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| Application reference number | 2025/0356 |
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| Application Type | Full |
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| Proposal Description: | Extension and reconfiguration of upper floor vacant residential accommodation over commercial premises into mix of studio, 1 Bed and 2 Bed apartments (8no. in total), access will be via a new external stairway. |
| Location: | 2 High Street, Wombwell, Barnsley, S73 0AW |

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| Applicant | Mrs TB Arnold |
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| Number of Third Party Reps | 0 | Parish: | |
| | | Ward: | Wombwell Ward |
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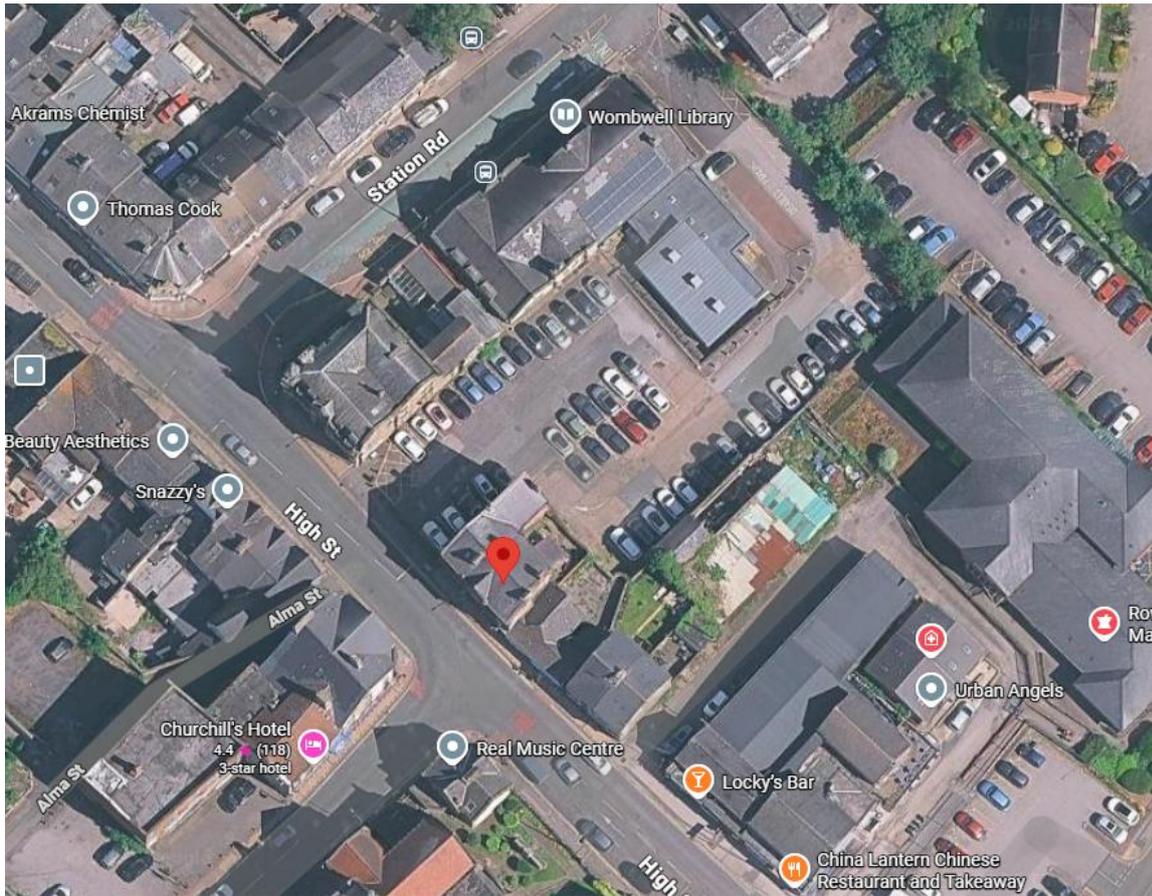
Site Description

Number 2 High Street was a former bank at ground floor level, with the bank managers accommodation above, the property is set on the corner of Station Road and High Street. The building now currently consists of a tattoo parlour on the ground floor with a residential use on the first, second and third floor, however these are currently vacant and boarded up and have been the subject of antisocial behaviour in the past.

