

Application Reference: 2024/1059

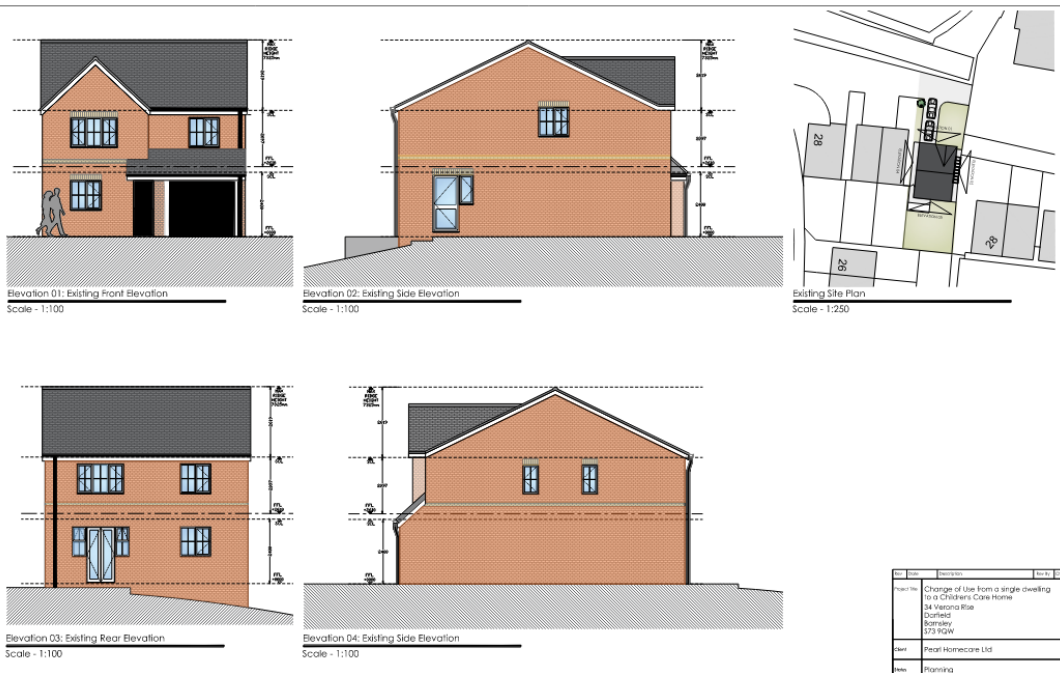
Site Address: 34 Verona Rise, Darfield, Barnsley, S73 9QW

Introduction:

This application seeks permission for the Change of use from C3 dwelling to C2 Children's Home.

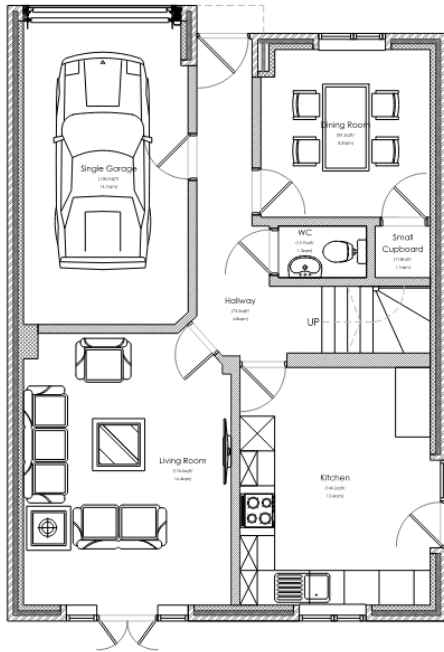
Relevant Site Characteristics

The property is located within a modern housing estate in Darfield. The property is a large 4-bedroom dwelling, detached with an integral garage with a small driveway in front. The site is the last one of 4 properties located within a shared private drive located off Verona Rise. The private drive serves the 4 dwellings only and has a turning area adjacent to the site. The property is surrounded by residential properties with an area of open space located in front.

