Application Reference Number:	2026/0644

Application Type:	Change of Use.

Proposal Description:	Change of use of integral garage (partial) to dog grooming parlour with new external access to the side of property.
Location:	5 Parwich Walk, Dodworth, Barnsley, S75 3FB

Applicant:	Mrs Melanie Wright

Third-party representations:	None.	**Parish:**	None.
		Ward:	Dodworth, Stainborough & Tankersley

Summary:

This application is seeking planning permission the retrospective erection of an outbuilding and the proposed a change of use of the domestic outbuilding to be used as a home beauty business.

Having balanced all material planning considerations, the proposed change of use is considered acceptable regarding potential impact on visual amenity, residential amenity, highway safety and pollution control which are attributed significant weight in favour of the proposal.

For the reasons given above, and taking all other matters into consideration, this proposal complies with the relevant local and national planning policies and guidance, and as such, planning permission should be granted subject to necessary conditions.

The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 4 of the National Planning Policy Framework (NPPF, 2026).

Recommendation: **APPROVE subject to conditions.**

Site Description

The application relates to the integral garage of 5 Parwich Walk. The dwelling is located on newly built estate within the Dodworth area. The site itself relates to a detached dwelling, constructed from red brickwork and featuring a pitched roof. The house facilitates an integral garage and two parking spaces to the front of the dwelling along with a small garden. A modest garden is located to the rear of the dwelling. The site is serviced by Parwich Walk which is considered a local street.

The surrounding area is characterised by predominantly detached dwellings along with some terraced properties. Stone and brickwork is predominately used in the area.