The proposed development site is located on High Street in Wombwell, Barnsley. The area surrounding the site is mixed in nature and primarily consists of commercial properties with some residential dwellings above. A public car park borders the site to the north, which is regularly used by patrons of the surrounding businesses.

The commercial unit located on the ground floor of the development site is currently a tattoo parlour. Operational hours are understood to be 09:30–18:00, Monday to Saturday, and 10:00–16:00 on Sundays.

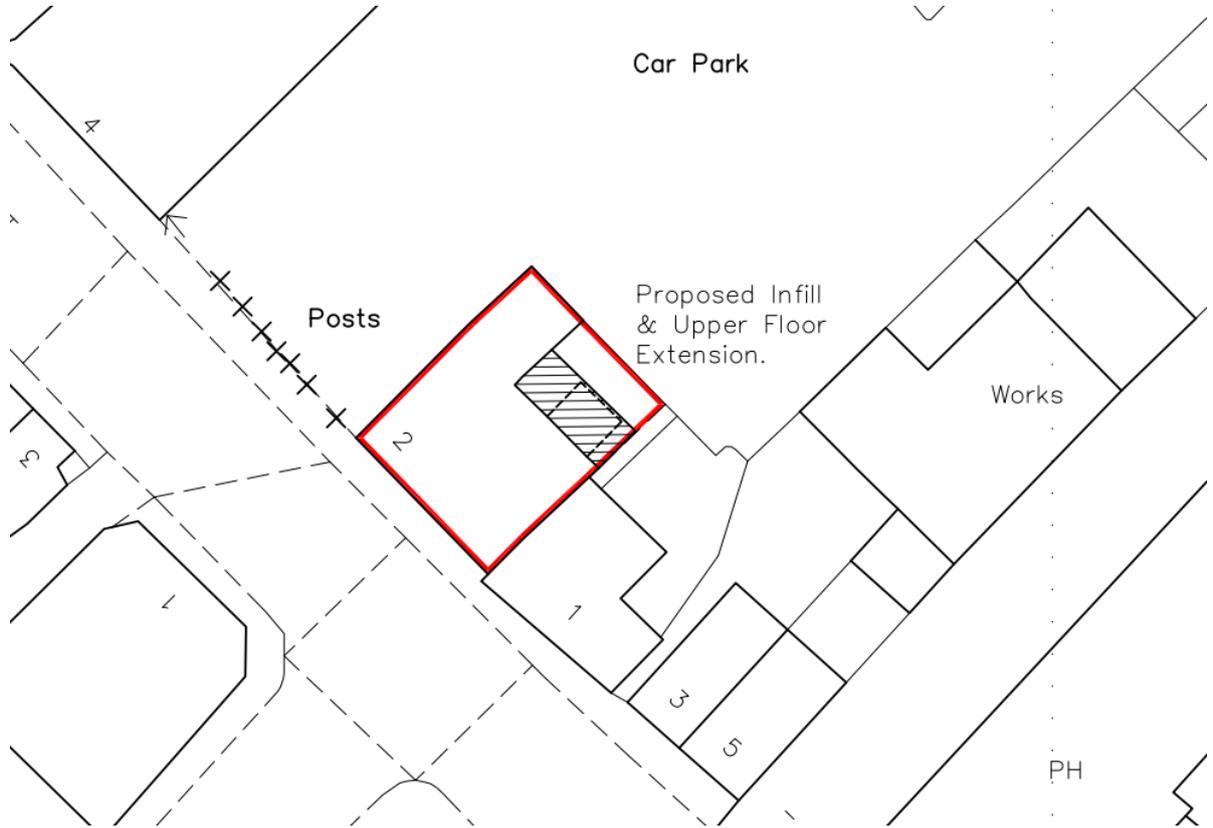
The majority of the commercial premises in the vicinity are general retail units; however, there are also several public houses in close proximity to the site. St Mary's Church is set to the south of the site at the opposite side of High Street and is Grade II Listed.

