

PLANNING BOARD

Date and Time:- Thursday 8 October 2026 at 10.00 a.m.*

Venue:- Rotherham Town Hall, The Crofts, Moorgate Street, Rotherham. S60 2TH

Membership:- Councillors Mault (Chair), Jackson (Vice-Chair), Adair, Ahmed, Brent, Currie, Duncan, Elliott, Fisher, Hussain, Lelliott, Reynolds, Tarmey, Taylor and Thorp.

***Please note the start time for this meeting**

This meeting will be webcast live and will be available to view [via the Council's website](#). The items which will be discussed are described on the agenda below and there are reports attached which give more details.

Rotherham Council advocates openness and transparency as part of its democratic processes. Anyone wishing to record (film or audio) the public parts of the meeting should inform the Chair or Governance Advisor of their intentions prior to the meeting.

AGENDA

1. To consider whether the press and public should be excluded from the meeting during consideration of any part of the agenda.
2. To determine any items which the Chairman is of the opinion should be considered as a matter of urgency.
3. Apologies for absence (substitution)
4. Declarations of Interest (Page 5)
(A form is attached and spares will be available at the meeting)
5. Minutes of the previous meeting held on 17th September, 2026 (Pages 7 - 10)
6. Deferments/Site Visits (information attached) (Pages 11 - 12)
7. Development Proposals (Pages 13 - 46)
8. Updates

**The next meeting of the Planning Board will be held on
Thursday 29 October 2026 commencing at 9.00 a.m.
in Rotherham Town Hall.**

A handwritten signature in black ink, appearing to read 'John Edwards', with a stylized, cursive script.

**JOHN EDWARDS,
Chief Executive.**

Planning Regulatory Board 'Public Right To Speak'

REGISTERING TO SPEAK

The Council has a "Right to Speak" policy, under which you may speak in the Planning Board meeting about an application. If you wish to do this, it is important that you complete a tear-off slip and return it with any written comments, within 21 days of the date of the notification letter back to the Planning Department.

Your comments will be made known to the Planning Board when it considers the application and you will be written to advising of the date and time of the Planning Board meeting to exercise your right to speak

If you wish to speak in the meeting, please try to arrive at the venue **ten minutes** before the meeting starts. The reception staff will direct you to the Council Chamber.

In the Council Chamber, please give your name to the Board clerk (who will have a checklist of names derived from the agenda). The clerk will direct you to the seating reserved for people who wish to speak.

The agenda is available online at least 5 days prior to the meeting, and a few copies will be made available at the meeting, so you can read the report relating to the application which concerns you and see where it comes in the agenda.

The **Council Chamber** is equipped with microphones and a hearing loop.

Take time to familiarise yourself with the layout of the Chamber and the procedure of the meeting, before 'your' application is reached.

Please note that applications can sometimes be withdrawn or deferred at short notice. **The Council will do its best to notify the public in advance**, but on occasions this may not be possible.

The meeting is being filmed for live or subsequent broadcast via the Council's website and can be found at:-

<https://rotherham.public-i.tv/core/portal/home>

If anyone present or members of the public in the public galleries do not wish to have their image captured they should make themselves known to Democratic Services before the start of the meeting.

YOUR RIGHT TO SPEAK

The 'right to speak' applies equally to the applicant and to the general public.

You will be invited to speak by the Chairman at the correct interval.

Each speaker will be allowed three minutes to state his/her case. The applicant does not have a "right to reply" to the objector(s) comments.

Only planning related comments can be taken into consideration during the decision process.

CONDUCT OF COMMITTEE MEETINGS

Speakers should not be allowed to engage in discussion with members of the Committee during public speaking or the Committee deliberations, to avoid any risk of accusation of bias or personal interest.

All attendees are reminded of the importance to remain calm, courteous and respectful during the meeting. Please refrain from shouting out and allow people to speak. Any person causing a disruption will be asked to leave the meeting.

ROTHERHAM METROPOLITAN BOROUGH COUNCIL

PLANNING BOARD

MEMBERS' DECLARATION OF INTEREST

Your Name (Please PRINT):-

Meeting at which declaration made:-

Item/Application in which you have an interest:-

Date of Meeting:-

Time Meeting Started:-

Please tick (✓) which type of interest you have in the appropriate box below:-

1. Disclosable Pecuniary

☐

2. Personal

☐

Please give your reason(s) for you Declaring an Interest:-

(Please continue overleaf if necessary)

N.B. It is up to a Member to determine whether to make a Declaration. However, if you should require any assistance, please consult the Legal Adviser or Governance Adviser prior to the meeting.

Signed:-

(When you have completed this form, please hand it to the Governance Adviser.)

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PLANNING BOARD - 17/09/26

PLANNING BOARD
Thursday 17 September 2026

Present:- Councillor Mault (in the Chair); Councillors Adair, Ahmed, Brent, Duncan, Elliott, Lelliott, Reynolds, Tarmey and Thorp.

Apologies for absence:- Apologies were received from Councillors Currie, Fisher, Hussain, Jackson and Taylor.

Officers also in attendance were:-

Mrs. L. Brooks, Development Manager
Mr. S. Evans, Planning Solicitor
Mr. S. Gammons, Senior Manager, Transportation and Highways
Mr. R. Morrell, Development Manager
Mrs. E. Ottewell, Head of Planning and Building Control
Mrs. D. Pons, Governance Advisor
Mr. C. Wilkins, Development Manager (Enforcement)

The webcast of the Planning Meeting can be viewed at:-
<https://rotherham.public-i.tv/core/portal/home>

37. EXCLUSION OF THE PRESS AND PUBLIC

There were no items on the agenda to warrant exclusion of the press and public.

38. MATTERS OF URGENCY

There were no matters of urgency for consideration.

39. DECLARATIONS OF INTEREST

Councillor Lelliott declared a prejudicial interest in application RB2026/0697 (Demolition of existing garage and erection of two storey side extensions, two storey front extension, single storey side and rear extension, installation of solar panels to main pitched and flat roofs to rear, decking area to rear with steps, rendering of external walls and formation of additional highway access with new boundary wall, railing and gates at 17 Stafford Drive, Moorgate for Mrs. S. Hussain) on the grounds of previously been on the Panel for a Stage 3 Complaint relating to neighbouring properties.

Councillor Thorp declared a personal and prejudicial interest in application RB2026/0697 (Demolition of existing garage and erection of two storey side extensions, two storey front extension, single storey side and rear extension, installation of solar panels to main pitched and flat roofs to rear, decking area to rear with steps, rendering of external walls and formation of additional highway access with new boundary wall, railing

and gates at 17 Stafford Drive, Moorgate for Mrs. S. Hussain) on the grounds of objecting formally to this planning application.

40. MINUTES OF THE PREVIOUS MEETING HELD ON 27 AUGUST, 2026

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 27th August, 2026 be approved as a correct record of the meeting and signed by the Chair.

41. DEFERMENTS/SITE VISITS

There were no site visits or deferments recommended.

42. DEVELOPMENT PROPOSALS

Resolved:- (1) That, on the development proposals now considered, the requisite notices be issued and be made available on the Council's website and that the time limits specified in Sections 91 and 92 of the Town and Country Planning Act 1990 apply.

In accordance with the right to speak procedure the following people attended the meeting and spoke about the applications below:-

- Demolition of existing garage and erection of two storey side extensions, two storey front extension, single storey side & rear extension, installation of solar panels to main pitched and flat roofs to rear, decking area to rear with steps, rendering of external walls and formation of additional highway access with new boundary wall, railing & gates at 17 Stafford Drive Moorgate for Mrs. S. Hussain (RB2026/0697)

Ms. S. Hussain (Applicant)
 Mr. N. Hussain (Supporter)
 Mr. M. J. Khan (Supporter)
 Mr. A. Ramzan (Supporter)
 Councillor Thorp (Objector)
 Mr. Z. Azam (Objector)
 Dr. N. Rao (Objector)
 Mr. B. Everett (Objector)
 Local resident (Objector)

Statements were also read out on behalf of:-

Mr. A. Rashid (Supporter)
 Mr. A. Rafiq (Supporter)
 Local resident (Objector)
 Local resident (Objector)

- Change of use of land from agricultural holding to small animal rescue facility (Sui Generis) at land at Kingswood Avenue Laughton-en-le Morthen for Mr. and Mrs. Pagowski (RB2026/0709)

Ms. B. Alderton-Sambrook (on behalf of the Applicant)
Mr. K. Downing (Objector)

A statement was read out on behalf of Ms. S. Hiley (Objector)

(2) That applications RB2026/0064 and RB2026/0709 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

(3) That in relation to application RB2026/0697:-

- (a) Permission be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.
- (b) Authorisation be given, in conjunction with the Director of the Planning Service, to the serving of an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990, on the OWNER/OCCUPIER of, and anyone else having a financial interest in, the land at 17 Stafford Drive, Moorgate, Rotherham, S60 8DQ, requiring the reduction of the projection of the two storey front extension to that approved under RB2026/0697, with a compliance period of six months from when any enforcement notice served comes into effect. Prosecution also be authorised should the appropriate steps not be carried out within the specified time period.