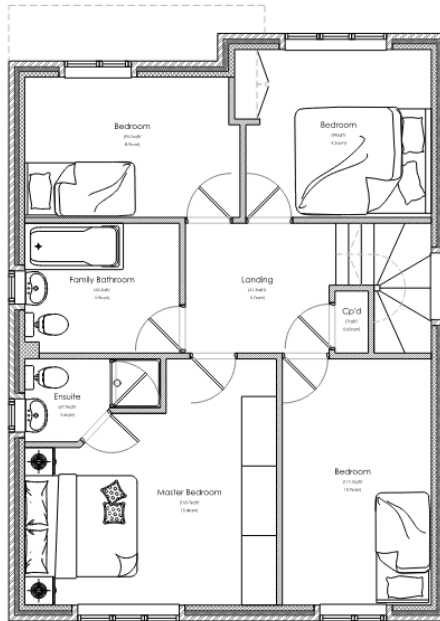




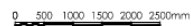
Existing Site Plan
Scale - 1:200



Existing Ground Floor Plan
Scale - 1:50



Existing First Floor Plan
Scale - 1:50



Site History

Application Reference	Description	Status (Approved/Refused)
2007/2073	Erection of 42 dwellings	Approved

2010/0269	Variation of condition 3 on planning consent 2007/2073 (Erection of 42 dwellings) - Substitution of house types	Withdrawn
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Detailed description of Proposed Works

The proposal is to change the use of the property from a dwelling house to a short stay children's home. The short break care home will accommodate a maximum of 3 children on an ad hoc basis.

There will be a minimum of 6 care workers throughout the day, reducing to 4 members of staff to facilitate the night shifts, this will be on a rotating shift pattern. Day shift 07:00-22:00, night shift 22:00-07:00. Visitors will attend the property by appointment only.

3 support workers

1 senior support worker

1 deputy working 9:00-17:00 only.

1 manager working 9:00–17:00 only.

Between the hours of 9:00–17:00 – 6 members of staff will be on site.

Between 5pm – 9:00– 4 members of staff will be on site. The 4 members of night staff will be relieved of duty at 7am – 7.30am

3 bedrooms will be used by the children and the 4th bedroom will be for staff use.

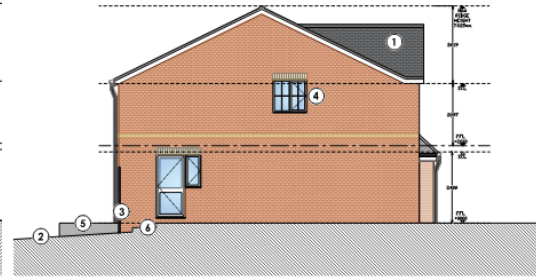
There will be no external changes to the property. The internal changes are as follows:

- The garage will be used as a storage room.
- The dining room will be converted into a light and sound room.

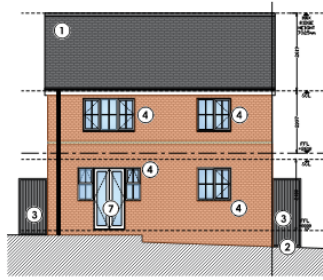
The proposed plan shows 2 tandem parking spaces on the driveway in front of the existing integral garage. The integral garage will be converted into storage space.



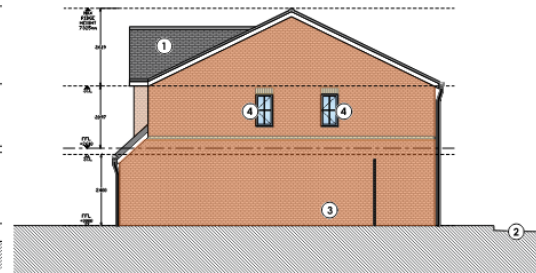
Elevation 01: Proposed Front Elevation
Scale - 1:100



Elevation 02: Proposed Side Elevation
Scale - 1:100



Elevation 03: Proposed Rear Elevation
Scale - 1:100

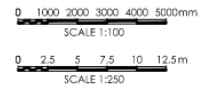


Elevation 04: Proposed Side Elevation
Scale - 1:100



Proposed Site Plan
Scale - 1:250

- ① Existing Roof - no amendments required
- ② Existing grassland - to be improved - ground leveled out to allow better access
- ③ Existing timber access gates to be removed and replaced with timber security fences.
- ④ Locks and seals to all windows to be repaired and replaced. Additional safety locks required internally.
- ⑤ Existing small allotment removed and larger allotment created at the rear of the small garden for use by the occupants. Decking to replaced existing allotment.
- ⑥ Existing walkway to be removed and replaced with new.
- ⑦ New key locks and deadbolts installed to front and rear doors - replace if necessary to match existing.
- ⑧ Existing garage door to be refurbished. Testing required to ensure garage door is up to current standards. Replace if necessary to match existing visually.

