

JWM/01/n2569

Planning and Building Control,
Barnsley Metropolitan Borough Council,
PO Box 634,
Barnsley,
S70 9GG

17th October 2024

Dear Sir/Madam,

APPLICATION SEEKING FULL PLANNING PERMISSION FOR THE CHANGE OF USE FROM ANCILLARY ACCOMMODATION TO EXISTING CARE HOME (USE CLASS C2) TO DWELLINGHOUSE (USE CLASS C3) AT 28 REGINALD ROAD, KENDRAY, BARNSELY, S70 3HJ.

PLANNING PORTAL REF: PP-13434622

nineteen47 is instructed by Cairnwell Estates ["the Applicant"] to prepare and submit an application seeking full planning permission ["the Application"] for the change of use from ancillary accommodation to an existing care home (Use Class C2) to a single dwellinghouse (Use Class C3) ["the Proposed Development"] at 28 Reginald Road, Kendray, Barnsley, S70 3HJ ["the Application Site" or "the Site"].

The Application is submitted via the Planning Portal and, in addition to this covering letter, is accompanied by the following documentation:

- Planning Portal Application Forms;
- Supporting Letter prepared by the Applicant;
- Site Location Plan;
- Existing and Proposed Plans.

Site Context and Planning History

The Application Site, as shown in Figure 1, is a 60sqm. semi-detached dwelling in Kendray, approximately 3 km to the south of Barnsley.

Currently, the property comprises a Bed/Sit unit with w/c and kitchen at ground floor, with the first floor comprising a unit with a bedroom, living room, and w/c. Access between floors is via a staircase which leads immediately to the front door access.

A small-paved area sits to the front (south-east) of the building enclosed by timber fencing, whilst a timber patio with ramped access is located to the rear (north-west) of the building, accessed from either a gated side passage running from Reginald Road along the north elevation of the dwelling, or from

the dwelling itself. On-street parking is unrestricted, with the property itself not incorporating designated car parking.

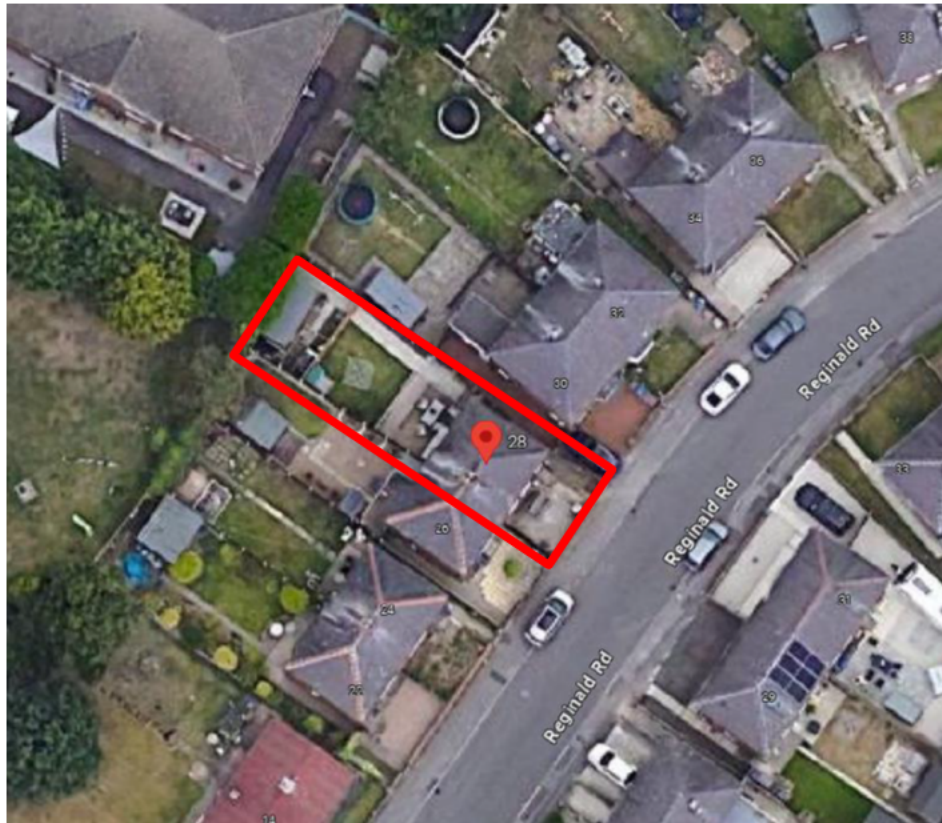


Figure 1 : Aerial image of the Application Site (Source – Google)

At present, the Site provides ancillary accommodation to the Neville Court Care Home (Use Class C2) which is located to the north, though other land uses within the vicinity principally comprise dwellinghouses (Use Class C3).

Notwithstanding the array of amenities and services present in Barnsley town centre, the Site is within walking distance of several facilities, including retail, food and drink, leisure and cultural uses.

The No.6 bus service stops at the junction of Neville Avenue and Gerard Walk, to the south of Reginald Road, which provides regular access into Barnsley. Barnsley itself benefits from an array of bus and train services which offer access across the metropolitan borough and on a regional scale. The M1 motorway is also less than 5km to the west of the Site, providing regional and national access by private car or other forms of motor transport.

Planning Policy Context

Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan, for the purposes of determining this Application comprises the Barnsley Local Plan [“the Local Plan”], which was adopted on 3rd January 2019.

In addition to the Development Plan, applications should have regard to the National Planning Policy Framework (2023) ["the NPPF"] and National Planning Practice Guidance ["the PPG"], which are material considerations in decision making.

The Proposed Development

The Proposed Development seeks to reinstate the previous use of the property as a single dwellinghouse (Use Class C3), which had been in place prior to the approval of the application referenced 2016/0598 in 2016.

No internal or external works are proposed to facilitate the change of use now sought. Access arrangements into the property and the established parking arrangements will be retained as existing.

The general principle of the Proposed Development is to secure a viable sustainable use for the property, due to the current C2 use being surplus to requirements, as set out in the Applicant's supporting letter. Reinstatement of the former C3 use will enable the property to be permanently occupied, with its sale helping to consolidate the Applicant's operations elsewhere across their estate, where such services are in greater demand.

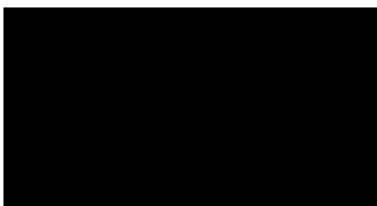
The Proposed Development will not result in any significant adverse impacts in the context of technical or amenity-related considerations. It is therefore considered that the change of use is acceptable, and that the property's use as a single dwellinghouse in Use Class C3 is reflective of sustainable development, in alignment with the broad aspirations of the NPPF.

Summary

The Proposed Development will revert the property to its previous C3 use as a dwellinghouse. The proposed change of use is acceptable with regards to relevant aspects of national policy and there are no other policy or technical considerations which should preclude the approval of the Application. It is therefore respectfully requested that full planning permission is granted in a timely manner.

Should you have any queries, please do not hesitate to get in touch. In the meantime, it would be appreciated if the Application can be validated at the earliest opportunity.

Yours faithfully



Joe Warren-McCoy
Senior Planner