(Councillor Lelliott declared a prejudicial interest in application RB2026/0697 (Demolition of existing garage and erection of two storey side extensions, two storey front extension, single storey side and rear extension, installation of solar panels to main pitched and flat roofs to rear, decking area to rear with steps, rendering of external walls and formation of additional highway access with new boundary wall, railing and gates at 17 Stafford Drive, Moorgate for Mrs. S. Hussain) on the grounds of previously been on the Panel for a Stage 3 Complaint relating to neighbouring properties). She left the room prior to the application being presented and did not observe the debate or the vote.

(Councillor Thorp declared a personal and prejudicial interest in application RB2026/0697 (Demolition of existing garage and erection of two storey side extensions, two storey front extension, single storey side and rear extension, installation of solar panels to main pitched and flat roofs to rear, decking area to rear with steps, rendering of external walls and formation of additional highway access with new boundary wall, railing and gates at 17 Stafford Drive, Moorgate for Mrs. S. Hussain) on the grounds of objecting formally to this planning application). He left the room for the presentation of this application only to return to speak at his

designated point, before leaving again. He did not observe the debate or the vote.

43. UPDATES

There were no updates to report.

ROTHERHAM METROPOLITAN BOROUGH COUNCIL**PLANNING BOARD****DEFERMENTS**

- Planning applications which have been reported on the Planning Board Agenda should not be deferred on request without justification.
- Justification for deferring a decision can arise from a number of matters:-
 - (a) Members may require further information which has not previously been obtained.
 - (b) Members may require further discussions between the applicant and officers over a specific issue.
 - (c) Members may require a visit to the site.
 - (d) Members may delegate to the Assistant Director of the Service the detailed wording of a reason for refusal or a planning condition.
 - (e) Members may wish to ensure that an applicant or objector is not denied the opportunity to exercise the “Right to Speak”.
- Any requests for deferments from Members must be justified in Planning terms and approved by the Board. The reason for deferring must be clearly set out by the Proposing Member and be recorded in the minutes.
- The Assistant Director of Planning, Regeneration and Transport or the applicant may also request the deferment of an application, which must be justified in planning terms and approved by the Board.

SITE VISITS

- Requests for the Planning Board to visit a site come from a variety of sources:- the applicant, objectors, the Parish Council, local Ward Councillors, Board Members or sometimes from the Assistant Director of Planning, Regeneration and Transport.
- Site visits should only be considered necessary if the impact of the proposed development is difficult to assess from the application plans and supporting information provided with the officer's written report; if the application is particularly contentious or the application has an element that cannot be adequately expressed in writing by the applicant or objector. Site visits can cause delay and additional cost to a project or development and should only be used where fully justified.
- The reasons why a site visit is called should be specified by the Board and recorded.
- Normally the visit will be programmed by Democratic Services to precede the next Board meeting (i.e. within three weeks) to minimise any delay.
- The visit will normally comprise of the Members of the Planning Board and appropriate officers. Ward Members are notified of visits within their Ward.
- All applicants and representees are notified of the date and approximate time of the visit. As far as possible Members should keep to the schedule of visits set out by Committee Services on the Board meeting agenda.
- Normally the visit will be accessed by coach. Members and officers are required to observe the site directly when making the visit, although the item will be occasioned by a short presentation by officers as an introduction on the coach before alighting. Ward Members present will be invited on the coach for this introduction.
- On site the Chair and Vice-Chair will be made known to the applicant and representees and will lead the visit allowing questions, views and discussions. The applicant and representees are free to make points on the nature and impact of the development proposal as well as factual matters in relation to the site, however, the purpose of the visit is not to promote a full debate of all the issues involved with the application. Members must conduct the visit as a group in a manner which is open, impartial and equitable and should endeavour to ensure that they hear all points made by the applicant and representees.
- At the conclusion of the visit the Chair should explain the next steps. The applicant and representees should be informed that the decision on the application will normally be made later that day at the Board meeting subject to the normal procedure and that they will be welcome to attend and exercise their "Right to Speak" as appropriate.

**REPORT TO THE PLANNING REGULATORY BOARD TO BE HELD ON THE
8th October 2026**

The following applications are submitted for your consideration. It is recommended that decisions under the Town and Country Planning Act 1990 be recorded as indicated.

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RB2026/0557 Partial change of use of leisure centre (Use Class F2 (c)) to mixed use for leisure and retail use (Use Classes F2 and E), single storey extension to existing building with associated external alterations and installation of roof mounted solar photovoltaic panels at Harthill Sports Centre Woodall Lane Harthill for Harthill with Woodall Parish Council	Page 15
RB2026/0856 Demolition of existing and erection of new Mosque at 158 Broom Lane Broom for Mr H Patel	Page 26

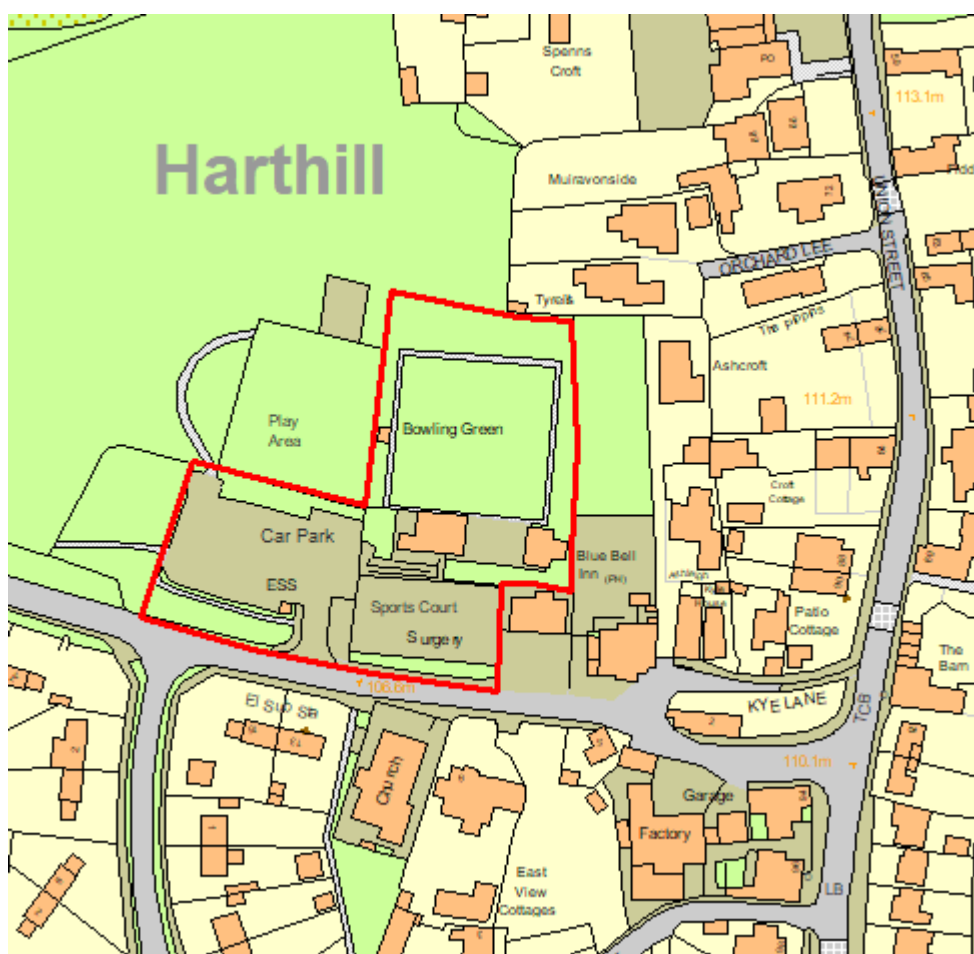
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REPORT TO THE PLANNING BOARD TO BE HELD ON THE 8th October 2026

The following applications are submitted for your consideration. It is recommended that decisions under the Town and Country Planning Act 1990 be recorded as indicated.

