

2022/0136

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56-58 Doncaster Road, Barnsley, S70 1TL

Change of use from existing ground floor and basement retail shop, with storage and office above to form 2 ground floor units (E use class) with basement storage, a lower ground floor residential unit and residential units above (4no in total), new shop fronts and windows, rear amenity terrace, roof lights and associated works

Site Description

The application relates to a 2/3 storey mid terrace property located within a predominantly commercial area. On the ground floor is an existing retail unit (vacant) with associated storage and offices on the lower ground floor, first floor and roof space. The retail unit opens directly onto the pavement serving Doncaster Road. To the rear of the property is a single storey flat roofed extension which backs onto an unmade vehicular access serving the terrace row.

Attached to the East of the property is a Chinese takeaway and to the West is a residential property. Directly opposite the site are retail premises and to the rear is a yard area with tree belt and Lambra Road beyond.



Proposed Development

The applicant seeks permission to change the use of the building from existing ground floor and basement retail shop, with storage and office above to form 2 ground floor units (E use class) with basement storage, a lower ground floor residential unit and residential units above (4no in total),

new shop fronts and windows, rear amenity terrace, roof lights and associated works, including part demolition of the rear single storey extension.

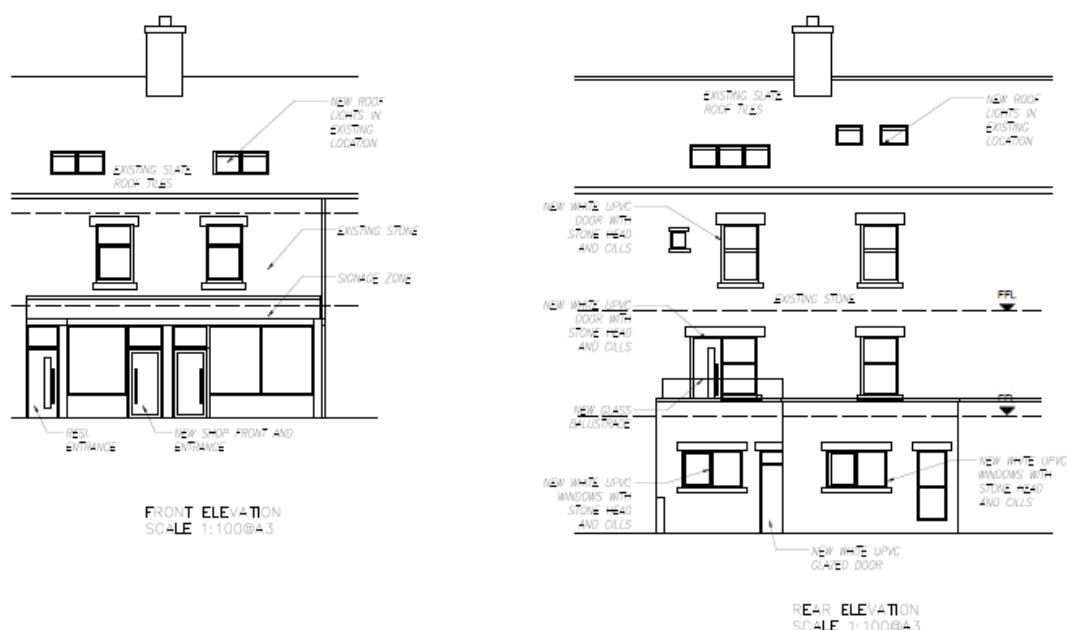
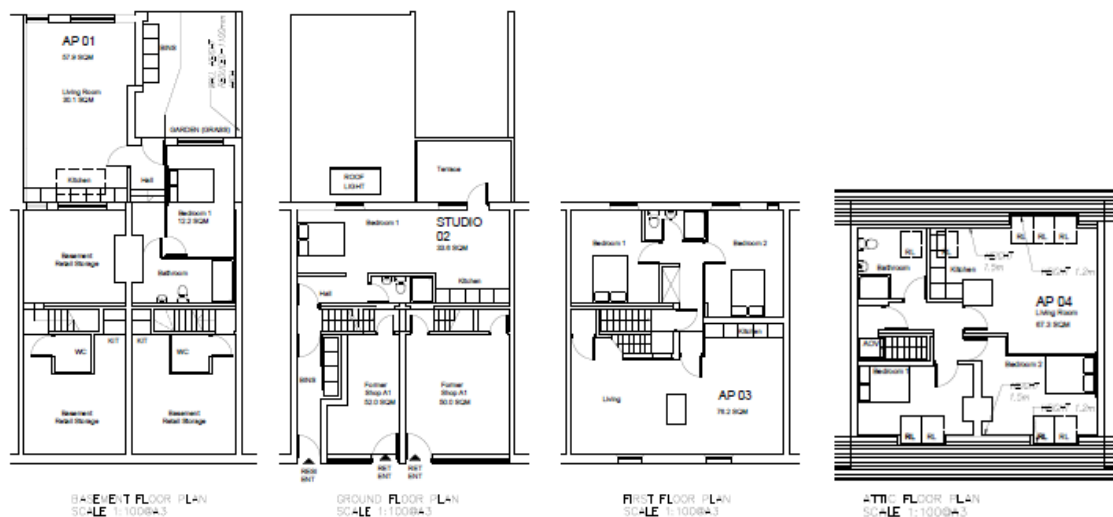
The lower ground floor would accommodate 3no. basement storage rooms, with WCs for the commercial units, and a 1 bedroom flat with open plan living/dining/kitchen area, double bedroom and shower area. Part of the existing single storey extension would be demolished to create a small garden area and bin storage.

