BARNSLEY
Metropolitan Borough Council

Planning and Building Control
Economic Regeneration - Place Directorate
Barnsley Metropolitan Borough Council, PO Box 634, Barnsley, S70 9GG
DevelopmentManagement@barnsley.gov.uk
www.barnsley.gov.uk/services/planning-and-buildings

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	123
Suffix	
Property name	
Address line 1	Dodworth Road
Address line 2	
Address line 3	
Town/city	Barnsley
Postcode	S70 6HL

Description of site location must be completed if postcode is not known:

Easting (x)	433592
Northing (y)	406299

Description

2. Applicant Details

Title	Mrs
First name	JO
Surname	VENTHAM
Company name	
Address line 1	9 BEECHWOOD ROAD
Address line 2	ALTON
Address line 3	
Town/city	HAMPSHIRE
Country	UNITED KINGDOM

2. Applicant Details

Postcode	GU34 1RL
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the measurement of the site area? (numeric characters only).	220
Unit	sq.metres

5. Description of the Proposal

Please describe the proposed development including any change of use

WE ARE IN THE PROCESS OF PURCHASING THIS PROPERTY WHICH IS CURRENTLY A SOLICITORS OFFICE AND WOULD LIKE TO APPLY FOR PERMISSION TO REPLACE THE PATIO DOORS DOWNSTAIRS AT THE REAR OF THE BUILDING WITH TWO WINDOWS RETURNING THE PROPERTY TO IT'S ORIGINAL STATE WE BELIEVE, AS THERE ARE ALREADY LINTELS IN PLACE FOR SUCH WINDOWS. WE WOULD LIKE TO ADD ONE WINDOW UPSTAIRS TO ENABLE US TO SPLIT A VERY LARGE ROOM INTO TWO ROOMS. ALL ORIGINAL MATERIALS WILL BE MATCHED TO ENSURE THE PROPERTY RETAINS IT'S ORIGINAL CHARACTER.

WE WOULD ALSO LIKE TO APPLY FOR CHANGE OF USE, SUI GENERIS AND LICENCE FOR 8 BED HMO. IF OUR APPLICATION IS SUCCESSFUL WE WOULD PLAN TO PROVIDE 4 BEDROOMS WITH ENSUITE (3 ON GROUND FLOOR, ONE ON FIRST FLOOR) , AND A FURTHER 2 BATHROOMS SERVICING THE OTHER FOUR BEDROOMS (ALL ON FIRST FLOOR). ALL BEDROOMS EXCEED THE MINIMUM SPACE REQUIREMENTS.
WE WOULD LIKE TO INCLUDE A LARGE COMMUNAL KITCHEN (22 SQ METRES) WITH TWO OVENS, FRIDGE FREEZERS AND THE REQUISITE WORK SPACE/CUPBOARDS FOR THE 8 TENANTS. THE HALLWAY TO THE PROPERTY IS VERY SPACIOUS AND WILL PROVIDE A FURTHER 8-9 SQ METRES OF COMMUNAL AREA WITH SEATING.

THERE IS SPACE AT THE FRONT OF THE PROPERTY FOR 1 (POSSIBLY 2) PARKING SPACES AND A DRIVE DOWN THE SIDE OF THE PROPERTY TO THE REAR WHERE THERE IS ROOM FOR A FURTHER 3-4 PARKING SPACES. WE FEEL THIS IS A VERY BENEFICIAL FEATURE TO THIS PROPERTY, WHICH IS SITUATED ON A MAIN ROAD WITH GREAT ACCESS TO M1, BARNSLEY TOWN CENTRE AND THE HOSPITAL AND ACCORDING TO OUR EXTENSIVE RESEARCH, IS A POPULAR AREA FOR THIS KIND OF ACCOMODATION

WE WILL ALSO INCLUDE AN OUTSIDE SEATING AREA ACCESSED VIA THE COMMUNAL KITCHEN FOR OUR TENANTS.