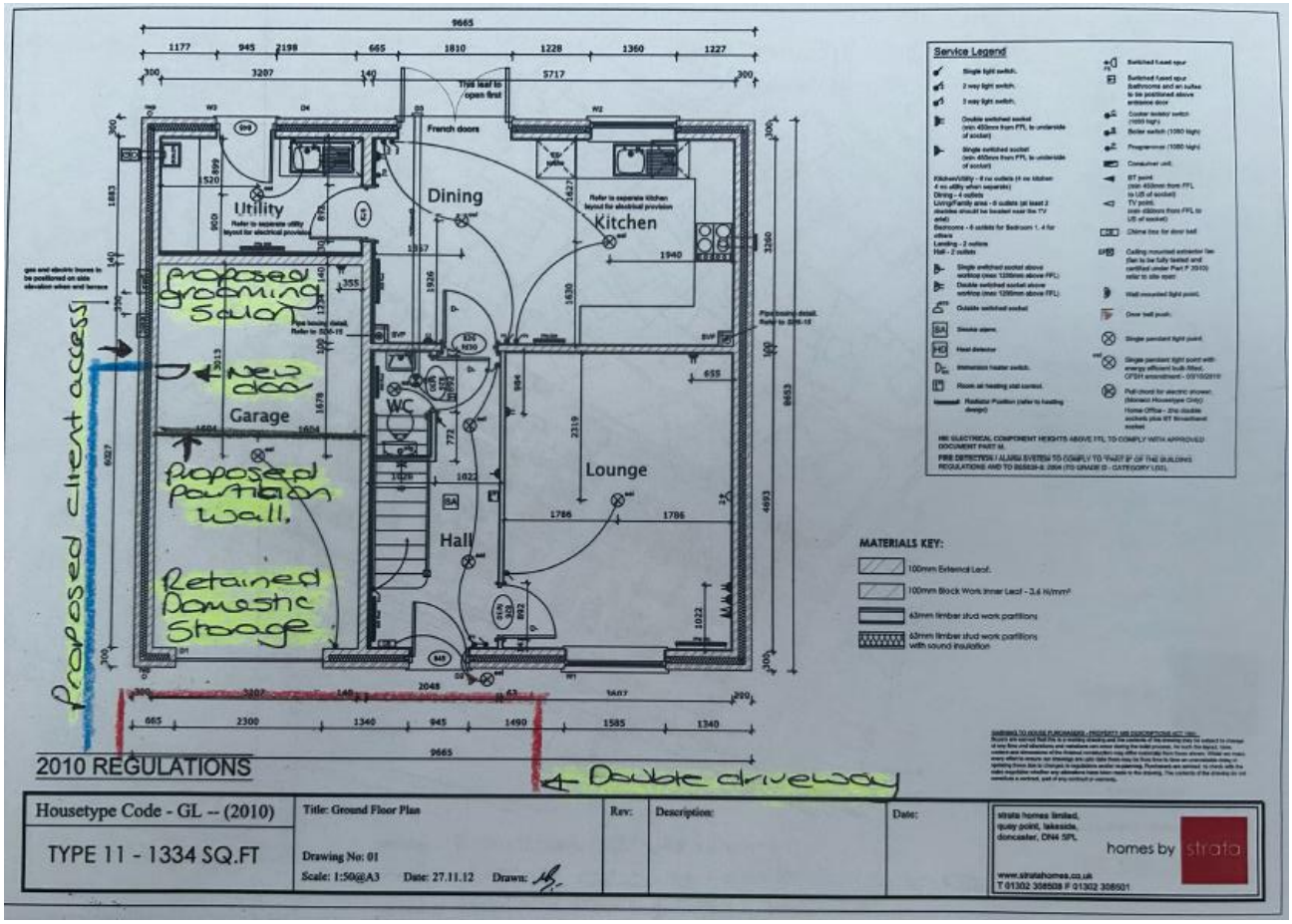


Relevant Planning History

Reference	Description	Decision
2012/0861	Residential development of 39 no. dwellings and associated works.	Approved Subject to Legal Agreement
2013/0342	Variation of condition 2 - Amendment to type II house type (Plots 1, 7, 18, 36 and 39 of app 2012/0861 - Residential development of 39 no. dwellings and associated works.	Approve with Conditions

Proposed Development

This application is seeking permission to change the use of the existing domestic garage to be partly used as a dog grooming parlour. The existing integral garage is proposed to be partitioned off to allow for a dog grooming business to function from the rear room and the front room to remain as domestic storage. No changes are proposed to the front elevation. A new access door is proposed to the side elevation to allow external access to the business along with a low noise 125mm mechanical extract system. The business would operate Mondays to Fridays 09:00 to 17:00. The business would operate on an appointment only basis with a maximum of 4 clients per day. No deliveries would be scheduled and no staff outside the property would be employed.



Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. The following Local Plan policies are relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy GD1: General Development.*
- *Policy T4: New Development and Transport Safety.*
- *Policy D1: High quality design and place making.*
- *Policy POLL1: Pollution Control and Protection*

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

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning

Policy Framework 2026 sets out the overarching planning framework for England and has replaced the previous version published in December 2024. It has introduced a revised structure comprising national decision-making policies organised by policy code rather than paragraph number. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development and states that in all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in the NPPF should be approved without delay.

Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The most relevant sections are:-

Section 3 – Decision-making policies
Section 4 - Achieving sustainable development
Section 14 - 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 Guidance

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 following SPDs are relevant in this case:

- *House extensions and other domestic alterations (Adopted March 2024*
- *Parking (Adopted November 2019).*

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

Representations

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

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

One representation has been received raising concerns as to the inconsistencies between the proposed opening hours detailed on the application from differing from the hours detailed on the planning statement and Noise Mitigation Statement. Objection was made as to the impacts of the proposal on the highway with increased traffic after 3pm and on Saturdays.

The representation also pointed out the increased number of dog grooming business which operate without planning permission.

Consultations

Pollution Control	No Objection subject to condition
Highways DC	No Objection
Councillors	No Response

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight:

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

Principle of Development

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. Development is therefore acceptable in principle if proposals would not adversely affect residential amenity, highway safety, and where satisfactory standards of design are achieved.

The development will be expected to demonstrate that it is of a scale and design which is appropriate to the host property and is not detrimental to the amenity afforded to adjacent properties.

Considering the above, this proposal could prove acceptable in principle subject to an assessment of the following matters.

Scale, Design and Impact on the Character

The proposal details no changes to the front elevation of the property, the existing garage door is to be retained in its current state. A door is detailed to the side elevation of the dwelling along with a low noise 125mm mechanical extract system. Given proposed door and fan are detailed to the side elevation the proposal would have little to no impact on the street scene or character of the dwelling. Furthermore, the door and extraction fan could be installed under permitted development.

It is therefore considered that the proposed development is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making and as such carries significant weight in favour of the application.

Impact on Neighbouring Amenity

The proposed external alterations to the side elevation of the property would not result in any opportunity for overlooking, loss of outlook or overdominance to the neighbour to the east of the dwelling.

Concern has been raised as to the proposed opening hours of the business and the inconsistencies between the application form and the supporting documentation. The opening hours of the business have since been confirmed by the applicant to be Monday to Friday 09:00 to 17:00. The working hours are considered to match what would unusually be expected from a business and do not overlap into the evening hours or weekends and therefore would not impact the residential amenity of neighbours as to cause nuisance. Furthermore, the business has detailed a total of 4 clients per day and on an appointment only basis, resulting in a business which

would have few comings and goings during the day, reducing the impact on neighbouring properties. The proposed operating hours will be conditioned in the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.

It is therefore considered that the proposal would not result in a significant increase in disturbance, overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1 General Development. This carries significant weight in favour of the application.

Highways

Concern has been raised as to the impacts of the business on highway safety.