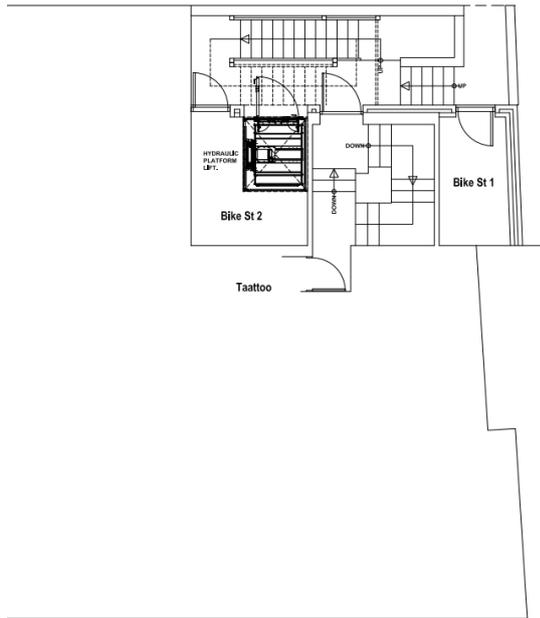


Proposed Development

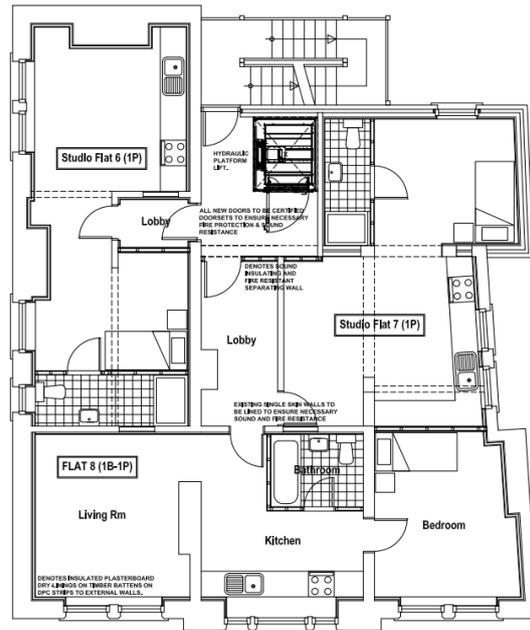
The proposal involves the extension and reconfiguration of upper floor vacant residential accommodation over the existing commercial premises into mix of studio, 1 Bed and 2 Bed apartments (8no. in total), access will be via a new external stairway.



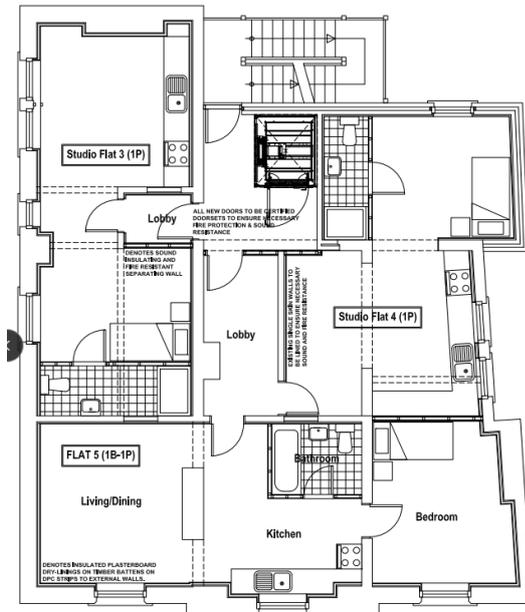




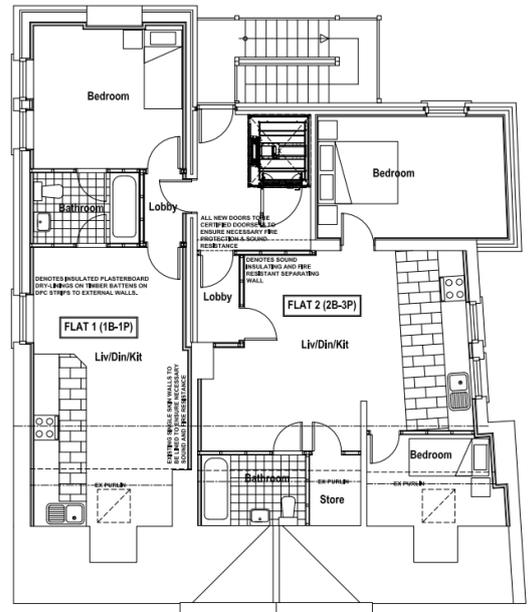
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

It is proposed to convert and slightly extend at the rear the redundant upper floors of the building into a mix of 4 Studio Apartments together with 3, 1 Bed Apartments and 1, 2 Bed Apartments with all room/studio sizes in line with SYRDG recommendations except for any slight variances dictated by the existing structural layout of the building. The extension is to be an infill extension, with a flat roof to match the existing extension, but will allow for an extension to the ground, first, second and third floor to be created.