THERE ARE TWO STRUCTURAL WALLS TO BE REMOVED WHICH WILL BE DONE IN ACCORDANCE WITH BUILDING REGULATIONS. ALL STUD WALLS WILL BE CONSTRUCTED WITH SOUND AND FIRE RESISTANT MATERIALS.

THE PIPEWORK/DRAINAGE FOR DOWNSTAIRS BATHROOMS WILL BE VIA THE CELLAR

ALL REQUISITE FIRE DOORS/LIGHTS AND SYSTEMS WILL BE INSTALLED.

THE WHOLE PROPERTY WILL BE REFURBISHED TO A VERY HIGH STANDARD.

WE ARE VERY KEEN TO WORK WITH YOUR HMO OFFICER TO ENSURE WE MEET AND EXCEED ALL STANDARDS TO PROVIDE THE HIGHEST STANDARD OF ACCOMODATION FOR WORKING TENANTS IN THE AREA.

Has the work or change of use already started? ○ Yes ◉ No

6. Existing Use

Please describe the current use of the site

IT IS A LARGE PERIOD PROPERTY WHICH HAS BEEN EMPTY FOR SEVERAL YEARS, AND UP FOR SALE FOR OVER 2 YEARS. IT HAS BEEN PREVIOUSLY USED AS A SOLICITORS OFFICE, ALTHOUGH IT'S ORIGINAL USE I'M TOLD WAS AS A RESIDENTIAL DWELLING. THE PROPERTY IS VERY RUN DOWN AND IN NEED OF REFURBISHMENT. CURRENTLY IT DOES NOT HAVE A WORKING BATHROOM AND THIS MAKES IT UNMORTGAGEABLE, HENCE IT HAS BEEN FOR SALE FOR SUCH A LONG PERIOD OF TIME. WE WOULD LIKE TO RESTORE THE PROPERTY TO A GOOD STATE AND PROVIDE QUALITY ACCOMODATION WHICH WE ARE AWARE IS IN DEMAND IN THE AREA.

THERE IS A DETACHED TWO STOREY HOUSE WHICH WILL ALSO BE OWNED BY US AND SEPARATELY LET WHICH WILL ALSO HAVE IT'S OWN PARKING SPACE.

6. Existing Use

Is the site currently vacant? (●) Yes ( ) No

If Yes, please describe the last use of the site

SOLICITORS OFFICE AS ABOVE

When did this use end (if known)? DD/MM/YYYY

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ( ) Yes (●) No

Land where contamination is suspected for all or part of the site ( ) Yes (●) No

A proposed use that would be particularly vulnerable to the presence of contamination ( ) Yes (●) No

7. Materials

Does the proposed development require any materials to be used in the build? (●) Yes ( ) No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	External walls are a mixture of stone (original building) and brick (extension already in place) Internal walls are some brick/block and some stud partition walls with lathe and plaster coverings
Description of proposed materials and finishes:	External - if successful in our application to make the required changes to the rear by returning patio doors to two windows and adding one more window on first floor, we will instruct a local specialist stone mason to complete this work to ensure we keep the integrity of the building by using the original stone materials. Internal walls - all new partition walls would be timber construction with 12.5mm thick fire rated plaster board and then skimmed. Walls to bathrooms would be covered with 12.5mm acoustic plaster board and also skimmed.

