



## **Planning, Design & Access Statement**

For

23 Queens Rd,

Barnsley,

S71 1AN

Scheme: Prior Approval Planning Application for Change of use from Class E (Commercial, Business and Service) to Class C3 (Dwellinghouses) Under Class MA

Client: Whitshaw Builders Ltd

Prepared By: Davey Stone Associates

March 2026

## 1. Introduction

This statement has been prepared in support of a Prior Approval application under Class MA of the GPDO for the proposed change of use of the existing building from Class E to Class C3 (residential).

The application has been structured to address all matters set out under Class MA.2, together with the requirements of the Barnsley Metropolitan Borough Council validation checklist.

The proposal seeks to make efficient and sustainable use of an existing building, contributing towards housing delivery in accordance with national planning objectives.

## 2. Site Description and Context

The site comprises an existing commercial building located on Queens Road within an established urban area of Barnsley.

The surrounding area is characterised by a mixed-use environment, including residential properties, commercial premises and local services. The site benefits from:

- Established access to the highway network
- Proximity to local services and facilities
- A sustainable location appropriate for residential use

The building is of a scale and form that is compatible with residential conversion, and the surrounding pattern of development demonstrates an established residential context.

## 3. Existing Lawful Use and Compliance with Class MA.1

The proposal meets the conditions set out under Class MA.1, as follows:

- The building falls within Use Class E and has been in lawful use for a continuous period exceeding 2 years.
- The building has been vacant for a period exceeding 3 months immediately prior to submission.
- The cumulative floorspace of the building does not exceed 1,500 square metres.
- The site is not subject to any of the exclusions identified within Class MA.

The proposal therefore qualifies for consideration under Class MA.

## 4. Description of the Proposed Development

The application relates solely to the change of use of the existing building to residential (Class C3).

The development has been designed to be delivered within the existing building envelope, making use of the existing structure and fenestration to minimise external intervention.

No operational development is proposed as part of this prior approval application.

Where physical works are required to support the development—specifically:

- Alterations to boundary treatments
- Provision of visibility splays
- Access and highways-related works

These matters fall outside the scope of Class MA and will be progressed under a separate planning application.

This approach ensures a clear distinction between:

- The principle of development (change of use) under permitted development, and
- The detailed assessment of operational works through the full planning process

## 5. Assessment of Prior Approval Matters (Class MA.2)

### a) Transport and Highways Impacts of the Development

The site is located within a sustainable urban area with established access to the highway network.

The proposed residential use is not expected to give rise to traffic generation materially different from that associated with the lawful Class E use.

It is acknowledged that access arrangements and visibility requirements will need to be addressed to support the development. These matters will be considered as part of a separate planning application, ensuring that safe and suitable access can be achieved.

The proposal is therefore consistent with:

- Local Plan Policy T3 (New Development and Sustainable Travel)
- Local Plan Policy T4 (New Development and Transport Safety)

#### **b) Contamination Risks on the Site**

The existing commercial use is not associated with significant contamination risk.

A proportionate assessment has been undertaken, and the site is considered suitable for residential use, consistent with:

- Local Plan Policy CL1 (Contaminated and Unstable Land)

#### **c) Flooding Risks on the Site**

The site is located within an area of low flood risk.

The proposed change of use does not increase flood vulnerability and is consistent with:

- Local Plan Policy CC5 (Flood Risk)

#### **d) Impacts of Noise from Commercial Premises on the Intended Occupiers**

The site lies within a mixed-use area where residential uses are already established.

The proposed development is compatible with the surrounding context, and acceptable living conditions can be achieved through standard design measures.

This aligns with:

- Local Plan Policy GD1 (General Development)

#### **e) Provision of Adequate Natural Light in all Habitable Rooms**

All habitable rooms are served by existing window openings, ensuring compliance with the natural light requirements of Class MA.

The layout has been developed to ensure acceptable levels of daylight without reliance on new external openings.

#### **f) Impact on Intended Occupiers in Relation to the Provision of Services**

The site is sustainably located with access to local services, facilities and public transport.

The proposal will not result in the loss of key services and aligns with:

- Local Plan Policy LS1 (Land South of Barugh Green Road Allocation / wider spatial strategy principles)

## **6. Conclusion**

The proposed development represents a compliant and appropriate use of permitted development rights under Class MA.

The scheme:

- Meets all requirements under Class MA.1
- Appropriately addresses all prior approval matters under Class MA.2
- Aligns with relevant Barnsley Local Plan policies
- Delivers residential accommodation in a sustainable location

Matters relating to operational development, including highways and access works, will be addressed through a separate planning application, ensuring a comprehensive and deliverable development strategy.

It is therefore respectfully requested that Prior Approval is granted.