The agent has submitted the following in justification, 'The Apartments will be accessed via a new external stair from the existing rear access/yard itself accessed off the existing public car park via the existing gateway adapted to suit. The premises have no parking spaces, and this will remain the case after the conversion/ extension due to the location and nature of the building/setting, however, immediately abutting the site is a substantial municipal car park that has limited use in the evening and overnight when the tenants would be in residence and this is indicated on the applicants CCTV images of the Car Park submitted.'

Following the request of the Highways Officer, further information has been submitted in relation to parking and waste management.

Relevant Site History

| <i>Application Reference</i> | <i>Application description</i> | <i>Status</i> |
|------------------------------|---|---------------|
| 2024/0894 | Change of use and extension of upper floor accommodation to create 17 bedroom HMO | Withdrawn |

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 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 it.

Local Plan

The site is located within the District Centre of Wombwell and is a Primary shopping frontage as allocated within the Barnsley Local Plan Proposals Map, therefore the following policies are of relevance:-

GD1: General development – Proposals for general development will be approved providing there is no significant adverse effect on residential amenity, highway safety, the current or future use of nearby land and it upholds good quality design in accordance with local plan policy D1.

SD1: Presumption in favour of sustainable development – The Council will take a positive approach to proposals that reflect the presumption in favour of sustainable development contained in the NPPF.

D1: High quality design and place making – This policy sets the overarching design principles for the borough. Development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of the local area.

TC1: Town Centres – Centres are split between Barnsley Town Centre, District Centres and Local Centres. Local Centres serve smaller catchments and development here will be

expected to meet the needs of the local area and not adversely impact on the vitality or viability of other nearby centres.

TC2: Primary and Secondary Shopping Frontages - Proposals for retail (A1-A5) uses will be allowed on Primary and Secondary Shopping frontages in Barnsley Town Centre and the District Centres provided that:

- Within each primary shopping frontage in Barnsley Town Centre and the District Centres, ground floor uses would remain predominantly retail (Class A1) in nature.
- Other uses may be acceptable, especially where they diversify and improve provision in a centre, provided that it can be demonstrated that the vitality and viability of the primary shopping area concerned would not be negatively affected and that ground floor uses on the Primary Shopping Frontages remain predominantly retail (Class A1) in nature.

T3: New development and sustainable travel – New development is expected to be located and designed to reduce the need for travel, be accessible to public transport and encourage smarter ways to travel rather than unsustainable use of the private car.

T4: New development and highway improvement - 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.

LG2: The Location of Growth – Priority will be given to development in the following locations:

- Urban Barnsley
- Principle Towns of Cudworth, Wombwell, Hoyland, Goldthorpe, Penistone and Royston; and
- Villages

Urban Barnsley will be expected to accommodate significantly more growth than any individual Principle Town, and the Principle Towns will be expected to accommodate significantly more growth than the villages, to accord with their place in the settlement hierarchy.

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.

We will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against.

Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

SPD's

Those of relevance to this application are as follows:

-Design of Housing Development

-Parking

Other

South Yorkshire Residential Design Guide

NPPF

The 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 the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Relevant Consultations:

Highways DC – No objections subject to conditions

Drainage – No objections details to be checked by Building Control

Conservation Officer – No comments received

Waste Management – No comments received

Pollution control – No objections subject to conditions

Ward Members – Cllr Frost has made the following comments:-

'I'm pleased that the number of apartments/flats have been reduced but I still have major concerns about parking.

The library car park is usually full, and this development is likely to bring 8+ cars. I fear is that shoppers would be put off from shopping if they couldn't park and it was used for residential parking.'

A response was given to Cllr Frost including the highways comments on the scheme and a request was made to see if the Cllr had any further comments. No further comments were received.

Representations

A site notice was placed adjacent to the site and neighbouring properties notified by letter. No comments have been received as a result.