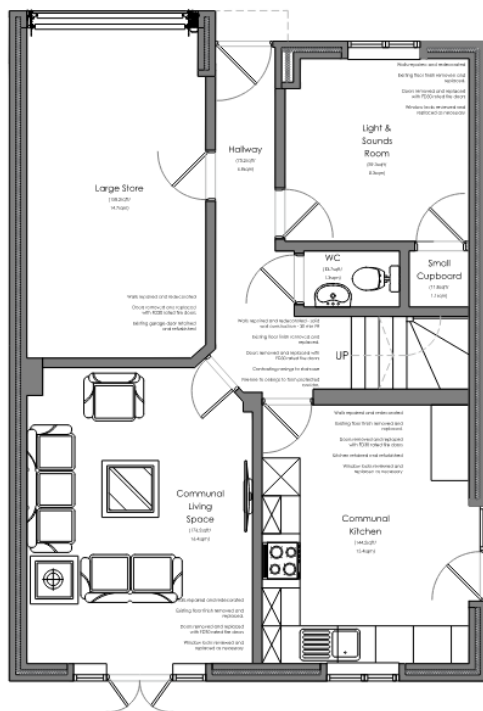
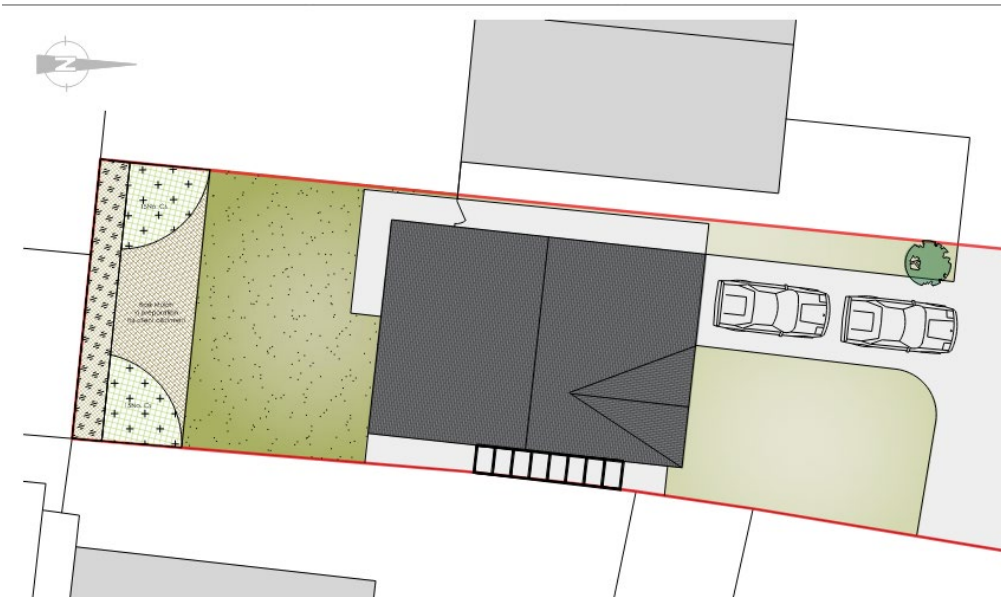


