2024/0681

Mr Nasir Shukur

First Floor, 59 - 61 High Street, Wombwell, Barnsley, S73 8HS

Change of use to create 2no. flats at first and second floor.

Site Description

The site lies within Wombwell town centre on the High Street. The building has three floors, the ground floor is a commercial property and the above two floors are not currently in use.
The wider area predominantly consists of retail and commercial premises with many of the upper floors being used for office space or residential. To the rear of the site is a small courtyard area which can be accessed via a small alleyway from High Street.

Planning History

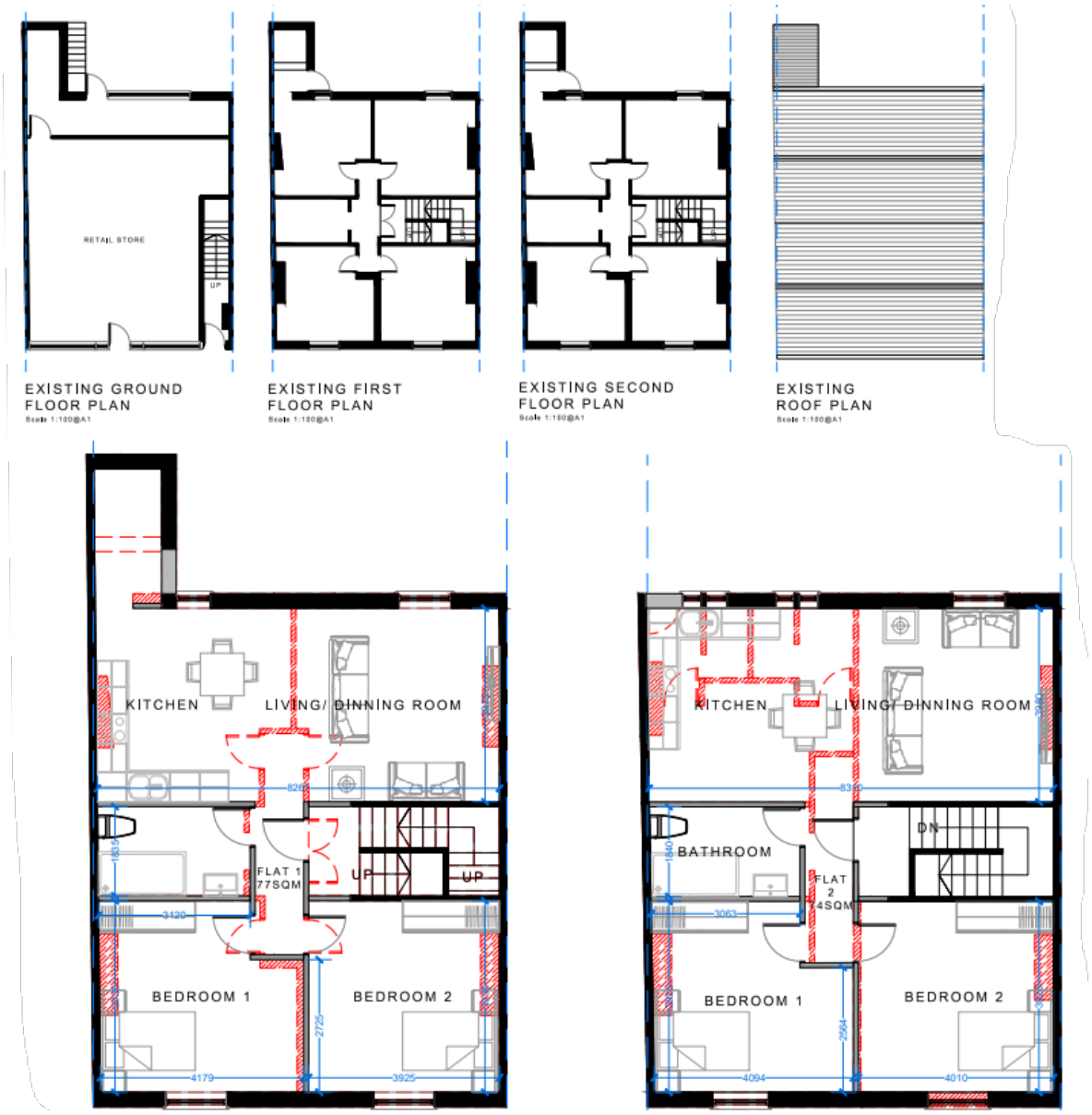
There is no relevant planning history on the site.

Proposed Development

The application originally proposed to convert the upper two floors into 4 one bedroom self-contained apartments however this layout was unable to meet the internal space standards set out in the South Yorkshire Residential Design Guide.

As such, the scheme has been amended to reduce the number of apartments to 2, two bedroomed apartments. No external alterations are now proposed.

The proposal seeks to change the use and make minor internal alterations to create two self-contained apartments. To the rear is proposed cycle and bin storage.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

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.