Assessment

Principle of development

The site and surrounding area is situated within Wombwell District Centre. The District Centres have an important role serving localised catchments and meeting more local needs. To ensure they fulfil this role and continue to implement and support the role of Barnsley Town Centre, new retail and town centre development will also be directed to the District Centres.

Local Plan Policy TC2: Primary and Secondary Shopping Frontages is relevant in this case as the site is within the primary shopping frontage of a district centre where the primary

shopping frontage should primarily be retail. Other uses may be acceptable, especially where they diversify and improve provision in a centre, provided that it can be demonstrated that the vitality and viability of the primary shopping area concerned would not be negatively affected and that ground floor uses on the Primary Shopping Frontages remain predominantly retail (Class A1) in nature.

This particular site falls within the district centre and the site shown as a primary shopping frontage to High Street and a Secondary Shopping Frontage to High Street. The scheme retains the existing commercial unit at ground floor in compliance with TC2.

In terms of the Council's policy for conversions of existing buildings into residential uses, the Supplementary Planning Document 'Design of Housing Development' has specific guidance for the conversion of buildings to dwellings, flats or houses in multiple occupation (HMOs).

The guidance states that they will be allowed where the following criteria are satisfied:

The following guidance applies to proposals for conversion of non-residential buildings or smaller dwellings (i.e., those not protected by policy H9 – refer to paragraph 8.2 of this guidance) to HMOs, studio apartments or bedsits.

Such proposals will be allowed where the following criteria are satisfied:

- On the street in question, HMOs, studio apartments/bedsits account for less than 10% of the residential properties.
- HMOs, studio apartments/bedsits account for less than 10% of the residential properties within a 50 metre radius of the site.
- That the proposal would not result in 3 or more HMOs being located immediately adjacent to each other or the sandwiching of a dwelling house between two HMOs.
- The building and curtilage are of sufficient size to provide suitable facilities for residents.
 - o In the case of HMOs, each one should have a shared lounge and shared dining room, and garden sizes should be comparable with the general criteria for dwellings (i.e., a minimum of 60 square metres).

In all cases, amenity space, external and internal spacing standards and separation distances should adhere to the requirements within the general criteria.

- There will be no unacceptable noise nuisance for either existing neighbouring residents or occupants of the proposed residential unit(s).
- Satisfactory provision is made for off-street car parking in accordance with the Council's standards or, exceptionally the development is considered unlikely to give rise to unacceptable conditions of congestion or safety on the adjoining public highway(s) by reason of inadequate off street car parking.
- The appearance of the building or its curtilage would not be altered to the detriment of the visual amenities of the area.

Concentration

In terms of the concentration of HMO's in the area, the SPD Design of Housing Development states that HMOs and bedsits should account for less than 10% of the residential properties within a 50m radius of the site.

An assessment has been made of the residential properties in the 50m radius area, based on the information contained within the Council's records. Within this 50m radius there are a number of commercial properties with flats above and the introduction of 4 studio flats would not result in the concentration of smaller HMO and Studio properties exceeding 10%.

Other matters such as visual amenity, residential amenity and highway safety are assessed below:-

Residential Amenity

External and Internal Standards

Section 27 of the adopted SPD Design of Housing Development relates to the 'Conversions of buildings to dwelling houses or apartments/flats (excluding HMOs, bedsits or studio apartments)' Section 28 relates to 'Conversions of buildings to Houses in Multiple Occupation (HMOs), studio apartments or bedsits'.

The proposal provides 8 self-contained residential apartments and studios, of varying sizes and layouts and giving a mix of 4 Studio Apartments together with 3, 1 Bed Apartments and 1, 2 Bed Apartment. Therefore both sections are of relevance.

The SPD Design of Housing Development section 5 Internal Spacing Standards, states that in all cases, internal spacing standards should meet the requirements set out in the general criteria, which includes reference to the South Yorkshire Residential Design Guide (para 5.1). Barnsley's Adopted SPD Design of Housing Development does include specific external spacing standards and for internal spacing standards, para 5.1 states that 'all developments should achieve the internal spacing standards set out in the South Yorkshire Residential Design Guide – Technical Requirements section 4A.2, (p130-131).' Therefore, the standards of the SYRDG should clearly be applied to applications for smaller units of accommodation such as HMO's and studio flats within the Barnsley area as stated within the adopted SPD.

