

Application Reference Number:	2026/0265
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Application Type:	Full
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Proposal Description:	Amendments to existing car park entrance and layout
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Location:	23 Queens Road, Barnsley, S71 1AN
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Applicant:	Mr James Shaw
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Third-party representations:	None	Parish:	None
		Ward:	Central

Summary:

This planning application seeks amendments to existing car park entrance and layout.

The site falls within Urban Fabric as allocated by the adopted Local Plan. The alterations to the car park are considered acceptable in principle if proposals would not significantly adversely affect residential and visual amenity and highway safety.

The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).

Recommendation:

Approve subject to conditions

Site Description

This application relates to a large plot located on the south side of Queens Road. The development site benefits from an edge of Town Centre location and is within an area that is characterised by a mix of uses, including various housing types and small-scale commercial uses and a nearby Dental Surgery. Queens Road Academy is also located to the north with an adjacent Vehicle Testing Centre to the east. The development site is accessible to both pedestrians and cyclists with public transport facilities nearby. The development site benefits from an existing private access and off-street parking arrangement. Queens Road also benefits from existing parking restrictions comprising double yellow lines on both sides of the road and no stopping restrictions on entrance markings during a specified period. The topography of the area falls gradually east-to-west and north-to-south.

The building on site is a part single storey part two-storey detached office building constructed of mixed red brick with small areas of rendering on the east, south and west elevations and pitched, hipped and Jerkinhead concrete tiled and flat roofs. The single storey part benefits from a large roof light. A ground floor bay window and a second-floor dormer window is located on the west elevation. Ramped and stepped pedestrian accesses are located on the north, east and west elevations, and to the south is a vegetated buffer area. The remainder of the development site is hardstanding with an existing hedge on the north boundary.

Location Plan

Site Address: Easting: 434947 Northing: 406411



Date Produced: 31-Mar-2026

Scale: 1:1250 @A3



Planning Portal Reference: PP-14824166v1



Planning History

There are various planning applications associated with the site.

Application Reference	Description	Status
B/92/0022/BA	Change of use to offices and non-residential training centre Class B1 & D1	Approved with Conditions
2006/1924	Demolition of existing building and erection of 16 Apartments	Approved with Conditions
2026/0266	Application to determine if prior approval is required for the change of use of an office building (Use Class E(g)(i)) to 9 apartments (Use Class C3) via Schedule 2, Part 3, Class MA	Prior Approval – Granted subject to conditions

Proposed Development

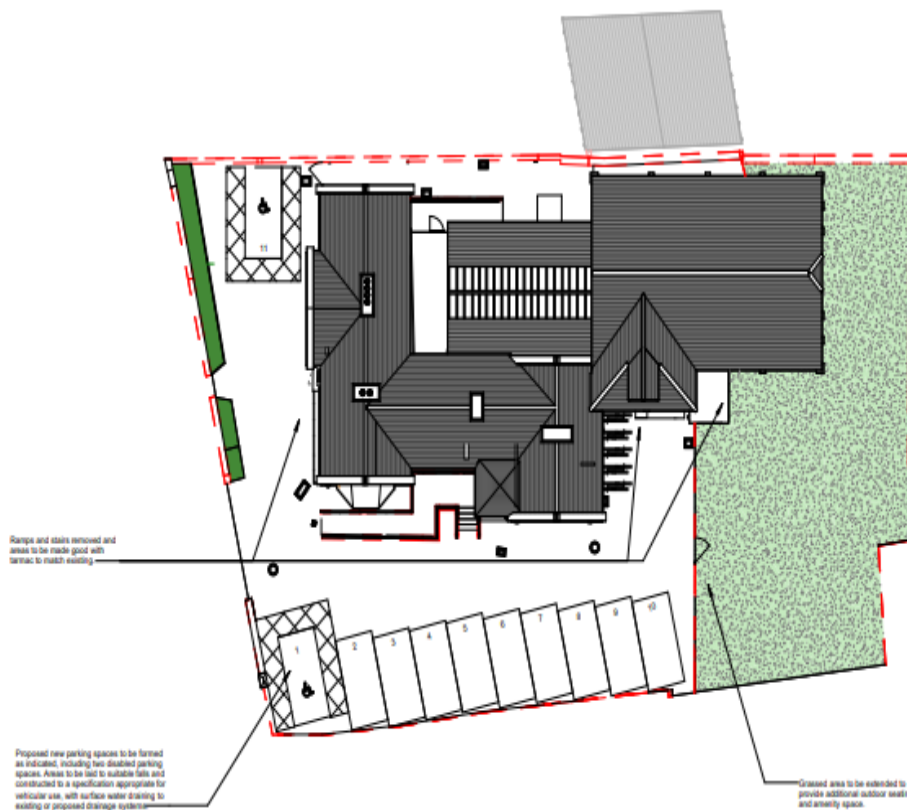
The proposed amendments to the car park layout result in the overall loss of two parking spaces. As such, it is proposed for the site to have a reduced off-street parking provision for 11 vehicles rather than the existing 13. As application 2026/0266 was submitted in tandem with this application the use of the site for the purpose of this application is the existing office building.