Application Number	RB2026/0557 https://rotherham.planportal.co.uk/?id=RB2026/0557
Proposal and Location	Partial change of use of leisure centre (Use Class F2 (c)) to mixed use for leisure and retail use (Use Classes F2 and E), single storey extension to existing building with associated external alterations and installation of roof mounted solar photovoltaic panels, Harthill Sports Centre, Woodall Lane, Harthill, Rotherham
Recommendation	Grant subject to conditions

This application is being presented to Planning Board due to the number of objections received.



Site Description & Location

The application site relates to a community building known as Harthill Leisure Centre which is on the northern boundary of Harthill Village. The building is a single storey modern brick built structure.

The site is owned by the Parish Council and is operated by Harthill with Woodall Community Association, a registered charity, responsible for the day-to-day management of the facility.

The site currently has on it a bowling green, tennis / multi-use court, pavilion building containing kitchen, café area/meeting space. There are also toilets and former changing rooms.

The site lies outside of the Harthill Conservation Area which is immediately adjacent to the eastern boundary of the site.

Harthill Surgery is located immediately to the south of the Leisure Centre with car parking directly to the front, accessed from Woodall Lane.

Background

There is no recent planning application history that is relevant.

The current building has been in place since approximately the late 1980s and there have been previous planning applications for various small scale alterations in the 1990s.

It is understood that the front sports court has been underused for a number of years.

Proposal

The application proposes a single storey side extension to the eastern elevation of the existing community building along with a part subdivision to create a mixed community, leisure and retail use (Use Classes F2 and E).

The original proposal included the replacement of the existing sports court at the front of the site with a car parking area. However, this element has subsequently been removed from the application, and the sports court will be retained in its existing form.

Planning Statement

The application is supported by a Planning Supporting Statement submitted as part of the original proposal, which included the loss of the sports court. As a result, sections of that document assess and justify the proposed removal of the facility. Since the loss of the sports court has now been omitted from the application and the court is to be retained, those elements of the supporting

statement are no longer relevant. The remaining proposals are summarised below:

Background

- The site is operating at an ongoing operational shortfall, whereby day-to-day income does not cover running and maintenance costs.
- Ongoing operational costs and declining income have placed increasing pressure on the charity responsible for managing the facility to sustain the site in its current form. Sporting use of the site is now limited primarily to bowling. The tennis / multi-use court and associated changing facilities are significantly under-utilised.
- The current description of “Leisure Centre” does not accurately reflect the nature or scale of activities undertaken on site and can give rise to expectations of facilities such as a swimming pool or gym, which are not present

Proposal

- The proposal is intended to secure the long-term financial sustainability of the facility as a valued community asset.
- Minor enlargement of existing windows serving these rooms (to rear elevation).
- Retention and enlargement of the existing café/meeting area, including the formation of a small single-storey extension (approximately 4 metres in depth) incorporating openable glazing and a solid roof, with materials to match or complement the character of the existing building.
- Installation of roof-mounted solar photovoltaic panels.
- Retention of the bowling green and Harthill Workbench.

Solar panels

- In addition to the above elements of the proposal, the application includes the installation of a roof-mounted solar photovoltaic system on the community building.
- The system will comprise 24 photovoltaic panels, each measuring approximately 1.13m x 1.76m, providing a total installed capacity of approximately 11.04 kWp.

Sequential Test

This assesses the availability and suitability of alternative premises within the village centre;

- evidence of demand for the proposed unit;
- the role of the unit in supporting the financial viability of the community facility.
- The Sequential Test Statement has been prepared to accompany the application for a main town centre use which is proposed in an out-of-centre location, in accordance with Policy CS12 of the Rotherham Local Plan Core Strategy and Supplementary Planning Document No.7: Town Centre Uses and Developments.
- No other viable locations were identified.

Development Plan Allocation and Policy

The site is allocated Greenspace in the Local Plan. For the purposes of determining this application the following policies are considered to be of relevance:

Local Plan policies

CS12 Managing Change in Retail and Service Centres
CS19 'Green Infrastructure'
CS27 'Community Health and Safety'
CS28 'Sustainable Design'
CS33 'Presumption in Favour of Sustainable Development'

SP11 'Development in Residential Areas'
SP26 'Sustainable Transport for Development'
SP32 'Green Infrastructure and Landscape'
SP52 'Pollution Control'
SP55 'Design Principles'
SP62 'Safeguarding Community Facilities'

Other Material Considerations

National Planning Practice Guidance (NPPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning practice guidance documents cancelled when this site was launched. It was last updated on 17th September 2018.

The revised NPPF came into effect August 2026. This states that *"Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise."*

Rotherham Adopted Supplementary Planning Documents

- Town Centre Uses and Developments

The Local Plan Policies referred to above are consistent with the NPPF and have been given due weight in the determination of this application.

Publicity

The application has been advertised by way of a site notice along with individual neighbour notification letters to adjacent properties. A total of 51 representations have been received (18th September 2026) and these are split between support and objections along with neutral comments. A higher proportion of the representations are in objection than support.

The main points raised can be summarised below:

Objections

Loss of the sports court (now omitted from the application)

- Unjustified Loss of Recreational Facilities and replacement with another car park would be negative.
- The car park will generate more noise later into the night affecting residential amenity. Likely to be used by patrons of the local pub.
- No evidence is provided that grant funding, phased improvements, shared management, or alternative programming were properly pursued.
- Availability Of Alternative Facilities Is Not a Policy Justification. The Planning Statement places significant weight on the existence of other facilities in Killamarsh, Kiveton, Wales, and Clowne. These are outside the immediate walking catchment of the site and rely on car or bus travel.
- No parking survey, usage count, or capacity analysis has been submitted to demonstrate that: The existing car park is operating at or near capacity.

Other

- The constitution of the original Harthill with Woodall Community Association (HwWCA) was intended to provide long term facilities in the interests of social welfare for recreation and other leisure-time occupation with the object of improving the conditions of life for all inhabitants of Harthill and Woodall.
- Harm to the Conservation Area.
- Incremental Erosion of Community Assets.
- The current proposals for retail facilities has not been fully investigated. There has been no feasibility study to indicate such a project would work. One proposal is for a cafe to be opened, this has been tried previously only for prospective interested parties to reject the imitative deeming it unsustainable.
- Insufficient notification.
- Concerns raised about financing and funding from the Parish Council.

Support

- Bringing these unused areas back into regular daytime use would help make the Leisure Centre feel more active again and help provide funds to keep the building going for the community groups that use it.
- Support for the community building to be used more regularly and become a busier and more welcoming space for the wider community throughout the week, especially if the café could also be further developed over time.
- Bowls has been part of the region's social and community life for generations, particularly in former mining towns and working-class communities such as Barnsley, Doncaster, Rotherham, and Sheffield. Local bowling clubs are not simply sports facilities — they are valuable

community spaces that help bring people together and preserve an important part of South Yorkshire's heritage.

- Improved physical and mental health benefits from better facilities.
- From a family perspective, one of the most significant benefits is the introduction of regular daytime accessibility.
- The provision of an accessible toilet/ baby changing facilities will make a real difference to those parents who regularly use the nearby play areas and open spaces. At present, this is a clear gap in local provision, and having safe, supervised access to these facilities will make the area far more usable and welcoming, especially for families with young children.
- It will also encourage people to stay longer and make better use of the outdoor spaces.
- The proposal would also help support small local businesses and services within the Parish through the introduction of flexible retail and service space within the existing building. Providing opportunities for small independent businesses to operate locally would help retain services within the village, support the local economy and reduce the need for residents to travel elsewhere for day-to-day services.

Loss of the sports court (now omitted from the application)

- The proposed car park is also strongly supported. The existing car park in this area is frequently full during the daytime and weekends, particularly when we have decent weather as the park attracts families from neighbouring villages, and overspill parking regularly occurs on surrounding roads.

A total of 2no. Right to Speak requests have been received.

Consultations

RMBC Green Spaces raise no objections to the revised proposals.

RMBC Transportation Infrastructure Service raise no objections to the amended proposals.

RMBC Environmental Health raise no objections.

RMBC Drainage raise no objections.

Sport England raise no objections to the amended proposals.

Appraisal

Where an application is made to a local planning authority for planning permission.....In dealing with such an application the authority shall have regard to -

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations. - S. 70 (2) TCPA '90.

