and Protection – states that development will be expected to demonstrate that it is not likely to result in an increase in air, surface water and groundwater, noise smell, dust or other pollution which would unacceptably affect or cause a nuisance to the surrounding environment.

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.

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, relevant policies include:

Core Principle 7: Requiring good design - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Achieving sustainable development

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Planning decision 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 and 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.

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.

Consultations

Environmental Health/ Pollution Control – No objections on noise or air quality grounds subject to conditions
Highways DC – No objections
Ward Councillors – No comments received

Neighbours

Neighbour notification letters were sent to surrounding residents. No comments have been received.

Assessment

Principle of Development

The site is located within a UDP Housing Policy Area. The proposed development is intended to serve residential properties in the vicinity and is therefore acceptable in principle in land use planning policy terms.

Visual Amenity

The proposed extension is relatively small in size and would extend an existing boiler house for functional needs within an existing courtyard area. The extension would be located on the northern side elevation of the existing structure and has been designed for functionality with a flat roof to allow for the boiler flue to vent the building. The proposal would have facing brickwork and white uPVC fascia's to match the existing.

As mentioned previously the building is located within an existing courtyard to the rear of the properties which front onto High Street and therefore is not in a prominent position within the street scene. The replacement chimney is not significantly different to that which it replace. Although slightly taller than the existing, it would be narrower in diameter and would not have a significant detrimental impact on the appearance of the area. Overall the design, scale and position of the extension is considered keeping and acceptable in accordance with Policy CSP 29 and CSP31 in the adopted Core Strategy.

Residential Amenity

The proposed extension is to house additional equipment and whilst the building would not result in the loss of outlook, increased overshadowing or overlooking of the surrounding residential properties there is concern that the plant and machinery would cause a disturbance.

The increase in the size of the boiler and the associated equipment has the potential to increase noise levels. However suitable reassurances have been received from the applicant that noise levels at the nearest residential property would not be sufficient to give rise to noise nuisance. Notwithstanding it is proposed to impose a condition regarding the maximum noise levels permissible from the development. Further conditions are proposed to restrict working hours during the construction period and the times when it would be acceptable to deliver the biomass material to be used to power the boiler in the interests of minimising disturbance experienced by local residents.

Highway Safety

The proposed extension would not result in the loss of parking nor a requirement for additional provision and as such the proposal is acceptable in terms of highway safety and in compliance with Core Strategy Policy 26.

Conclusion

The proposed development is intended to serve residential properties in the vicinity and is therefore acceptable in principle in land use planning policy terms. The assessment of the plans and the technical aspects of the development has concluded that the proposed development is acceptable with regards to considerations including visual amenity, residential amenity and highway safety. No other forms of harm have been identified. The assessment of the application is therefore considered in line with relevant policies and is acceptable.

Recommendation

Grant Planning Permission subject to conditions:

- 1 The development hereby permitted shall be begun before the 4th November 2018.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990 and to accord with associated planning permission 2015/1073.
- 2 The development hereby approved shall be carried out strictly in accordance with the plans (NPS-DR-A-(00)-010 P2, NPS-DR-A-(00)-011 P2, NPS-DR-A-(00)-031 P4, NPS-DR-A-(00)-103 P2, email from L.Selvon to R.Roddis dated 26th October 2016 & email from L.Selvon to R.Roddis dated 18th November 2016) 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.
- 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 Core Strategy Policy CSP 29, Design.
- 4 Noise from the cyclone unit shall operate at a level no higher than 35dBA Leq (15 minute) during the day and at night time at the nearest residential property.
Reason: In the interest of residential amenity.
- 5 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.
Reason: In the interests of the amenities of local residents and in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.
- 6 Deliveries of the fuel source material to be used by the development shall be only take place between the hours of 0800 & 1800 Monday to Friday and 0900 & 1400 on Saturdays and at no time on Sundays or Bank Holidays.
Reason: In the interests of the amenities of local residents and in accordance with Core Strategy Policy CSP 40.