Roof	
Description of existing materials and finishes (optional):	All existing materials sound
Description of proposed materials and finishes:	No proposed changes

Windows	
Description of existing materials and finishes (optional):	All existing windows are double glazed and will not be replaced
Description of proposed materials and finishes:	If plans authorised for the new windows, they will be double glazed and of the same style as the existing windows

Doors	
Description of existing materials and finishes (optional):	Mostly fire doors currently

7. Materials

Doors	
Description of proposed materials and finishes:	If successful in our application, all doors will be replaced with fire doors with self closers as per HMO licensing requirements

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	The boundary of the property are walls of varying heights, these will not be changed.
Description of proposed materials and finishes:	Should our plans be successful we will also install a patio area at the rear of the property accessed from the communal kitchen and sectioned off from the parking spaces, providing outside seating area for the tenants

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	There is a low maintenance gravelled area surrounding the property at front, rear and side allowing access to rear and providing several parking spaces
Description of proposed materials and finishes:	The gravelled area will remain and we will provide clearly sectioned parking spaces. We will also lay a patio area at the rear accessed via the communal kitchen, to provide an outside seating area for our tenants. this will be clearly defined area away from the parking spaces

Lighting	
Description of existing materials and finishes (optional):	Pendant lights and some fire exit lighting in place
Description of proposed materials and finishes:	We will install communal lighting and LD12 fire alarm system (IP rated) which will serve as emergency lighting if necessary

Other type of material (e.g. guttering) IVY INGRESS	
Description of existing materials and finishes (optional):	THERE IS CURRENTLY AN INGRESS OF IVY ON THE REAR WALL WHICH IS AFFECTING THE EXTERNAL RENDERING
Description of proposed materials and finishes:	THIS WILL BE REMOVED AND TREATED AND RE-RENDERED

Are you supplying additional information on submitted plans, drawings or a design and access statement? (•) Yes ( ) No

If Yes, please state references for the plans, drawings and/or design and access statement

ORIGINAL FLOOR PLANS (ESTATE AGENTS' PLAN)
DodJV02 - ELEVATION
DodJV03 - PROPOSED GROUND FLOOR PLANS
DodJV04 - PROPOSED FIRST FLOOR PLANS
MAP SEARCH SHOWING BOUNDARY

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ( ) Yes (•) No

Is a new or altered pedestrian access proposed to or from the public highway? ( ) Yes (•) No

Are there any new public roads to be provided within the site? ( ) Yes (•) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (•) No

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

9. Vehicle Parking

Is vehicle parking relevant to this proposal? ◉ Yes ○ No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	4	4	0

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☑ Main sewer

☐ Pond/lake

12. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals. Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species (see guidance note):

○ Yes, on the development site
○ Yes, on land adjacent to or near the proposed development
◉ No

b) Designated sites, important habitats or other biodiversity features (see guidance note):

12. Biodiversity and Geological Conservation

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ◉ No

c) Features of geological conservation importance (see guidance note):

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ◉ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☑ Mains Sewer
- ☐ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system? ○ Yes ○ No ◉ Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ◉ Yes ○ No

If Yes, please provide details:

Bin store situated at rear of building

Have arrangements been made for the separate storage and collection of recyclable waste? ◉ Yes ○ No

If Yes, please provide details:

Bin store situated at rear of building

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ○ Yes ◉ No

16. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units? ○ Yes ◉ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ◉ Yes ○ No

If you have answered Yes to the question above please add details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A2 - Financial and professional services	155	155	155	0
Total	155	155	155	0

17. All Types of Development: Non-Residential Floorspace

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

18. Employment

Will the proposed development require the employment of any staff? ○ Yes ◉ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ○ Yes ◉ No

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development? ○ Yes ◉ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ○ The agent
- ◉ The applicant
- ○ Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ◉ Yes ○ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

24. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ○ Yes ◉ No

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant of any part of the land or building to which this application relates.**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	Mr and Mrs Andrew Steel
Number	3
Suffix	
House Name	Ashgrove
Address line 1	Ash Grove Road
Address line 2	Upperthong
Town/city	Holmfirth
Postcode	
Date notice served (DD/MM/YYYY)	02/08/2018

Person role

◉ The applicant
○ The agent

Title	Mr & Mrs
First name	Clive
Surname	Ventham
Declaration date (DD/MM/YYYY)	03/09/2018

☑ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

Date (cannot be pre-application)	06/09/2018