If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise - S.38 (6) PCPA 2004.

The main considerations in the determination of the application are:

- The principle of the development including impact on Harthill Local Centre
- Loss of greenspace and community facilities
- Impact on neighbouring properties
- Design and Appearance
- Transportation issues

The principle of the development

Policy CS12 'Managing Change in Rotherham's Retail and Service Centres' sets out the requirements of the sequential approach to site selection and confirms that proposals for town centre uses outside of designated centres will only be permitted where sites within and on the edge of town, district or local centres can be demonstrated that they are not available, suitable or viable. In addition, for bulky goods floorspace, the 5 availability, suitability and viability of vacant premises within retail parks to accommodate the proposed development should be assessed.

CS19 'Green Infrastructure' states "...Rotherham's network of Green Infrastructure assets, including the Strategic Green Infrastructure Corridors will be conserved, extended, enhanced, managed and maintained throughout the borough. Green Infrastructure will permeate from the core of the built environment out into the rural areas...A net gain in Green Infrastructure will be realised through the protection and enhancement of existing assets and the creation of new multi functional areas, assets and linkages...Proposals will be supported which make an overall contribution to the Green Infrastructure network...and providing buffering to protect sensitive sites..."

Policy CS29 'Community and Social Facilities' indicates that the Council will support the retention, provision and enhancement of a range of community and social facilities in locations accessible by public transport, cycling or on foot which enhance the quality of life, improve health and well-being and serve the changing needs of all of Rotherham's communities; particularly in areas of housing growth or identified deficiency.

SP32 'Green Infrastructure and Landscape' states: *"The Council will require proposals for all new development to support the protection, enhancement, creation and management of multi-functional green infrastructure assets and*

networks including landscape, proportionate to the scale and impact of the development...”

SP62 ‘Safeguarding Community Facilities’ indicates *Those areas allocated on the Policies Map for Community Facilities will be retained or developed for such purposes. In addition, land or buildings currently used or last used for community purposes, including sport and recreational facilities but not identified as such on the Policies Map will be similarly safeguarded.*

The proposal has a Greenspace allocation in the Local Plan. The site has been used as a community facility for many years with a number of recreational facilities incorporated into the wider site area.

Following the removal of the proposals to create additional parking, which would have resulted in the loss of the existing tennis courts, both the Council’s Greenspace department along with Sport England have removed their objections. The revised proposal is considered to retain more of the original recreational and sporting facilities. Overall, this element is considered to meet the criteria of policy SP62 ‘Safeguarding Community Facilities’.

Impact on local centre – Sequential Test

The August 2026 NPPF applies a town centre first approach through Policy TC3 (Sequential Test), with Policy TC4 addressing retail and leisure impact assessments.

The Sequential Test acts as a checklist for location, enforcing a "town centre first" approach. It requires developers to prove that there are no suitable, viable, or realistic sites available closer to the town centre before they can build on the outskirts.

The applicant notes that *“...the units are modest in scale and intended to accommodate small, service-based businesses serving the immediate local catchment. It is within easy walking distance of the centre and has a car park. The proposal is not of a scale that would compete with or undermine the function of the village centre, but is instead designed to complement existing provision.”*

The sequential test also notes that there are no vacant units within the Union Street parade. It notes *“...A former locksmith premises located opposite the parade has been vacant for approximately three years. However... is not available to let...it is used only occasionally by the owner, and...it lacks basic facilities such as running water and toilet provision.”*

Overall, the conclusions of the Sequential Test are acceptable and it is considered that that the part change of use to Use Class E would have little overall impact on the retail provision of Harthill. The applicant is also of the view that there is demand for small units of the scale intended.

This element of the proposal is considered to meet the criteria of NPPF Policy TC3 and Local Plan Policy CS12 'Managing Change in Rotherham's Retail and Service Centres'.

It is considered that the wider area has a broadly residential character though there are also a number of other community uses including a pub and church within close proximity of the site. The principle of a part change of use of the building to incorporate a small retail element is considered acceptable in land use terms.

Design and Appearance and impact on neighbouring properties

Policy SP55 'Design Principles', states, in part, that: *"All forms of development are required to be of high quality, incorporate inclusive design principles and positively contribute to the local character and distinctiveness of an area and the way it functions. This policy applies to all development proposals including alterations and extensions to existing buildings"*.

Policy SP11 'Development in Residential Areas' states areas identified for residential shall be primarily retained for residential uses and all residential uses shall be considered appropriate in these areas and will be considered in light of all relevant planning policies.

The August 2026 National Planning Policy Framework places significant emphasis on achieving high quality, sustainable and well-designed places through the policies contained within Chapter 14 'Achieving Well-Designed Places'. Policy DP3 requires development proposals to create high quality, healthy, inclusive and sustainable places that respond positively to local character and context, whilst Policy DP4 confirms that substantial weight should be given to good design in decision making.

A number of the objections all raise loss of the tennis/sports facilities as part of their concern. Since the omission of the proposed new front car parking area, several of the objectors have since withdrawn their objections on this ground.

In terms of the extension to the existing building this is small in scale compared to the size of the existing building footprint with similar brick materials proposed and is considered to be in keeping with the character and design of the existing building.

The roof solar panels are considered to be visually discreet and will not be easily visible from the nearby main public vantage points. The principle of photovoltaic improvements to improve building sustainability and inclusion of renewable energy features is supported.

In terms of noise and disturbance, the Councils Neighbourhoods Unit (Environmental Health) have not raised any objections from a residential amenity perspective,

The proposed use is not therefore considered to have significant new impact on residential amenity and is considered to be in conformity with policies SP11 'Development in Residential Areas' and SP52 'Pollution Control'.

Overall, the changes to the external appearance of the building are considered to be acceptable from a design perspective and does not result in harm to the design or character of the host buildings and would be in compliance with the design policies and guidance referred to above.

Transportation issues

Policy SP26 'Sustainable Transport for Development' indicates that "...development proposals will be supported where it can be demonstrated that...the proposals make adequate arrangements for sustainable transport infrastructure...and local traffic circulation, existing parking and servicing arrangements are not adversely affected.

The Transportation Unit note from the amended details that the revised proposal has omitted the change of use to the tennis court. The Transportation Unit are of the view that the creation of the new E uses will be small in scale and are unlikely to generate any significant additional visitor numbers. They also note that the existing modest car park (approximately 20no. spaces) will remain in place and available for all users. There are no objections from a highway safety perspective.

Biodiversity Net Gain

The application was submitted prior to the legislative changes that removed the requirement for Biodiversity Net Gain (BNG) on developments within sites of less than 0.2 hectares. Nevertheless, the proposed extension to the leisure centre would be constructed entirely on an existing area of hardstanding and is therefore exempt from BNG requirements, as it would not result in the loss of 25 square metres or more of on-site habitat.

Furthermore, the proposal is considered to comply with Policy SP33: Conserving and Enhancing the Natural Environment, as the extension would not result in the loss of biodiversity or habitat and would therefore not give rise to any adverse impacts on the natural environment.

Conclusion

Overall and whilst noting the large volume of representations received, it is noted that a number of these relate to the potential loss of the front tennis court which has since been omitted from the proposals.

The small scale of the part change of use to E use class is considered acceptable and unlikely to have any significant impact on the existing Harthill local centre. The extension is considered to be of an acceptable design. No highway concerns have been raised by the revised proposal.

The application is recommended for approval subject to conditions.

Conditions

01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason

In order to comply with the requirements of the Town and Country Planning Act 1990.

02

The permission hereby granted shall relate to the area shown outlined in red on the approved site plan and the development shall only take place in accordance with the submitted details and specifications and as shown on the approved plans and documents (as set out below)

Proposed Floor/Roof Plans/Elevations – PL07B

Revised Site Plan – PL04B

Reason

To define the permission and for the avoidance of doubt.

03

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the details provided in the submitted application form/shown on drawing nos PL04B. The development shall thereafter be carried out in accordance with these details.

Reason

To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with Core Strategy CS28 'Sustainable Design'.

POSITIVE AND PROACTIVE STATEMENT

During the determination of the application, the Local Planning Authority worked with the applicant to consider what amendments were necessary to make the scheme acceptable. The applicant agreed to amend the scheme so that it was in accordance with the principles of the National Planning Policy Framework.

