

Application Reference Number:		2026/0226.	
Application Type:		Change of Use.	
Proposal Description:		Change of use from dog groomers to residential use.	
Location:		A J Dog Salon, 18 Oakwood Close, Worsbrough Dale, Barnsley, S70 4TJ	
Applicant:		Mrs Anne Jones	
Third-party representations:	None.	Parish:	
		Ward:	Worsbrough.

Summary:	
This application is seeking planning permission for a change of use of an existing dog grooming parlour within the garage space of an integral garage to residential usage as a bedroom including the increase in size of the existing rear flat roofed extension to accommodate an en-suite. Having balanced all material planning considerations, the proposal provides an improvement to the current usage of the site by way of reverting the usage of the site back to its original residential usage. 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. 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

The application relates to an existing integral garage which has previously had a change of use application to a dog grooming parlour. The dwelling is located on Oakwood Close within the Worsbrough Dale area. The surrounding area is characterised by similar dwellings to the site. The Boatmans Rest public house is located towards the southwest of the site. The estate within which the site relates is accessed via Edmunds Road which is characterised by predominantly terraced properties.

The site dwelling is constructed from brown brickwork and features a pitched roof. The business is currently run from the single storey integral garage of the dwelling and is accessed via a door and window arrangement to the front elevation of the garage. The site provides a small front and rear garden and parking facility to the front.