<u>Local Plan Allocation – Primary Shopping Area</u>

The development site sits along the Primary Shopping Frontage within Wombwell Town Centre as allocated within the adopted Local Plan. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy TC1: Town Centres***
- ***Policy TC3: Threshold for Impact Assessments***
- ***Policy GD1: General Development***
- ***Policy D1: High Quality Design and Place Making***
- ***Policy SD1: Presumption in favour of Sustainable Development***
- ***Policy T4: New Development and Transport Safety***
- ***Policy H1: The Number of New Houses to be Built***
- ***Policy LG2: The Location of Growth.***
- ***Policy POLL1: Pollution Control and Protection.***
- ***Policy T3: New Development and Sustainable Travel.***
- ***Policy CC2: Sustainable Design and Construction.***

Supplementary Planning Document(s)

- ***Design of Housing Development (Adopted July 2023).***
- ***Sustainable Travel (Adopted July 2022).***
- ***Parking (Adopted November 2019).***
- ***Sustainable construction and climate change adaptation (July 2023).***

National Planning Policy Framework (December 2024)

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant sections include:

- ***Section 5: Delivering a sufficient supply of homes***

Paragraph 61 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community

- ***Section 7: Ensuring the Vitality of Town Centres***

Paragraph 90 states that Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should:
a) define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters;
b) define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre;
c) retain and enhance existing markets and, where appropriate, re-introduce or create new ones;
d) allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, looking at least ten years ahead. Meeting anticipated needs for retail, leisure, office and other main town centre uses over this period should not be compromised by limited site availability, so town centre boundaries should be kept under review where necessary;

e) where suitable and viable town centre sites are not available for main town centre uses, allocate appropriate edge of centre sites that are well connected to the town centre. If sufficient edge of centre sites cannot be identified, policies should explain how identified needs can be met in other accessible locations that are well connected to the town centre; and
f) recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.

- ***Section 9: Promoting sustainable transport.***

Paragraph 116 Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

- ***Section 12: Achieving well designed places.***

Paragraph 131. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 135. Planning policies and decisions should ensure that developments:

a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users51; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Other Material Consideration(s)

- ***South Yorkshire Residential Design Guide 2011.***
- ***National Planning Practice Guidance (NPPG) (as amended).***

Consultations

Highways Development Control	*Given the sustainable location it is acceptable that no parking will be provided. The cycle storage is welcomed.*
Pollution Control	*No objections*
Yorkshire Water Services Ltd	*No comments received.*
Local Ward Councillors	*One response has been received from a Local Ward Councillor raising concerns with regard to lack of parking, over supply of one bedroom / studio flats and the impracticality of bin storage. Following the amendments the Local Ward Councillor removed their objection.*

Representations

Neighbour notification letters were sent to surrounding properties. No representations were received.

Assessment

Principle of Development

The site is within a Wombwell Primary Shopping Area where town centre uses should be directed. Other uses are supported where they would not harm the vitality and viability of the centre. Wombwell is one of the larger district centres in Barnsley and performs better than average in terms of its vitality and viability given the range of shops and low vacancy rates. The ground floor is a commercial use which is not affected by this proposal. The proposed use is for the two upper floors to be used as residential flats which is not uncommon to see in town centres. Therefore, the proposal is considered acceptable in principle subject to compliance with other relevant policies in the Local Plan and material considerations.

Impact upon Residential Amenity

Typically shared amenity space would be expected to be provided for flats however, 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 and in close proximity to a number of local green spaces and facilities such as Netherwood Country Park and Wombwell Athletic Stadium. As such there is opportunity for future occupiers to easily access local green spaces and the lack of amenity space associated with this site would be acceptable in this instance.

The proposal has been amended to reduce the number of flats from four to two, this ensures the flats will be spacious and meet the internal space standards set out in the South Yorkshire Residential Design Guide.

There is no operational development associated with this change of use application and therefore there will be limited impact on neighbouring residents.

For the above reasons, the proposal is not expected to be detrimental to the residential amenity of the neighbours nor the future occupiers in accordance with policy GD1 of the Local Plan, this weighs significantly in favour of the application.

Impact upon Highway Safety

In usual circumstances each flat would require an allocated parking space, whilst there is an area to the rear of the building which could be used for parking, the access is poor and any intensification of the access would not be supported by the Highway Authority.
Given the sustainable location in the centre of Wombwell, with close access to public transport, it is not considered necessary to provide allocated parking in this case. Secure cycle storage facilities have been included to the rear which is welcomed and would provide a better mode of transport.

The proposal is therefore considered to comply with Local Plan Policy T3: New Development and Sustainable Travel and is considered acceptable regarding highway safety.

Impact upon Visual Amenity

There will be no operational development associated with this change of use and therefore no impact or harm will be caused to the visual amenity of the area.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to conditions.

Recommendation -
Approve with Conditions