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Development Management
Planning & Regulatory Services
Barnsley Council
PO Box 604
BARNLSLEY
S70 9FE

Dear Sirs,

APPLICATION FOR PLANNING PERMISSION
SITE ADDRESS – 25 DODWORTH ROAD, BARNLSLEY, S70 6DW
PROPOSAL – CHANGE OF USE OF UPPER FLOORS TO RESIDENTIAL AND ERECTION
OF EXTERNAL STAIRCASE

Please find attached a completed application for full planning permission submitted via The Planning Portal. The application follows an email enquiry addressed to developmentmanagement@barnsley.gov.uk dated 15th October 2014 which to date has not been responded to or acknowledged. The enquiry read as follows:

I have been instructed to prepare a planning application for works at 25 Dodworth Road, Dodworth, Barnsley, S70 6DW which involve internal and external alterations to provide self contained, residential access to the existing two upper floors leaving the ground floor shop as existing. The premises are currently vacant and it is clear that the upper floors of the building have been used for residential purposes (flat) for many years. However, the last known use of the upper floors was as a place of worship but it not clear how long this use has been in place and whether it has been on an informal basis leaving the underlying use of the upper floors as a flat.

I can find no record of any use for the building using the Planning Explorer, so I am therefore seeking clarification from you as to the current status of the upper floors. In the absence of any record to the contrary I am assuming the use to be residential which means the upcoming planning application can be put together accordingly.

We can discuss further if you wish. I look forward to hearing from at your earliest convenience.

In the absence of a reply from you and for the avoidance of future doubt it has been decided to include a change of use of the upper floors of the property in the application description. However, whether or not the last recorded use of the upper floors is residential it is worth pointing out that the property was originally built as a residential property and the upper floors in question were used for residential purposes for many years after the ground floor commenced use as a shop.

In support of the proposal I direct you to paragraph 51 of the National Planning Policy Framework published on 27th March 2012 as follows:

51. Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers. They should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.

I trust you concur with the terms of the application and the reasoning behind the change of use, and look forward to discussing the matter further with you on any point during the course of the application.

Yours faithfully,

A L Turner ACIOB