Application Number	RB2026/0856 https://rotherham.planportal.co.uk/?id=RB2026/0856
Proposal and Location	Demolition of existing and erection of new Mosque, 158 Broom Lane, Broom
Recommendation	Grant subject to conditions

This application is being presented to Planning Board due to the number of objections that have been received in accordance with the Council's adopted Scheme of Delegation.



Site Description & Location

The application site is located within an established residential area in Broom and is accessed off Broom Lane, a classified road which is also a bus and cycle route connecting Whiston, Brecks, Wickersley and the town centre.

The site area is approximately 495m². The previous building comprised of a single storey flat roof building which was used as a mosque and madrasah for a number of years following a permitted change from the previous use as a health centre. The footprint of the previous building was approximately 220m² and was of irregular shape.

There were approximately 7 on-site parking spaces located to the front of the building and the site operated a one way system with two vehicular accesses.

To the south (side) of the site is Broom Lane Care Home which is a large two storey building adjacent to the site boundary. To the north of the site is a pair of semi-detached properties which are of same architectural style as other semi-detached properties in the immediate area. To the west of the site is the grassed area of Sitwell Junior School.

Background

RB1996/0608 – Alterations to form interview and office accommodation – Granted conditionally

RB2002/1044 – Widening of existing vehicular access – Granted

RB2016/1015 – First floor extension and single storey rear extension – WITHDRAWN (No decision notice)

RB2017/1087 – Two storey side & first floor extension and single storey rear extension – Granted conditionally

RB2018/0478 – Erection of detached building to rear – WITHDRAWN (No decision notice)

RB2018/0870 – Two storey side & first floor extension and single storey rear extension – Granted conditionally

RB2020/0220 – Extensions to mosque including raising height of building – refused

Reasons for refusal were as follows:

01

The local planning authority consider that the proposed extension, having a cumulative height of approximately 8.2m immediately adjacent to the boundary with No 156 Broom Lane which has an eaves height of approximately 4.9m and only 2.5m away, would be overdominant and

overbearing and lead to an unacceptable tunnelling effect which would be harmful to the amenities of the occupiers of the adjacent property. As such the proposal would be contrary to paragraph 127 (f) of the NPPF and Local Plan policies, CS28 'Sustainable Design' and SP55 'Design Principles'.

02

The local planning authority also consider that the proposed development would be out of scale and proportion to the neighbouring properties and appear as a dominant and discordant feature in the street scene when compared to the relatively low hipped roof buildings immediately adjacent to the site and which characterise the area. As such the proposal would be contrary to paragraphs 9, 127 (c) and 130 of the NPPF and Local Plan policies, CS28 'Sustainable Design' and SP55 'Design Principles'.

The above application effectively proposed a three storey building on the site. The application was also dismissed at appeal by the Planning Inspectorate.

The current application would ultimately result in a building that would be similar in regard to floorspace, design, scale and siting to that which was approved under earlier approval RB2018/0870.

There are some amendments to 2018 scheme which can be summarised as follows:

- The floorspace of the first floor rear extension does not have the small side overhanging 4m² projection.
- Changes to some of the internal layouts including revised window and door openings.

Proposal

This application seeks permission for a new proposed mosque and madrasa building.

Overall, the footprint of the current proposal is similar to the approved extension which was granted on the original building. This was previously approved in 2018 under RB2018/0870 and is of a similar scale and visual appearance.

The 2018 application lapsed in 2021 and as the original building has since been demolished this permission cannot be implemented.

A supporting Planning Statement and Design and Access Statement has been submitted to explain the development, and this can be summarised below:

- Additional detail on sunlight and shading to surrounding properties
- Parking strategy explanation and comparison of similar facilities in the region

The current proposal seeks to replicate the RB2018/0870 approval as a new building. The proposed first floor has a smaller footprint than the ground floor and does not project above what was previously the proposed kitchen / dining area of the original building. The building is set in from the eastern side boundary (care home) by 1.2m which is the same as that previously approved. The building will be set adjacent the boundary with No.156 Broom Lane (residential).

The overall proposal would result in a floorspace of 490m². The floorspace of the first floor is approximately 200m² and it is to be used as an education use.

This represents an approximate increase of 270m² from the original floorspace of the original building before it was demolished.

The entire building would be a flat roof structure with an ornamental parapet feature on the front elevation facing Broom Lane. The new building will be approximately 6m in height with the highest point of the parapet feature being approximately 8.5m in height, and this is the height it will appear from Broom Lane. It is proposed to use buff brickwork for the majority of the building with grey brickwork for the corners and surrounding the windows with additional ornamental stonework on the front elevation and surrounding the central glazing.

Planning Statement

- The mosque and madrasah use of the site has been established.
- The previous planning approval and the principles accepted through that permission.
- The operational need for improved prayer, teaching, ablution and welfare facilities.
- The local community function of the mosque.
- The absence of a proposed material intensification of the use.
- The need to regularise the current site circumstances following unauthorised demolition works.
- The site has historically operated as a mosque, madrasah and community facility. The use includes daily prayers, Friday prayers, supplementary religious education for children, and occasional community or educational activities.
- The previous planning submission set out the need for improved facilities. Those reasons remain materially relevant to the current application. The earlier building arrangement created practical difficulties, particularly because the main prayer hall was also being used for teaching. This was not an ideal arrangement for worshippers or children. It resulted in a compromised learning environment and required continual changes in the setting of the prayer hall.
- The proposed development seeks to provide a clearer separation between prayer and teaching functions. This will improve the operation of the facility, provide a more appropriate educational environment for children, and allow the prayer hall to function more effectively for worship.

- The need for improved ablution and toilet facilities also remains significant. Ablution is an essential part of religious observance, and suitable facilities are necessary for the building to operate effectively and respectfully.
- The proposal therefore continues to respond to the same essential community need previously identified and accepted, namely the improvement of an established local mosque and madrasah facility.
- The previous building was limited in its ability to serve the local community effectively. The prayer hall was required to perform multiple functions, including prayer and teaching. This arrangement was operationally inefficient and did not provide the best environment for children attending supplementary education classes.

Proposed Use and Occupation

- The proposed use remains consistent with the established use of the site. The building will continue to operate as a mosque, madrasah and community facility.
- The principal uses will include:
 - Daily prayers.
 - Friday prayer.
 - Supplementary education classes for children.
 - Ancillary community and educational activities.
 - Ablution, welfare, kitchen and dining provision associated with the mosque and madrasah use.

Prayer Arrangements

- The proposal is not advanced on the basis of increasing prayer capacity. The reconstructed prayer accommodation is intended to provide a more appropriate, legible and functional prayer environment for the established congregation, rather than to increase the number of worshippers attending the site.
- The mosque operates around the established pattern of Islamic prayer. There are five daily prayers across the day. These prayers are generally short in duration and are conducted internally.
- Daily prayer attendance is typically modest and largely drawn from the immediate locality. Not all members attend every prayer, as many pray at home, work, school or other locations. The building is therefore not in constant high-intensity use throughout the day.
- The call to prayer will remain internal only. There is no proposal for an external amplified call to prayer.

Supplementary Education

- The proposal does not seek to materially increase the number of children attending the madrasah. Classes will continue to be managed in controlled sessions, with attendance arranged to avoid overlap with

prayer times and to prevent undue pressure on parking, access or neighbouring amenity.

- Supplementary education is an important part of the established madrasah function. The facility provides religious and educational classes for children from the local community.
- The previous arrangements were compromised because teaching took place within or around the prayer hall. This was not ideal from an educational, practical or safeguarding perspective.
- The provision of dedicated classroom accommodation will significantly improve the learning environment. The proposed classroom provision will allow children to learn in a more suitable setting, with the potential for desks, chairs, storage, teaching resources and improved supervision. This is a clear planning benefit, as it supports the social and educational needs of local children.
- The education use is ancillary to the established mosque and madrasah function. It is not proposed as a separate independent school use. The classroom accommodation will support the existing local madrasah operation.
- Children's classes are expected to remain managed and supervised. Arrival and departure patterns will continue to be controlled to avoid unnecessary disturbance, congestion or conflict with neighbouring occupiers.

