

2025/0006

Ms Emily Stott

56 Edward Street, Darfield, Barnsley, S73 9LH

Change of use from decorator shop to ground floor upholstery shop and first floor offices to studio flat

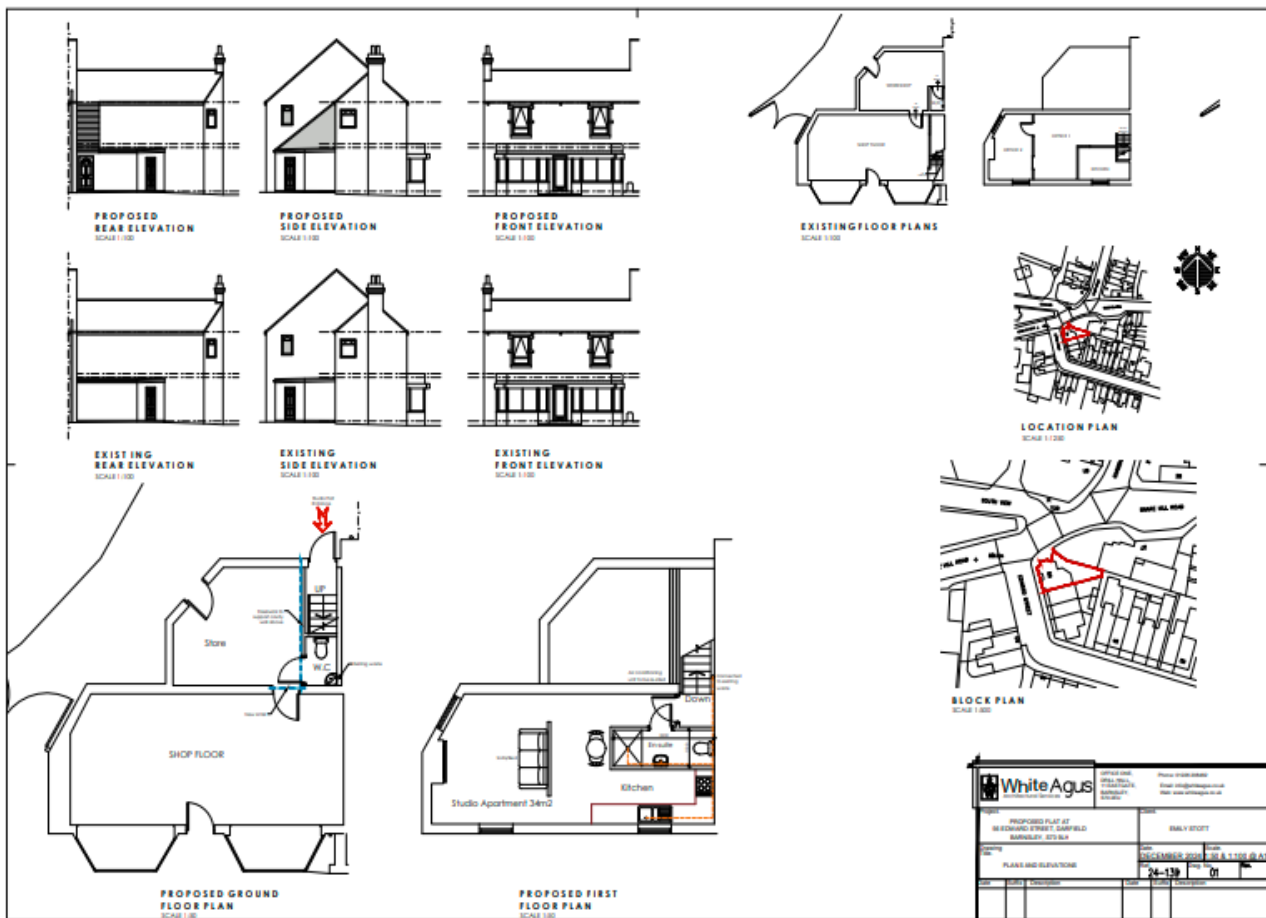
Site Description

The shop unit is located on Edward Street in Darfield Local Centre. The unit sits within a run of two-storey terraced properties that unlike the site are for residential uses. The unit was previously a decorator's shop on the ground floor with office space above. There is access to the rear from Snape Hill Road and a small parking area.

Planning History

B/90/1596/DA - Erection of store extension to shop

Proposed Development



The applicant is seeking permission to convert the office space above the ground floor retail unit into a single residential studio apartment. The studio will have a total floor space of 34sqm. External alterations are proposed by way of a small first floor extension for access.

Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting on 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Local Plan Allocation – Darfield Local Centre

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy H4: Residential Development on Small Non-Allocated Sites – Proposals for residential development on sites below 0.4 hectares (including conversions of existing buildings and creating dwellings above shops) will be allowed where the proposal complies with other relevant policies.

Policy H6: Housing Mix and Efficient use of land – Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population. Proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs.