Highways DC have been consulted and have confirmed they have no objections to the proposal. In terms of parking provision, in addition to the existing residential parking requirement for two spaces, the proposal would ordinarily require three parking spaces to comply with the Barnsley Supplementary Planning Document (SPD) Parking (2019) Table 1, thereby giving a total requirement for five off-street parking spaces.

However, on the basis that the applicant would be both resident and sole employee, the parking requirements can be partially combined for the residential and business uses rather than being treated entirely separately, this would require the provision of three off-street parking spaces with each space having minimum dimensions of 2.5m x 5m to comply with the SPD.

The integral garage would be lost as a parking space due to the partial conversion to accommodate the dog grooming parlour, leaving just the two parking spaces on the double width driveway; this would create a shortfall in the off-street parking requirement.

Details have been provided regarding the intended parking location for the applicant's own vehicle during business hours; it is intended for the applicant to park on-street. It is evident that there is sufficient space along the property frontage to park on-street in a location that does not impede access to/from driveways or the parking bay on the opposite side of the road. Therefore, despite the minor shortfall in off-street parking provision, and taking into consideration the low speed and lightly trafficked nature of Parwich Walk, on balance, the proposal is considered acceptable.

As such the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety. This carries significant weight in favour of the application.

Pollution

Pollution Control have been consulted and have confirmed they have no objections to the proposal subject to conditions.

The applicant has detailed a low noise 125mm mechanical extract system to allow for acceptable ventilation without the requirement for the side door to be left open. This will allow for enclosure of the premises, preventing increased levels of noise pollution. The application has also detailed the use of 100mm Rockwool RWA45 to reduce noise from the premises.

Given the above details, the proposed business is considered to provide acceptable noise mitigation measures which would prevent any opportunity for noise pollution in the area.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and Local Plan Policy POLL1: Pollution Control and Protection and is considered acceptable regarding residential amenity. This carries significant weight in favour of the application.

Other Matters

Concern has been raised as to the increased number of dog grooming businesses operating in the area, potentially without planning permission. It should be noted this application is purely considering the proposal at the above address and the decision-making process for this application is not impacted by the number of other similar businesses in the district.

It should also be noted that although the business at the application address requires planning permission, not all business constitute a change of use and therefore may not require planning permission.

Planning Balance and Conclusion

Having balanced all material planning considerations, the proposal is considered acceptable regarding potential impact on visual amenity, residential amenity, highway safety and pollution control which are attributed significant weight in favour of the proposal.

For the reasons given above, and taking all other matters into consideration, this proposal complies with the relevant local and national planning policies and guidance, and as such, planning permission should be granted subject to necessary conditions.

RECOMMENDATION: Approve subject to conditions.

Justification

Statement of compliance with Article 35 of the Town and Country Development Management Procedure Order 2015.

It has been necessary to make contact with the applicant to request confirmation as to the proposed parking arrangements at the site, ventilation details and opening hours. Parking arrangements were received on the 15th September 2026. An amended Noise Mitigation Statement was received on the 11th September 2026. Confirmation of the opening hours was received on the 14th October 2026.

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 representations, 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.

Conditions

1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
   Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out strictly in accordance with the approved plans and supporting documentation

   20260644 Location Plan received 21st August 2026
   20260644 Floor Plan 19th August 2026

   And

20260644 Proposed Use and Noise Mitigation Statement (Amended) received 11th September 2026
20260644 Parking Arrangements received 15th September 2026

and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual and residential amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making, GD1: General Development and POLL1: Pollution Control and Protection

3) The use hereby permitted shall be carried on only between the hours of 9:00 to 17:00 Mondays to Fridays.
Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.

4) The use hereby permitted shall be carried out only by the applicant and only during which time they reside at the premises. When the premises cease to be occupied by the applicant, the permitted use shall cease and all materials and equipment brought on to the premises in connection with the use shall be removed.
Reason: To ensure that the use of the property for residential purposes is retained in the interests of highway safety and the free flow of traffic and in accordance with Local Plan Policy T4 New development and Transport Safety.

5) During works, construction or demolition related activity shall only take place onsite between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.
Reason: To reduce or remove adverse impacts on health and quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1.

6) There shall be no burning of any material on the development site during the demolition and construction phases.
Reason: To reduce or remove adverse impacts on health and quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1.

7) The noise mitigation measures specified in the “20260644 Proposed Use and Noise Mitigation Statement (Amended) received on the 11th September 2026” shall be implemented before the operation of the development and thereafter adhered to at all times.
Reason: To reduce or remove adverse impacts on health and quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

Informatives

1) The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

   If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

2) This permission shall not be construed as granting rights to carry out works on, under or over land not within the ownership, or control, of the applicant.

3) It is recommended that measures are taken to prevent a nuisance/or affect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke, odour, light or dust. No waste should be burnt. If a Statutory Nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore recommended that you give serious consideration to the steps that may be required to prevent a noise, light, odour, dust or smoke nuisance from being created.