Traffic consideration

- Majority of people using the building reside within walking distance hence the traffic generation is limited.
- There will be no additional services provided.
- The majority of day-to-day users are local, with many walking to the mosque. It also explained that the mosque is not a central Jamia mosque intended to attract worshippers from a large regional catchment. This remains the applicant's position.
- There is an arrangement for the congregation to use the Broom Lane Methodist Church car park for Friday prayer.
- This provides additional parking capacity and assists in reducing pressure on Broom Lane and surrounding residential streets. The arrangement is intended to operate as managed overflow parking during peak periods only, rather than as a day-to-day reliance for the normal operation of the mosque.
- The parking provision on the basis of the prayer hall floorspace is equivalent to a ratio of 1 to 17m²

Figure Showing Car Parking Provisions For Similar Mosques

Mosque	LPA	Prayer Area	Parking Spaces (& Ratio)
Abu Bakir Mosque	Reading Borough Council	513 sq.m	8 (1 in 64 sq.m)
Abu Huraira Mosque	Leeds City Council	809 sq.m	2 (1 in 404 sq.m)
Abu Bakker	Rotherham Council	604 sq.m	14 (1 in 43 sq.m)
Sultania Mosque	Pendle Borough Council	930 sq.m	11 (1 in 84 sq.m)
Al-Emaan Mosque	Sheffield Council	715 sq.m	50 (1 in 14 sq.m)
Leicester Mosque	Leicester City Council	385 sq.m	28 (1 in 14 sq.m)
Dawat-E-Islami	Leeds City Council	517 sq.m	10 (1 in 51 sq.m)

Area Identification	Total Area	Ratio (per sq.m)
Prayer Hall	120 m ²	1 in 17sq.m
Prayer Hall (with use of church's car park	120 m ²	1 in 2.6sq.m
67 car parking spaces	120 m ²	1 in 1.79sq.m

Development Plan Allocation and Policy

The Core Strategy was adopted by the Council on the 10th September 2014 and the Sites and Policies Document was adopted by the Council on 27th June 2018 which Rotherham's Local Plan.

The application site is allocated for 'Residential Use' purposes in the Local Plan and for the purposes of determining this application the following policies are relevant:

Core Strategy

- CS14 'Accessible Places and Managing Demand for Travel'
- CS28 'Sustainable Design'
- CS29 'Community and Social Facilities'
- CS33 'Presumption in Favour of Sustainable Development'

Sites and Policies Document

- SP11 'Development in Residential Areas'
- SP29 'Sustainable Transport for Development'
- SP52 'Pollution Control'
- SP55 'Design Principles'

Other Material Considerations

The NPPF (August 2026) states that "*Planning law requires that applications for planning permission be determined in accordance with the development*

plan, unless material considerations indicate otherwise. The national decision-making policies in this Framework are a material consideration in making these decisions and should be read alongside the policies in the development plan. Planning decisions must also reflect relevant international obligations and statutory requirements, as must the preparation of development plans.”

The Local Plan policies referred to above are consistent with the NPPF and have been given due weight in the determination of this application.

National Planning Practice Guidance (NPPG)

Publicity

The application has been advertised by way of a site notice outside of the building as well as individual notification letters to the immediate adjacent residential properties.

67 representations have been received (4th August 2026). It is noted that some representatives have ticked the ‘object’ in the comment type box but are in support of the development. Overall, there are more representations opposed to the development than in support of the development.

The representations objecting to the proposals are summarised below:

Highway Issues

- Traffic and parking around the current building is dangerous and congested.
- Entering and leaving residential properties is problematic without any further increase in traffic.
- Large vehicles and buses unable to pass due to double parking.
- No improvements in the surrounding road network in the last few years.
- Road is in effect single carriageway on Fridays. This is a weekly occurrence which residents have to put up with.
- No meaningful increase in parking proposed.
- This proposal relies on walking, car sharing and using off-site parking.
- Particular concern that the cycle lanes are becoming increasingly dangerous in this location due to high numbers of parked cars.
- Planning permission should not have passed at the first place due to issues with parking.
- The additional parking available at the church is misleading.
- Concern that this building will attract additional visitors from outside the immediate area.
- Concern that a parking marshal will not have any legal authority to control traffic or enforce parking.
- The proposal is next to an existing care home. This frequently has ambulances called to it. Concern that this would be more difficult should there be any future emergencies.

Design Issues

- The site is unsuitable for a building of this scale.
- New plan is not in keeping with the surrounding area and the pitched roof, 1930s style housing.
- Planning applications were rejected for other extensions to properties in the area to be in keeping with the rest of the road.
- The 2020 application was refused. What has changed?

Amenity Issues

- Demolition previously took place without much consultation with local residents and was done on a Sunday morning.
- The proximity of the building to the houses directly across from it would feel very obtrusive and would not blend in with the surrounding area.

Other matters

- The people responsible have repeatedly ignored planning regulations.
- Concern that pressure will be applied to approve now that work has started.
- Concern that the Council will be unable to adequately monitor or enforce conditions.
- No mechanism to control excessive footfall or prevent overspill parking into nearby residential streets.
- All residents should be consulted with letters
- Queried the need for the development. The statement indicated that there are already 10-12 other mosques in the local area.
- More discussions between the residents and the applicant should take place

Those in support of the proposals are summarised below:

- The new building is identical to the design already approved.
- The mosque is a focal point for the Muslim community.
- The majority of attendees are from the local area which reduces the number of journeys by car.
- Good for community cohesion and increase education, volunteering and general wellbeing.
- Parking issues are already satisfactorily addressed.
- The building provides access to all the community and host open events

In addition, a petition in support has been received with a total of 85 signatures. This can be summarised as follows:

- This is a very similar proposal previously approved by the application RB2018/0870.
- Significant weight should be given to the previous approval.

- The principle of the mosque use has previously been established approximately 13 years ago.
- The final building will have a much better appearance than the current site.

A total of 8 Rights to Speak have been received. These include the applicant, local residents, supporters and a Ward Councillor.

Consultations

RMBC

Transportation and Highways Design – no objections subject to conditions

Environmental Health – no objections subject to conditions

Drainage – no objections subject to conditions

External

Yorkshire Water – no objections subject to condition following additional drainage information.

Police Counter Terrorism – no objections subject to informative

Appraisal

Where an application is made to a local planning authority for planning permission...In dealing with such an application the authority shall have regard to -

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations. - S. 70 (2) TCPA '90.

If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise - S.38 (6) PCPA 2004.

The main issues to take into consideration in the determination of the application are –

- The principle of development
- Highway safety issues;
- The appearance of the building;
- Impact on neighbouring properties;
- Other issues

Principle of development and transportation issues

With regard to the principle of development, the application site is located within an established residential area which is allocated for residential purposes within the adopted Sites and Policies Document.

Policy SP11 'Development in residential areas' states that non-residential uses are normally only permitted where they: *"a) are ancillary and complementary to the residential nature and function of the area; and b) are no larger than is required to meet the needs of local residents; and c) will not have an unacceptable impact on the residential amenity of the area; and d) demonstrate how they will be of benefit to the health and well-being of the local population."*

Core Strategy Policy CS29 'Community and Social Facilities' indicates that the Council will support the retention, provision and enhancement of a range of community and social facilities in a sustainable location which enhance the quality of life, improve health and well-being and serve the changing needs of all of Rotherham's communities.

Core Strategy Policy CS33 'Presumption in Favour of Sustainable Development' states that *"When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work with applicants 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."*

The proposed use and principle of development have been considered in the previous approved application (RB2018/0870). That approval sought to increase the floor space at first floor level for the use as a madrasah by approximately 4m², which was not considered to materially change how the madrasah will operate or the number of people that it can accommodate.

Although this will be a new building, it is considered that this will be of similar use and similar intensity as previously, the proposals allow for the space to work better than previously. Furthermore, since the 2018 approval there have been no changes to the policies referred to above and this has been given significant weight in the assessment of this application, and as such it is considered that the revised proposal is deemed to be acceptable in principle and in accordance with Local Plan Policies CS29, CS33 and SP11.

It is noted that a number of objections have raised the refusal from 2020. However, this was for a much larger development which had a taller structure, effectively creating a three-storey building and this was also dismissed at appeal, as such the 2020 refusal was fundamentally different to the previous approval and the current scheme submitted. Accordingly, no weight is given to the 2020 refusal or the comments raised by objectors referring to this.

Highway safety issues

Policy SP26 'Sustainable Transport for Development' indicates that: *"...development proposals will be supported where it can be demonstrated that...the proposals make adequate arrangements for sustainable transport infrastructure...and local traffic circulation, existing parking and servicing arrangements are not adversely affected."*

Policy SP56 'Car Parking Layout' indicates that layouts must be designed to:

*"a. reduce the visual impacts of parking on the street-scene and provide defined visitor parking on-street;
b. discourage the obstruction of footways by kerb parking, and parking that compromises the operation of the highway; and
c. ensure in-curtilage / on plot parking does not result in streets dominated by parking platforms to the front of the property or large expanses of garage doors fronting the street."*

The August 2026 National Planning Policy Framework contains national decision-making policies relating to sustainable transport within Chapter 15 'Promoting Sustainable Transport'. These policies require transport impacts to be appropriately assessed and support development in accessible locations whilst ensuring that impacts on the transport network and highway safety are satisfactorily addressed.