Policy Poll1: Pollution Control and Protection – Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

Policy T3: New Development and Sustainable Travel – New Development will be expected to:

- Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists.

- Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people set out in the relevant Supplementary Planning Document.

Policy T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Supplementary Planning Documents:

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPD's in this case are:

- Design of housing development
- Parking

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- Section 12: Achieving well designed places

Other Guidance

- South Yorkshire Residential Design Guide

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Darfield Ward Councillors were consulted, and one letter of support was received as well as one letter of objection on the grounds of lack of parking.

Highways Drainage were consulted and raised no objections.

Highways Development Control were consulted and raised no objections.

Pollution Control were consulted and raised no objections.

Representations

Neighbour notification letters were sent to surrounding properties and a site notice erected at the site, one comment was received and in summary raised the following points.

- There is a significant parking problem on Edward Street; but the proposed use will actually have less impact than the previous occupier which included the base for the decorating company and a number of vans loading and unloading each day.

- Will the new owner make parking for the shop staff and resident of the studio flat available in the yard to the rear of the property; this should leave a space, to the front of the premises open for patrons during opening hours. If this were in place, I see this proposal as a suitable and welcome use of the premises.

Assessment

The main issues for consideration are as follows:

- The acceptability of residential development
- The impact on the character of the area
- The impact on neighbouring residential properties
- The impact on the highway network and highways standards

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

The proposed development is for a conversion of the first floor of the building, which is structurally sound and will not require major or complete reconstruction. The development will require minor alterations to facilitate the conversion into a studio but will not require any significant extensions adaptation internally. Residential uses are deemed acceptable in Local Centres therefore the alteration to a domestic property is acceptable in principle provided that it is not detrimental to the residential amenity afforded to the host property as well as adjacent properties, along with visual amenity and highway safety. Furthermore, the ground floor shop use is already established. This weighs significantly in favour of the proposal.

Residential Amenity

In terms of noise from surrounding uses, it is noted that the proposed studio will be located on a predominantly residential street with existing residential uses located adjacent. The noise from the ground floor use is deemed akin to the previous to which residential uses are already established adjacent. above it and the current adjacent use is vacant so commercial noise would not be considered an issue. Furthermore, the LPA's Pollution Control team have raised no objections to the scheme. This weighs significantly in favour of the proposal.

The proposed internal dimensions meet the standards for studio flats within the South Yorkshire Residential Design Guide as the minimum floorspace for a 1 bed studio is 33sqm and the proposal has 34sqm of floorspace. Shared private amenity space for flats should be a minimum of 50sqm plus an additional 10sqm per unit either as a balcony space or added shared private space. The residents have access to a rear area which provides minimal and extremely basic private amenity space of 63sqm however it is noted this is also shared with the retail use. Furthermore, the amount of shared private space to be provided can also depend on the quality, quantity and accessibility of local public open space. Within the surrounding area there is Darfield Park and Dearne Valley Wombwell Ings Nature Reserve. Also, the site is situated in the Dearne Valley Green Heart

partnership, which is one of the only 12 nature improvement areas in England which is creating a healthy and attractive natural environment providing plenty of outdoor amenity space within the local area. Given that the one bed studio flat is very unlikely to appeal to families, it is considered that there is acceptable outdoor amenity space for the proposed scheme given the available space and nearby facilities. For the above reasons, the proposal is not expected to be detrimental to the residential amenity of the neighbours nor the future occupiers in line with the standards set within the SPD and the SYRDG. The proposal is considered to be acceptable in terms of residential amenity in accordance with the SPD Design of Housing Development. This weighs significantly in favour of the proposal.

Visual Amenity

There will be no significantly harmful impact to visual amenity from the proposed conversion of the offices. The materials are to be retained as existing whilst maintaining the core design of the existing building. There is to be no significant change to the outside of the property apart from a small first floor extension and therefore the visual amenity of the street scene is not expected to be compromised as there are residential uses already present on Edward Street and the retail use is existing. The proposal is therefore acceptable in terms of visual amenity and impact upon the street scene in accordance with the SPD Design of Housing Development and policy D1 of the Local Plan. This weighs significantly in favour of the proposal.

Highway Safety

There will be no impact upon highway safety. The change to an upholstery shop does not present any material change in trips associated with the use of the shop and the change from first floor offices to a single open plan studio flat will likely reduce the vehicular demands on the on-street parking in the local area. The location has good access to public transport and local facilities for those wishing to use public transport and other sustainable modes of travel. The proposal is acceptable from a highway's perspective. This weighs significantly in favour of the proposal.

Conclusion

Having balanced all material planning considerations, whilst objections have been received in respect to the proposal, they have been addressed by the relevant consultees. The proposed change of use will not be significantly harmful to residential and visual amenity nor highway safety. As a consequence, the positive aspects of the proposal outlined above are not outweighed by any other material planning considerations. The proposal is therefore, on balance, recommended for approval.

Recommendation

Approve with conditions