Rev	Date	Description	Rev. No.	Rev. Date																								
1		Change of Use from a single dwelling to a Childrens Care Home 34 Verona Rise Dorfield Barnsley S73 9GW																										
<table border="1"> <tr> <td>Client</td> <td colspan="3">Pacifi Homecare Ltd</td> </tr> <tr> <td>Notes</td> <td colspan="3">Planning</td> </tr> <tr> <td>Arch</td> <td>Varies</td> <td>Drawn/Rev</td> <td>AS</td> </tr> <tr> <td>Date</td> <td>04.12.24</td> <td>Drawn by</td> <td>SCS</td> </tr> <tr> <td>Drawing Title</td> <td colspan="3">Proposed Elevations</td> </tr> <tr> <td>Approved by</td> <td colspan="3">34 Verona Rise-XX-EL-DR-A-0002</td> </tr> </table>					Client	Pacifi Homecare Ltd			Notes	Planning			Arch	Varies	Drawn/Rev	AS	Date	04.12.24	Drawn by	SCS	Drawing Title	Proposed Elevations			Approved by	34 Verona Rise-XX-EL-DR-A-0002		
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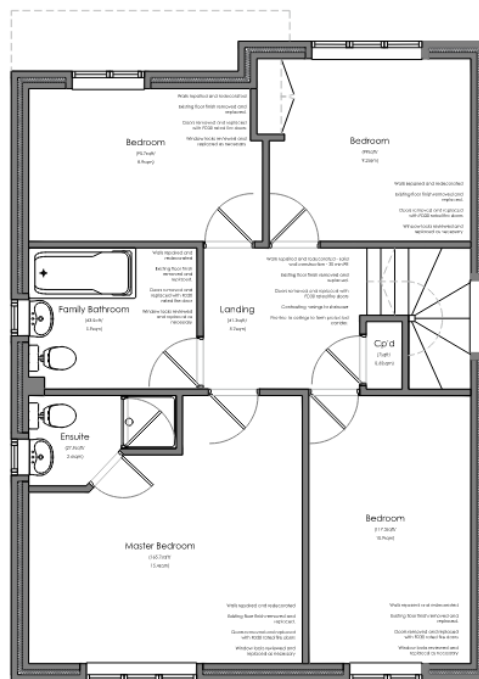


Proposed Site Plan
Scale - 1:200





Proposed Ground Floor Plan
Scale - 1:50



Proposed First Floor Plan
Scale - 1:50

Relevant policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires 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 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.

The following Local Plan policies are relevant in this case:

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy D1: High Quality Design and Place Making.
- Policy GD1: General Development.
- Policy T4: New Development and Transport Safety
- Policy H6: Housing Mix and Efficient Use of Land
- Policy POLL1: Pollution Control and Protection
- Policy H9: Protection of Existing Larger Dwellings

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It 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. This 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 which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social, and environmental; each of these aspects are mutually dependent. The most relevant sections are:

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 it 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 most pertinent SPD's in this case are:

- House extensions and other domestic alterations
- Parking
- Design of Housing Development
- South Yorkshire Residential Design Guide

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

3 representations have been received with the following concerns:

- Loss of family home
- Increased vehicle movements and parking requirements
- Increased noise at change over times
- Impact to residential amenity
- Already a property close by being used for the same thing
- Safeguarding issues
- Potential antisocial behaviour
- Increase in other services visiting the site
- Temporary so not integrating into the community
- Impact to local services
- Safety due to frequent vehicle movements
- Impact to property values
- Loss of privacy

Local Councillor – Light pollution, reduction of value of properties and the children's home is already in use.

Children and Adolescent Care – No comments received.

Highways – Objection - Given the significant shortfall in off-street parking provision, the proposals are unacceptable from a highways development control perspective as they are considered to be prejudicial to the safety and efficiency of the highway contrary to Local Plan Policy T4 New development and Transport Safety.

Pollution – No objection subject to conditions

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:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle

Substantial weight is given to Policy H9 of the Local Plan. Local Plan Policy H9 'Protection of Existing Larger Dwellings' states '*The loss of existing larger dwellings will be resisted*'. The

policy supporting text also states *'As well as provision as part of our housing mix of some new low density, large dwellings, and family housing, it is also important to ensure the endurance of existing housing stock of this type. In recent years dwelling conversions have been taking place at an increasing rate in the borough. These conversions have resulted in a loss of larger homes and an increase in the number of smaller homes contributing to the imbalance in the housing stock towards smaller homes. This has been a problem particularly in Urban Barnsley around the Town Centre.'*

SPD 'Design of Housing Development' supports Policy H9 and defines larger dwellings *'to be those that have four or five bedrooms or are capable of accommodating four or five bedrooms without significant adaptation'*.

Within the supporting text of Local Plan Policy H6 'housing Mix and Efficient Use of Land' it states that various house types capable accommodating a range of needs are required across the borough. Supported housing is required for vulnerable households, including young people with support needs. Proposals will be supported where they are consistent with policy H6 and other policies within the Development Plan.

It should also be noted that no justification of the need for this particular facility within Barnsley has been provided. It is also noted that we have not received a consultation reply from children and adolescent care, it is therefore difficult to assess the need against the local impact.

As outlined above, the property qualifies as an existing larger dwelling, as such, its conversion to a commercial care home (C2) use would be contrary to Local Plan Policy H9 which seeks to resist the loss of existing larger homes given the conversion or loss of these properties is contributing to the imbalance in the housing stock.