In terms of residential amenity standards, the SPD Design of Housing Development states that: 'In all cases, amenity space, external and internal spacing standards and separation distances should adhere to the requirements within the general criteria.

The proposed room sizes and accommodation are in line with SYRDG recommendations except for any slight variances dictated by the existing structural layout of the building. The proposal is acceptable when measured against the standards set within the South Yorkshire Residential Design Guide (SYRDG).

The SPD Design of Housing Development also indicates acceptable external standards for shared amenity space. Flats should allow for 50sqm of shared private amenity space plus an additional 10sqm per flat added to the amenity space or in balcony space. The SPD does state that full compliance with standards is expected in predominantly residential areas whereas they may be slightly relaxed in town centre situations/higher density areas. This location is within the district centre of Wombwell.

The agent has provided reference in the covering letter which details that there are available green spaces in the area that may be utilised by residents within the locality. The Supplementary design guide does indicate that there may be a relaxation of amenity space standards in town centre situations; acknowledging that density of development and amenity space is limited. The flats are in an area where greenspace is readily available, and with good transport links particularly by bus, but also by train, and bike which means that residents are not restricted to Wombwell. On balance the proposal is considered acceptable as there are

other Green Spaces which are accessible and may be used by the residents. Adequate cycle and bin storage is also now proposed.

Noise and Disturbance

Given that there are not a significant number of other residential properties within the area and the main use of High Street is commercial/retail, then the main impact would be the noise of these existing premises upon the living conditions of the proposed residents. A noise report has been submitted with the application and proposes mitigation measures relating to glazing and ventilation specification and structural envelope, described in report 'Residential Noise Assessment' produced by Nova Acoustics Ltd dated September 2025.

The Pollution Control Officer has been consulted and has no objections subject to conditions. Due to the location of the proposed development, with road traffic noise and potential noise from close-by licenced premises, conditions are recommended.

Subject to the above being complied with, on balance there are no significant concerns with regard to noise and disturbance.

Overlooking and light

In relation to the provision of natural light, all the proposed dining, living, and bedroom areas all contain windows that allow adequate natural light into these areas. In terms of overlooking impacts, the building is existing and is set at a reasonable distance away from neighbouring residential properties.

Given the above the proposal is therefore not considered to be contrary to Local Plan Policy GD1, the SPD 'Design of Housing Development' and the SYRDG.

Highways Safety

No off-road vehicular parking has been proposed as part of the scheme. The Highways Officer has been consulted and states that:- 'Details regarding the existing use of the site have been provided along with an assessment of the number of parking spaces required. It is stated that the existing uses of the parts of the building which are intended to form the 8no. flats currently equate to a requirement for 6no. parking spaces. The proposed development requires 10no. parking spaces which means that there is an overall requirement for an additional 4no. parking spaces.

The additional information then goes on to analyse car ownership levels (obtained from Census Data) on several streets within the surrounding area. This reveals that car ownership levels within this part of Wombwell are quite low and are perhaps comparable to those of a larger town centre, this information serves to bolster my previously stated opinion that the centre of Wombwell is a sustainable location.'

Taking the above into consideration, the Highways Officer is satisfied that the additional 4no. parking spaces required by the development can be accommodated within either the adjacent or other nearby car parks.

The proposed site layout plan now also includes satisfactory refuse storage arrangements.

As such, the proposals are considered acceptable from a highways development subject to the scheme for cycle parking to be provided as shown on the plans, which should be conditioned.

In view of the above, the proposals are situated within a sustainable location and are considered acceptable from a highways development control perspective in accordance with Local Plan Policy T4.

Visual Amenity

The property is set on a primary shopping frontage where it is expected that a main active shopfront should be and the ground floor commercial unit is to stay. The proposal would therefore retain an active shopfront which is acceptable in accordance with Policy TC2 and D1 of the Local Plan.

The proposed extension is to infill an area at the rear of the building and will be designed with a flat roof to match the existing extended area, albeit slightly higher than the existing. The extension would not harm the existing attractive front elevation and the main side elevation would provide windows with matching traditional details. An external staircase is provided which would be painted black. There are no objections to the proposal from a visual amenity perspective and the proposal would be constructed from materials to match the existing building.

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 additional information in relation to parking and highway safety.

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.

RECOMMENDATION

Approve subject to conditions