**2022/1023**

Mr S Njoroge

Demolition of existing front extension, conversion of existing ground floor cafe into new 1 bedroom 2 person flat and associated external alterations including reinstatement of walling, front door, and windows

126 - 128 Doncaster Road, Barnsley, S70 1TP

## Site Location and Description

The site is located on A635 Doncaster Road, linking the town centre to the east of the borough. It is a busy arterial route and is characterised by a mix of uses including residential properties, shops, and cafes.

The property is a stone built terraced building currently occupied by a one-bedroom unit which traverses part of the basement and the ground floor, and which occupies the two-storey, flat roof extension to the rear, with a 2nd two-bedroom unit located at first floor level; the remainder of the ground floor is occupied by a café. The building is a spilt level property, with the appearance of a two-storey property from Doncaster Road, and a three-storey property to the rear.





## Proposed Development

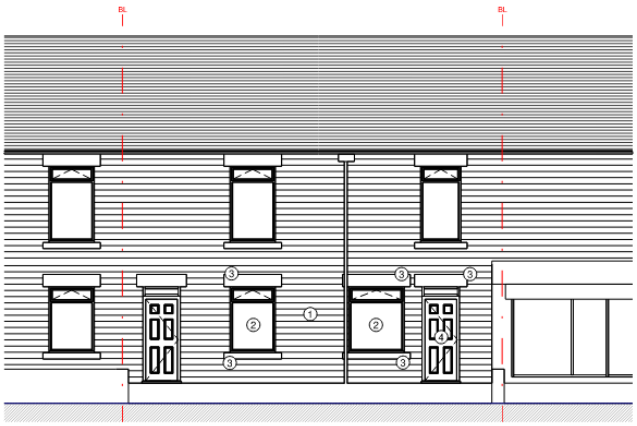
The applicant seeks permission for the demolition of the existing front conservatory style extension and the conversion of the existing ground floor from a café to a 1no bedroom flat. The existing basement and first floor units are to remain unchanged.






**Proposed Rear Elevation**

Scale 1:100



**Policy Context**

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

Local Plan

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

Policy H4 Residential Development on Small Non-allocated Sites
Policy GD1 General Development
Policy Poll1 Pollution Control and Protection
Policy D1 High Quality Design and Place Making
Policy SD1 Presumption in favour of Sustainable Development
Policy T4 New development and Transport Safety

SPDs/SPGs
Supplementary Planning Document – Design New Housing Development
Supplementary Planning Document – Residential Amenity and Siting of Buildings
Supplementary Planning Document – Parking
The South Yorkshire Residential Design Guide (SYRDG)

NPPF

The National Planning Policy Framework 2021 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where there are no relevant development plan policies, or the polices which are most important for determining the application are out of date, unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

**Consultations**

Highways – No objections
Ward Councillors – No comments received

**Representations**

Neighbour notification letters have been sent to surrounding properties and the application has been advertised by the way of a site notice; no representations have been received.

**Assessment**

Principle of Development

The site is designated Urban Fabric in the Local Plan, Policy H4 – Residential Development on Small Non-allocated Sites states that 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 of the plan.

Residential Amenity

The building subject to the application is currently occupied by a one-bedroom unit which traverses part of the basement and the ground floor and occupies the two-storey, flat roof extension to the rear, with a 2nd two-bedroom unit located at first floor level; the remainder of the ground floor is occupied by a café.

The applicant seeks permission to convert the existing café into a 1no bedroom flat, with access taken directly from Doncaster Road, opening into an open plan kitchen, dining, living area; the bedroom is to be located at the front of the property, adjacent to the kitchen and

accessed from the dining area. The proposed unit is generously proportioned, with the overall floor area and the rooms provided, meeting or exceeding the technical guidelines set out in the South Yorkshire Residential Design Guide.

Due to the layout of the existing flats and the presence of the rear extension, which is occupied by a residential unit, there is no outlook or natural light to the living space to the rear of the unit, with only the front window providing natural light and outlook. In most cases this would be considered unacceptable, however the applicant has considered alternatives, but due to the layout of the existing flats, resolutions are not possible. Nevertheless, to alleviate the impact, the living areas have been designed as open plan and it also benefits from a south facing window to the front elevation; the bedroom also benefits from a south facing window.

Supplementary Planning Document – Design of Housing Development states that a minimum of 50m2 of shared amenity space should be provided, along with 10m2 per unit which should be provided in the form of a balcony or added to the shared space. It is acknowledged that amenity space has not been provided, however there is a small courtyard which could be utilised as amenity space. In addition, a recreation ground is located within close proximity to the premises, along with access to the Trans Pennine Trail. It is also worth noting that changes of use can be undertaken under the prior notification process which does not require the provision of external amenity space. Therefore, in this instance the minimal amount of space is considered acceptable.

It is therefore considered that on balance the proposed development is acceptable in terms of its impact on residential amenity, and in compliance with Local Plan Policy GD1 General Development.

Visual Amenity

As part of the conversion of the café to a flat, the front flat roof conservatory style extension is to be removed and the original front wall of the dwelling is to be re-instated in stone masonry to match the existing building. This will also see the introduction of 2no windows and 1no door at ground floor level; the fenestration of which will match that of the existing arrangement. It was suggested that the ground floor window serving the open plan living area could be increased to allow additional light into the property, however, it was deemed that the minimal improvement to natural light would not outweigh the impact on the character of the building and wider street scene.

It is therefore considered that the proposed change of use from a Café to a residential flat would not detract from the character of the street scene and therefore, are therefore acceptable and in compliance with Local Plan Policies D1 and GD1.

Highway Safety

The building subject to the application is currently occupied by a one-bedroom unit which traverses part of the basement and the ground floor, with a 2nd two-bedroom unit located at first floor level; the remainder of the ground floor is occupied by a café. It is proposed to convert the café to a one-bedroom flat, the existing units are to remain unchanged.
There are currently 2no off-street parking spaces provided to the rear of the property and these are to remain with no changes proposed. Whilst the introduction of a 3rd flat of this size would normally require 1no additional parking space, there is insufficient space to provide it. It is considered that the development is located within a sustainable location, close to the town centre and with good transport links to the wider area. to the would not result in an increased requirement for off-street parking nor would is generate a greater number of

vehicular trips, in addition, the on-street parking to the front of the premises is controlled by the presence of Traffic Regulation Orders preventing on-street parking.

Highways DC have been consulted on the application and no objections have been raised to the proposed development and as such it is considered that the change of use from a Café to a residential flat would not have a detrimental impact on the character of the street scene and as such is considered acceptable and in compliance with Local Plan Policy T4.

Conclusion

It is therefore considered that on balance the proposed change of use from a Café to a residential flat would not adversely affect residential amenity of existing or proposed residents nor would it have a significant impact on the character of the street scene, and as such it is acceptable and in compliance with Local Plan Policies.

**Recommendation**

Approve subject to conditions