Significant weight will be given to Local Plan Policy GD1. Local Plan policy GD1 'General Development' states that development should not result in a significant adverse effect on the living conditions and residential amenity of existing and future residents. This will be explored under the headings below;

Scale, Design and Impact on the Character

External alterations are not proposed within this application, and the building will remain residential in appearance, therefore from a visual amenity aspect the proposal is not expected to negatively impact the surroundings.

The proposed development is in compliance with Local Plan Policy D1: High Quality Design and Place Making and the SPD for House Extensions and is acceptable in terms of visual amenity.

Impact on Neighbouring Amenity

Substantial weight is given to the potential impact the development will have on residential amenity. It is noted that the property is located within a predominantly residential area within a modern estate of similar properties. The property can only be accessed by passing the 3 neighbouring dwellings along the shared access road. Up to 3no. children aged between 10 and 18 would reside within the property on a short-term basis which would prove difficult to integrate into the existing community. This fails to mirror the use of the neighbouring properties, and along with the number of staff members and proposed shift patterns would as by consequence intensify the existing use.

The staff would work on a shift pattern with multiple staff changes. The intention is to have 6 staff members between 09:00 and 17:00, reducing to 4 staff members during the evening and throughout the night, however during staff changes it is possible that 8 members of staff may be at the property at any one time in order to handover from one shift to another. This would result in noise and disturbance through vehicular movements as well as pedestrian movements. This would be especially noticeable during the early morning and late evening shift changes when background noise levels are likely to be low.

As outlined above the application form states that 2no. vehicles can be accommodated to the front of the dwelling, however it would involve cars reshuffling to allow access and egress from the site. The applicant has suggested that the majority of the staff members will access the site on foot rather than using a car, however it is reasonably assumed that some of the staff members will arrive in separate vehicles, and when a shift change occurs, staff members would need to move their cars from the drive to allow the new staff members to park, again causing noise and disturbance, especially during unsociable hours.

This noise and disturbance would be above and beyond what would reasonably be expected from a residential property of this size and within an area of this nature, given the positioning of the dwelling at the end of the access lane. As such the residential amenity levels for neighbouring residents would be detrimentally affected, contrary to Local Plan Policy GD1.

Highways

At peak time there is proposed to be up to 8 members of staff on site during changeover hours, 6 members of staff in the daytime and 4 members of staff overnight. Within a development of this nature, you could reasonably expect visitors, deliveries, and maintenance etc. throughout the day which could go beyond movements reasonably associated with a residential property within a predominantly residential estate of this nature, emphasising the commercial nature of the use.

It is noted within the additional submitted information that the site has parking provision for 4no. vehicles, however, it is evident that the site only has parking provision for 3no. vehicles. Although the site can physically accommodate 4no. parked vehicles the existing garage will be used for storage. This would leave insufficient room for vehicles to access and egress the site in a forward gear resulting in reversing manoeuvres of some 30m+ along the private drive to/from the Verona Rise public highway which would not be acceptable. Therefore, given the significant shortfall in off-street parking provision, the proposals are unacceptable in this regard.

It is acknowledged that the site is reasonably well served by public transport with good bus service provision accessible via the shelters on Upperwood Road a distance of approx. 175m from the site. The submitted supporting information suggests that staff would predominantly travel to the site by means other than the private car, however this would effectively be out of the applicants' control and in reality even those staff members living a relatively short distance from the site will likely often travel by car, particularly during inclement weather. The proposals would therefore likely lead to the indiscriminate parking of vehicles on the public highway. Consequently the proposed use of the site would result in a level of parking demand far in excess of a typical residential use.

In view of the above, the proposals are unacceptable from a highway safety perspective as they are considered to be prejudicial to the safety and efficiency of the highway contrary to Local Plan Policy T4 New development and Transport Safety.

Planning Balance and Conclusion

The proposal would result the loss of a 4-bedroom family home from the housing stock and, as such would be contrary to both policy H9 and the SPD.

The scheme would reduce residential amenity for existing residents through additional activity associated with the proposed use which would be over and above what would reasonably be expected within an established residential area. This is only exacerbated by the location of the property along the shared private drive, contrary to Local Plan GD1.

There is also a lack of justification for the need of the change of use which makes it difficult to assess the need against the local impact, contrary to Local Plan GD1

RECOMMENDATION: Refuse