A large number of objections have been received against the development and the biggest concern raised is on highway safety grounds along with congestion and lack of parking in the vicinity of the site. These concerns include the disruption and inconvenience to local residents from offsite parking in the highway of nearby housing areas.

Queries have also been raised about the long term availability of the church parking and whether the current agreement has a limited timescale or is in perpetuity.

The Broom Lane Methodist Church have provided a statement that is on the planning file which indicates the current agreement with the mosque (e.g. to allow for overspill parking when the church is not in use) is renewed on an ongoing annual basis. The Church has indicated that the overspill parking is generally available on Fridays, but there are occasions when there are events on and this is not available to the mosque attendees.

The Transportation Unit note that the site was the subject of a previous similar application RB2018/0870 granted conditionally on 23rd August 2018.

The current proposal involves changes to the design of the internal layout of the building to ensure that the Madrasah and prayer room facilities are fit for purpose and appropriate. The Transportation Unit note from the submitted planning statement, that the proposed development is not intended to increase the number of worshippers or materially intensify the previously

established use. The main purpose of the scheme is to improve the quality and functionality of the accommodation.

Transportation Unit have indicated they are not aware of any 'recent' issues with regard to parking associated with this site. Overall, from a highway safety standpoint they are of the view that this application does not introduce any new highway/transportation issues which were not previously considered under application RB2018/0870.

The Transportation Unit have confirmed that they have no objection to the granting of planning permission in a highway context subject to conditions. these include a Travel Plan; the first floor accommodation shall be utilised as a Madrasah only and the proposed first floor Madrasah shall only be occupied when the ground floor prayer hall is not in use.

In summary this proposal will have a very similar highway impact to the previously approved 2018 application and therefore complies with Local Plan Policies SP26 and SP56 and the NPPF, subject to conditions.

The appearance of the proposal

Local Plan Policy SP55 'Design Principles' states *"All forms of development are required to be of high quality, incorporate inclusive design principles, create decent living and working environment, and positively contribute to the local character and distinctiveness of an area and the way it functions."*

Policy CS28 'Sustainable Design' states that: *"Proposals for development should respect and enhance the distinctive features of Rotherham. They should develop a strong sense of place with a high quality of public realm and well designed buildings within a clear framework of routes and spaces. Development proposals should be responsive to their context and be visually attractive as a result of good architecture and appropriate landscaping. Design should take all opportunities to improve the character and quality of an area and the way it functions."*

The August 2026 National Planning Policy Framework places significant emphasis on achieving high quality, sustainable and well-designed places through the policies contained within Chapter 14 'Achieving Well-Designed Places'. Policy DP3 requires development proposals to create high quality, healthy, inclusive and sustainable places that respond positively to local character and context, whilst Policy DP4 confirms that substantial weight should be given to good design in decision making.

It is worth noting that each planning application is considered on its own merits whilst taking into account all material considerations (including previous planning permissions).

As the previous building has been demolished there is no fallback position in this case. As indicated above, although this would be for a new building, this has a very similar scale and design to that previously approved under

RB2018/0870. It is noted that a number of objections have raised the refusal from 2020. However, this was for a much larger development which had a taller structure and a more dominant appearance on the wider street scene on Broom Lane. This was subject to appeal and the Inspector agreed with the Council in that the proposal was excessively high (8.2m to eaves) and overly dominant to adjacent residential properties, causing a tunnelling effect. The current scheme has an eaves height of approximately 6m.

Buildings on Broom Lane are predominantly brick built, 2-storey in height with hipped roofs, although there is a mixture of designs within the locality including a church, some flat roof building in the local centre some 3 storey apartments and art deco styles houses.

The previous building which stood on the site was flat roofed and single storey with little architectural merit, it also occupied the majority of the plot. The previous approval considered the proposed redevelopment of the site will improve the overall visual appearance as the proposal would increase the ground floor area by providing small extensions to the side and provide a first floor extension over the front part of the building.

The proposed building, subject of this application would be two-storey in height with a flat roof with an eave height broadly similar to the scale of the neighbouring properties (6.1m to eaves and 8.5m to the maximum height of the parapet). The front elevation incorporates an ornamental window detailing with a parapet wall feature that is not residential in character. As indicated previously, buildings on Broom Lane are formed of different architectural styles for various uses and the building is to be functioned as a community facility. Previously it was considered that the architectural detailing of the building was not overly bulky or intrusive and would not result in a detrimental impact on the visual amenity of the area. It is considered that this remains the case in this revised proposal, given that ultimately the end result would be the same as what was approved in 2018 and there have been no change in respect of Local Plan policies since 2018 and the updated NPPF (2026) also does not alter the previous assessment of the 2018 approval from a design perspective. Accordingly significant weight is given to the previous approval given the final result will be the same as previously approved.

It is acknowledged that the applicant intends to use buff colour brickwork for the main part of the building to match with the building as existing with grey colour brickwork and stonework for detailing. However, it is important that the materials to be used fit in with the surroundings and a condition is recommended to ensure that samples are submitted and approved before any construction work starts.

Taking account of this, the proposals are therefore considered to be in accordance with Policy SP55 'Design Principles' of the Sites and Policies Document, CS28 'Sustainable Design' of the Core Strategy and the guidance set out within the NPPF and NPPG.

Impact on neighbouring properties:

Policy SP52 'Pollution Control' of the Local Plan states *"Development proposals that are likely to cause pollution, or be exposed to pollution, will only be permitted where it can be demonstrated that mitigation measures will minimise potential impacts to the levels that protect health, environmental quality and amenity."*

The August 2026 National Planning Policy Framework promotes the creation of healthy, inclusive and safe places through the national decision-making policies contained within Chapters 14 and 16. These policies seek to ensure that development provides a high standard of amenity for existing and future users and supports community health, wellbeing and safety.

The intensity of the use and the building size is considered to be similar as previously approved and subject to planning conditions on the operating hours of the madrasah and restrictive floorspace of the prayer room, it is considered that the proposed development would not result in an increased impact on residential amenity in terms of general noise and disturbance than at present.

In terms of the issues raised around highway safety, these have been considered in the paragraphs above. In terms of amenity in the form of noise and disturbance

It is acknowledged that there are windows proposed at first floor level on the side elevation of the building facing the nursing home to the east. As these windows are secondary windows only required to provide natural lighting to the room, it is considered that these windows should be fitted with obscure glazing and only openable at 1.7m above floor level to protect residential amenity from overlooking. This would be controlled by condition. The main outlooks face front and rear and do not introduce potential overlooking and would have clear class.

The proposed first floor extension does not come within the 45 degree line measured from the closest first floor habitable room window of the neighbouring property at 156 Broom Lane and is only to be covered with a flat roof. As such, it is not considered that the proposed building would result in any adverse impact on the residential amenity by way of overbearing or overshadowing.

It is therefore considered that the proposed development would comply with the requirements of Policy SP52 of the Sites and Policies Document.

Other issues

No objections have been raised from RMBC Drainage, subject to conditions.

Yorkshire Water initially objected due to the lack of final drainage details. Further details were submitted by the applicant including a draft drainage strategy (ref Percolation report KS1288 prepared by Krypton, dated 27/08/26)

which indicated that the site would not be suitable for soakaways. Yorkshire Water reviewed this and have subsequently confirmed that they are satisfied that the drainage issues can be addressed subject to these details being conditioned.

The August 2026 National Planning Policy Framework seeks to conserve and enhance the natural environment through the national decision-making policies contained within Chapter 19 'Conserving and Enhancing the Natural Environment'. These policies support nature recovery, the protection of habitats and species, and biodiversity enhancement as part of sustainable development. However, in this case the site is completely hard surfaced with no identified ecology constraints. The site is exempt from the requirement of BNG +10%.

Conclusion

It is considered that the proposed new mosque building and use of the site as a community facility is acceptable in principle given that this site has an established use as a mosque and Madrasah for over 10 years and the new building would be similar in appearance, design, size, scale, form and massing to the 2018 approval.