GENERAL NOTES

Drawing copyright of DSL Property Consulting Ltd.

Dimensions should be checked and verified on site prior to any construction or alteration.



0 2.0 m 4.0 m 10.0 m
SCALE: 1:200

Date	Rev	Description

Site Address:

23 Queens Rd, Barnley BT1 1AB

Project:

Conversion to flats

Drawing title:

Proposed Site Plan

Status	Date	Project no:
Planning	02/2026	2026-2190

Drawing no:	Revision:	Scale:
02		1:200 @A0

02

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.

Local Plan Allocation – Urban Fabric

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 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 – Expects new development to be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cycles. Also sets criteria in relation to minimum levels of parking; provision of transport statements and of travel plans.

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.

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied.

The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled. Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent.

The most relevant sections are:

- Section 2 - Achieving sustainable development
- Section 4 - Decision making
- Section 12 - Achieving well-designed places

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

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:

- Parking
- Sustainable Travel

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

Consultations

Central Ward Councillors - No objections

Highways Development Control - No objections subject to conditions

Representations

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

Neighbour notification letters were sent to surrounding properties and a site notice erected at the site. No comments were received.

Assessment

The main issues for consideration are as follows:

- The acceptability of the car park alterations
- The impact on the character of the area and visual amenity
- The impact on residential amenity
- The impact on highway safety

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 application site is allocated as Urban Fabric in the adopted Local Plan and features an existing car park. The alterations to the car park would be acceptable in principle provided that they do not have a significantly detrimental effect on residential amenity, visual amenity or highway safety.

Design and Visual Amenity

There are no major visual alterations proposed to the site via this application as the alterations to the car park are in relation to the existing and as such, the impact of the proposal on the visual character of the area is considered negligible.

The proposed development is in line with Local Plan Policy D1 and is considered to be acceptable in terms of design and visual amenity. This weighs significantly in favour of the proposal.

Residential Amenity

It is considered that the alterations to the car park is compatible with the existing use which is a car park. There is no change in the distance to the nearest residential properties. Therefore, it is considered that the proposed alterations to the carpark would not have a detrimental impact on the amenity of the surrounding residents.

It is therefore considered that the development is in line with Local Plan Policy GD1 and Poll1. This weighs significantly in favour of the proposal.

Highways Safety

There will be no impact upon highway safety. No objections were raised to the application from a highways point of view. The proposed amendments to the car park layout result in the overall loss of two parking spaces. Although some elements of the layout remain substandard (size of parking spaces and manoeuvring room), it must be borne in mind that the proposals are for minor amendments rather than a full redesign of the parking area and that the car park could continue to operate in perpetuity as it currently exists. This weighs significantly in favour of the proposal due to the established history of the use.

It is acknowledged that a separate application has been submitted which seeks to change the use of the building from offices to 9no. apartments, however, the separate nature of the applications means that these proposals must be assessed entirely on their own merit.

It is considered unlikely that the proposed layout amendments would be carried out in the event that these proposals gained planning approval but the associated change of use application did not, however, when viewed independently of the associated application, these proposals are effectively for the reduction in parking provision for the existing building with its current office use classification.

As such, it is proposed for the office use building to have reduced off-street parking provision for 11 vehicles rather than the existing 13. The building has a floor area of approximately 700sqm which equates to a parking requirement for 23 spaces (1 space per 30sqm of floor area for office use); the site has therefore been operating for many years with a significant under-provision in off-street parking. This has no doubt been aided by the very sustainable location of the site on the edge of Barnsley town centre and the site being within a 320m walking distance of the Interchange.

Given that the site has operated without issue for a significant length of time and that the site is in a very sustainable location, it is considered that the small reduction in off-street parking provision would not adversely impact upon the highway. In view of the above, it is considered that the proposals would not result in an unacceptable impact on highway safety. It is therefore considered that the proposals are acceptable from a highway's perspective. This weighs significantly in favour of the proposal.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and is therefore recommended for approval.

Recommendation

Approve subject to conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.