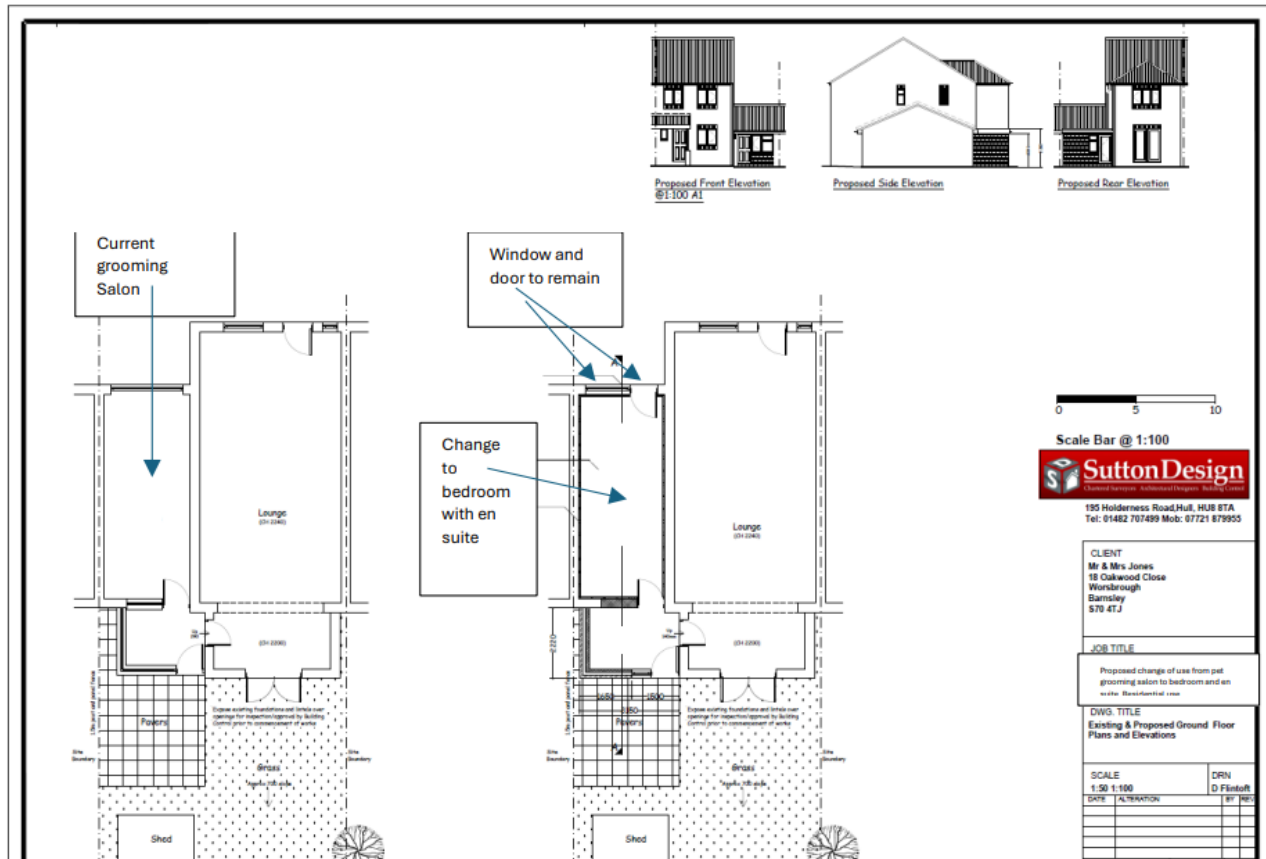
Relevant Planning History

Reference	Description	Decision
B/82/1209/WB	Outline for residential development	Historic
B/84/0926/WB	Residential development (24 dwellings)	Historic
B/87/1541/WB	Erection of double garage	Historic
B/92/1145/WB	Erection of single-storey extension to dwelling.	Permission Granted
2011/1274	Erection of first floor rear extension above existing ground floor extension	Approve with Conditions
2017/0716	Proposed change of use of existing garage to dog grooming parlour and external	Approved with Conditions

alterations including single storey extension to rear

Proposed Development

This application is seeking planning permission for a change of use of an existing dog grooming parlour within the garage space of an integral garage to residential usage as a bedroom including the increase in size of the existing rear flat roofed extension to accommodate an en-suite. The ensuite would project to the side by approximately 0.4 metres and to the rear by approximately 0.1 metres.



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

In December 2024, the Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF 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. The 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 (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *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 this guidance 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:

- *Residential amenity and the siting of buildings (Adopted May 2019).*
- *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.

No representations were received.

Consultations

No consultees have been contacted in relation to this application.

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.

Residential uses within residential settings are considered acceptable and preferred. 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 Supplementary Planning Document for House Extensions states 'The front elevation of a building is the most important for its contribution to the street scene. Generally, therefore, such extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene or cause overshadowing to neighbouring dwellings. Large extensions and conservatories are likely to appear particularly intrusive and will not normally be acceptable.'

The proposal has been detailed to make no changes to the existing front elevation. The existing front door and window arrangement would be retained. As such, the proposal will have no impact on the visual amenity of the property from the street scene. The enlargement of the rear extension would not be impactful on the street scene given it is completely screened from view. The project is considered insignificant and would not impact upon the character of the dwelling.

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 substantial weight in favour of the application.

Impact on Neighbouring Amenity

Reverting the usage of the integral garage back to residential usage would reduce the impact of the site on neighbouring and adjoined properties. The residential usage of the property would reduce the likelihood of members of the public visiting the property and therefore reduce the likelihood of noise or nuisance behaviour taking place in close proximity to neighbouring properties. Residential usage would also realign the usage of the site with its initial residential approval for the site and plot and align with the residential character of the surrounding area.

The change of use would not result in any external extension or alterations to the front of the dwelling. The enlargement of the rear extension would project closer to the neighbouring boundary by approximately 0.4 metres. The extension is low level at approximately 2 metres and is significantly screened to the rear and south of the site and would therefore not result in loss of light, outlook or overshadowing. The rearward projection of approximately 0.1 metres would be so minimal, it would not have any impact on the residential amenity of neighbours.

No neighbouring objections have been raised against the proposal.

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

Highways

The proposal would retain the existing parking. Reverting the site back to residential usage would reduce the number of parking spaces required by the current commercial use. This will result in a reduced intensity of the site, improving highway safety.

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 substantial weight in favour of the application.

Pollution

Any current pollution impacts from the proposal would be reduced from the change. This would improve living standards specifically for the adjoined property to the south of the dwelling as well other neighbouring properties.

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 substantial weight in favour of the application.

Planning Balance and Conclusion

Having balanced all material planning considerations, the proposal provides an improvement to the current usage of the site by way of reverting the usage of the site back to its original residential usage. 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 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 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

20260226 Location Plan

Existing & Proposed Block Plans N1581-17-03

20260226 Existing & Proposed Ground Floor Plans and Elevations

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

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.