In addition, the proposal is not considered to result in any adverse impact on the surrounding area and would not have an adverse impact on the amenity of the occupiers of neighbouring residential properties or on the surrounding highway network.

Therefore, given the above and the fact that there have been no changes to Local Plan policies since the 2018 approval and the development hereby proposed would result in a building that is similar to that previous approval, as such significant weight is given to this and therefore the application is recommended for approval subject to the conditions as set out below.

Conditions

The Development Management Procedure Order 2015 requires that planning authorities provide written reasons in the decision notice for imposing planning conditions that require particular matters to be approved before development can start. Condition numbered 12 of this permission require matters to be approved before development works begin; however, in this instance the conditions are justified because:

- i. In the interests of the expedient determination of the application it was considered to be appropriate to reserve certain matters of detail for approval by planning condition rather than unnecessarily extending the application determination process to allow these matters of detail to be addressed pre-determination.
- ii. The details required under condition number 12 are fundamental to the acceptability of the development and the nature of the further information required to satisfy these conditions is such that it would be inappropriate to

allow the development to proceed until the necessary approvals have been secured.'

General

01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason

In order to comply with the requirements of the Town and Country Planning Act 1990.

02

The permission hereby granted shall relate to the area shown outlined in red on the approved site plan and the development shall only take place in accordance with the submitted details and specifications and as shown on the approved plans (as set out below)

Location Plan 001

Site and Block Plan 008

Proposed Ground Floor Plan 009

Proposed First Floor Plan 010

Proposed Front and Side Elevations 011

Proposed Rear and Side Elevations 012

Proposed Street Scene 013

Reason

To define the permission and for the avoidance of doubt.

03

The proposed first floor shall be used as a Madrasah only and shall only be used when the ground floor prayer hall is not in use.

Reason

In the interest of highway safety and the amenities of the occupiers of nearby dwellings in accordance with the NPPF and the adopted Local Plan.

04

The use of the first floor of the building as a Madrasah hereby permitted shall only be used between the hours of 08:00 – 23:00 at any time.

Reason

In the interests of the amenities of the occupiers of nearby dwellings and in accordance with the NPPF and the adopted Local Plan.

05

No above ground development shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted or samples of the materials have been

left on site, and the details/samples have been approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details/samples.

Reason

To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with the NPPF and the adopted Local Plan.

06

The window(s) on the south-eastern side elevation of the first floor extension facing Broom Lane Care Home shall be obscurely glazed and fitted with glass to a minimum industry standard of Level 3 obscured glazing and be non-openable, unless the part(s) of the window(s) which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The window(s) shall be permanently retained in that condition thereafter.

Reason

In the interests of the amenities of the occupiers of adjoining properties.

Highways

07

Before the development is brought into use the car parking area to the front of the building shall be provided and thereafter maintained for car parking.

Reason

To ensure the provision of satisfactory parking space and avoid the necessity for the parking of vehicles on the highway in the interests of road safety.

08

Before the development is brought into use, a Travel Plan shall have been submitted to and approved by the Local Planning Authority. The plan shall include clear and unambiguous objectives, modal split targets together with a programme of implementation, monitoring, validation and regular review and improvement. The Local Planning Authority shall be informed of and give prior approval in writing to any subsequent improvements or modifications to the Travel Plan following submission of progress performance reports as time tabled in the monitoring programme. For further information please contact the Transportation Unit (01709) 822186.

Reason

In order to promote sustainable transport choices.

Yorkshire Water

09

The development shall be carried out in accordance with the details shown on the submitted plan, 'Drainage Plan' KS1288/D01 (revision P1) dated 27/08/26 that has been prepared by Krypton.

Reason

In the interest of satisfactory and sustainable drainage.

Environmental Health

10

No noise generating plant including mechanical ventilation/air conditioning, refrigeration or extraction plant shall be installed in any part of the development until full and precise details have been submitted to and approved in writing by the Local Planning Authority. The details shall include a BS4142:2014 +A1:2019 noise assessment and 1/3 octave frequency analysis with appropriate corrections for acoustic features and shall detail any mitigation measures, physical or operational to achieve no more than 3dB(A) below the prevailing background levels, outside the boundary of the nearest noise sensitive property.

Reason

To safeguard the amenities of the occupiers of nearby properties in accordance with RMBC Policy SP52 and parts 12 & 15 of the NPPF.

11

There shall be no call to prayer in the form of amplified music or voices projected from the building.

Reason

To safeguard the amenities of the occupiers of nearby properties in accordance with RMBC Policy SP52 and parts 12 & 15 of the NPPF.

12

Prior to the commencement of any works (including demolition) on site, a Construction Environmental Management Plan (CEMP) shall be provided to the Local Planning Authority for approval. The plan shall describe in detail the actions that will be taken to minimise adverse impacts on occupiers of nearby properties by effectively controlling:

- Noise & vibration arising from all construction and demolition related activities - Contractors and site staff are expected to use the best practical means to minimise noise on site. Regard shall be had to the guidance detailed in BS5228-1:2009+A1:2014: 'Noise and Vibration Control on Construction Sites'.
- Dust arising from all construction and demolition related activities - Contractors and site staff are expected to use the best practical means to minimise dust on site. Regard shall be had to the guidance detailed in Institute of Air Quality Management- Guidance of the assessment of dust from demolition and construction 2014.
- Artificial lighting used in connection with all construction related activities and security of the construction site - Contractors and site staff are expected to use the best practical means to minimise light nuisance on site. Regard shall be had to the guidance detailed in the

Institution of Lighting Professionals - Guidance Note 01/21 – Reduction of Obtrusive Light.

The CEMP to be submitted shall be in report format and as a minimum is to include the following details as specified in the subheadings below:

- Program and Phasing Details
 - Site layout
 - Operational hours
 - Expected duration of demolition and construction work phases
- Site Management - Contact details of site manager for public liaison purposes - - Complaints procedure Roles and responsibilities
- Routes for Construction Traffic - Routes to be used for access onto site and egress - - One way systems Haul routes (onsite and delivery)
- Site Access, Storage and Movement of Materials - Delivery access point details - - Location details of storage areas Delivery times of materials and plant
- Dust, Debris and Mud
 - Screening and hoarding
 - Preventative measures
 - Dust suppression measures
 - General and machinery
 - Wheel wash facilities
 - Road sweeping facilities
 - Covering of dusty stockpiles
 - Vehicles carrying dusty loads
 - Dust monitoring
 - Boundary checks
 - Monitoring of weather including wind speed and direction, dry conditions etc
- Noise and Vibration Control
 - Silencing of vehicles, plant and machinery
 - Mitigation measures for noisy operations
 - Operational hours
 - One way systems
 - Vehicle reverse alarms
 - Leaflet drops to noise sensitive premises
- Artificial Lighting
 - Hours of operation of the lighting
 - Location and specification of all of the luminaires
 - Level of maintained average horizontal illuminance for the areas that needs to be illuminated
 - Predicted vertical illuminance that will be caused by the proposed lighting when measured at windows of any properties in the vicinity
 - Measures that will be taken to minimise or eliminate glare and stray light arising from the use of the lighting that is caused beyond the boundary of the site
- Waste Management
 - Waste storage
 - Waste collection
 - Recycling

- Waste removal

Reason

To safeguard the amenities of the occupiers of nearby properties and promote sustainable development in accordance with Part 15 of the NPPF and RMBC Policy SP52.

Informatives

01

You should note that the Council's Neighbourhood Enforcement have a legal duty to investigate any complaints about noise or dust which may arise during the construction phase. If a statutory nuisance is found to exist they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in the Magistrates' Court. It is therefore recommended that you give serious consideration to reducing general disturbance by restricting the hours that operations and deliveries take place, minimising dust and preventing mud, dust and other materials being deposited on the highway.

02

You have indicated on the application form, by completion of Certificate A on the certificate of ownership form, that nobody except the applicant was the owner of any part of the land to which the application relates. As such, no part of the building, including foundations or guttering, should project over the boundary of your property.

03

We would encourage designers, developers, and site users to utilise the NPSA Security Overlay to the RIBA Plan of Work guidance, which is designed to support the safe and secure design, construction and operation of any building. The guidance document can be downloaded from [Security Overlay to RIBA Plan of Work](#).

POSITIVE AND PROACTIVE STATEMENT

During the determination of the application, the Local Planning Authority worked with the applicant to consider what additional information was necessary to make the scheme acceptable. The applicant agreed to provide the additional information and the scheme is in accordance with the principles of the National Planning Policy Framework.