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**2018/1442**

**Applicant:** Darfield Family Centre, Barnsley MBC, C/o NPS Barnsley

**Description:** Single storey extension to building

**Site Address:** Darfield Family Centre, School Street, Darfield, Barnsley, S73 9EU

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This is being brought to PRB as it is a Council application. No representations have been received.

### **Site Description**

The site is located on the corner of School Street and Shroggs Head Close in Darfield. The Family Centre is a single storey modern brick building with a mix of low mono pitched and standard pitched roofs. There is a 4 space car park located at the front of the building and bin store, which is bounded by a metal mesh fence. Currently a metal container occupies one of the parking spaces. The building, which is accessed from Shroggs Head Close, is at a lower level than the road on Church Street. On Church Street there is a stone wall and metal gate and a large mature sycamore tree. The site is adjacent to a cricket field which contains other mature trees including a mature plane tree, which overhangs the site.

### **Proposed Development**

This proposal comprises a single storey office extension next to the car park fronting School Street. It projects about 5.5m and is about 4.8m wide. There would be a standard pitched roof with the ridge aligning with the existing roof.

This is required as there is currently inadequate space for meetings with parents. There is also need for additional storage and administration.

The application is supported by a tree report.

### **Previous Planning History**

2010/0131 – Erection of two single storey extensions and refurbishment works. Permission granted 06/07/2010.

### **Policy Context**

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 includes the Local Plan. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

### The Local Plan

The site is shown as Urban Fabric on the Local Plan. The following policies are relevant

I2 Education Facilities and Community Uses  
T4 New Development and Transport Safety  
D1 Design  
BIO1 Biodiversity and Geodiversity  
Poll1 Pollution Control and Protection

### SPDs/SPGs

Parking

## 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.

## **Consultations**

Highways-After concerns were expressed with the initial plans the amended plans are acceptable.

Highways Drainage-no objections

Trees-no objections

## **Representations**

None received

## **Assessment**

### Principle of Development

The extension of an existing community facility would comply with Local Plan policy I2 Education Facilities and Community Uses.

### Residential Amenity

The nearest houses are located on Shroggs Head Close to the north, however, there is ample separation given that the extension is only single storey. There would be no adverse impact on any nearby residential occupiers.

### Visual Amenity

The site is at a lower level compared to School Street and there is also a stone wall and mature tree to screen the extension. Whilst it would be more visible from the houses on Shroggs Head Close the extension would be in keeping with the building and would not cause any undue harm to the character and appearance of the area.

The main concern in visual terms would be if there was any impact on the mature tree on the road frontage. The tree survey provided demonstrates that the proposed works take place on the very edge of the theoretical rooting areas of the trees, however due to hard surfacing covering much of the area the rooting activity in the area where the extension is proposed will be limited. The construction of the extension should therefore be feasible without detriment to the trees. It will however be necessary to protect as much of the trees rooting areas as possible during the works and as such a tree protection plan and protective fencing details will be required. Providing satisfactory protection measures are put forward in order to satisfy the proposed conditions there is no objection from an arboricultural perspective.

### Highway Safety

Initial concerns were expressed relating to the impact of the extension on the already constrained parking and circulation areas. There are only 4 marked out spaces but there is room to park about 5 cars at the front of the building. The parking area is used for staff with no parking for visitors (who are mostly from the local area and do not need to drive). The extension would have impacted on the area available for parking.

A revised plan (NPS-DR-A-(00)-020 Rev P4) has been amended to show a smaller extension proposed, to enable vehicles to carefully negotiate the gap between the parking bay and the new building. This is sufficient to overcome the initial concerns expressed by Highways.

## Conclusion

In summary the proposal is acceptable in land use policy terms having regard to policy I2 Educational and Community Facilities, GD1 and in relation to other material considerations including visual and residential amenity, highways considerations and trees having regard to Local Plan policy GD1 'General Development'. Accordingly the Officer recommendation is one of approval.

## **Recommendation**

**Grant** 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 NPS-DR-A-(00)-020-P4 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 Local Plan Policy D1 High Quality Design and Place Making.**
- 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 Local Plan Policy D1 High Quality Design and Place Making.**
- 4 No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:
  - Tree protective barrier details
  - Tree protection plan

The erection of barriers and any other measures specified for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced off in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.  
**Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality in accordance with Local Plan policy BI01 Biodiversity and Geodiversity.**

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