The ground floor would accommodate 2no. commercial units with separate entrances plus a studio apartment with its own entrance. The studio would have access to a terrace located above the ground floor extension. A residential bin store is also proposed in the shared residential hallway.

The first floor would accommodate 1no. 2 bedroom unit.

The second floor, within the roof space, would accommodate 1no. 2 bedroom apartment.

External alterations include the part demolition of the single storey extension to create a garden area, the creation of the ground floor balcony at the rear, the introduction of 9no. roof lights, the replacement of doors and windows and the creation of 2no. new shop fronts.



Policy

The site is allocated as Urban Fabric in the Local Plan and is within 'The Yards' district of Barnsley town centre, therefore, the following policies are relevant:

Policy T4 New development and Transport Safety

Policy SD1 Presumption in favour of Sustainable Development

Policy LG2 The Location of Growth

Policy GD1 General Development

Policy D1 High Quality Design and Place Making.

Policy Poll1 Pollution Control and Protection

Policy CC2 Sustainable Design and Construction

BTC14 The Yards District

SPD's

Those of relevance to this application are as follows:

- Design of Housing Development
- Parking
- Sustainable Travel

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.

Paragraphs of particular relevance to this application include:

Para 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 92 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places

Para 111 - 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 would be severe.

Para 126 - The creation of high-quality 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.

Consultations

Highways – No comments

Reg Services – No objections subject to condition

Ward Councillors – No comments

Representations

None

Assessment

Principle of development

The site is within the Yards district in Barnsley Town Centre where policy BTC14 states ‘within the Yards District we will allow housing, offices and small scale shops and services. Developments will be allowed that would support the liveliness and economic strength of the town centre’.

The site has also been subject to a prior approval application for ‘change of use of shop to a mixed use of shop and dwellinghouse and installation of first floor window to the rear’ (Ref: 2019/1577). Furthermore, it should be noted that class MA permits the change of use of commercial, business and service uses to dwellinghouses, subject to the submission of a prior notification application considering transport impacts, contamination, flood risk, noise & the provision of natural light.

All new dwellings proposed must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy. In addition, development will only be granted where the development would maintain visual amenity and not create traffic problems or prejudice the possible future development of a larger area of land.

Policy H6 of the Local Plan ‘Housing Mix and Efficient Use of Land’ states ‘housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities’. The proposal is for 4no. units which includes 1no. studio, 1no. 1 bedroom property and 2no. 2 bedroom properties, as such, there is a mix of units despite the relatively small number.

Residential Amenity

The proposed lower ground floor 1 bedroom flat exceeds the requirements of the South Yorkshire Residential Design Guide in terms of floor space. It is noted that the bedroom window is north facing and is set back from the adjacent single storey projections, however, the proposed boundary treatment would be relatively low and it would face the proposed garden area. The window serving the living space would face the access road to the rear of the property but the land beyond falls in level to a tree belt before Lambra Road, as such they would be an outlook. The main living areas have access to natural light and although the kitchen is located centrally within the building it would have a roof light above. The bathroom would not have a

window but is classed as a non-habitable room. This property would have direct access to a small garden area.

The studio on the ground floor meets the requirements of the South Yorkshire Residential Design Guide in terms of floor space. The living area would be served by 2no. windows and would have views to the rear, as such, residential amenity would be to a reasonable degree. In addition, the studio has private access to an external terrace area providing space for outdoor seating. In terms of the terrace, given the majority of the neighbouring properties and land accommodate commercial uses there are no immediately adjacent private amenity spaces, as such, the terrace would only be overlooking parking areas and commercial yards.

The 1no. 2 bedroom flat on the first floor exceeds the requirements of the South Yorkshire Residential Design Guide and has adequate natural light and outlook with the main open plan living space to the front with 2no. windows and the 2no. bedrooms to the rear with at least 1no. window each. There are also far reaching views from the rear windows given the elevated height and falling land levels.

The roof space accommodates a 2 bedroom property which exceed the requirements of the South Yorkshire Residential Design Guide. The minimum height of the rooms is 1.5m with the shallow areas used as eaves storage. The proposed rooflights are set down in the roof plane and allow views out for the occupants, furthermore, the main living space would be served by 4no. roof lights, the bedrooms would have 2no. rooflights each and the bathroom would also be served by a rooflight, as such, the occupants would have access to adequate natural light.

It is noted that the rooms on the first and second floor would not have access to outdoor amenity space, contrary to SPD 'Design of Housing Development', however, the property already has previously had residential permission with no outdoor space and could be potentially converted under class MA which does not require outdoor amenity space. Furthermore, the site is within walking distance of green spaces and the town centre with access to all the associated leisure and fitness facilities. Therefore, the lack of outdoor amenity space in this case does not warrant refusal.

It is noted the ground floor commercial units would be located in close proximity to the proposed residential units and there are commercial units within close proximity, including an adjoining Chinese takeaway with flue to the rear. However, regulatory Services have raised no objections to the proposal and as outlined previously application 2019/1577 related to combine commercial and residential. Furthermore, it is proposed the commercial units will only operate during sociable hours and those hours, set out on the application form, will be conditioned.

The bin store to the rear of the property is not easily accessible to the residents other than those on the lower ground floor, therefore, a bin store has been added in the shared corridor at ground floor level so the bins can be taken straight out to the street. The applicant states there is also a bin collection to the rear.

Visual Amenity

The proposed alterations to the shop front to create 2no. units are relatively simple and reflect the neighbouring commercial units, furthermore, the ground floor already has a commercial frontage, as such, the visual amenity of the streetscene would be maintained to a reasonable degree, in accordance with Local Plan Policy D1. No signage has been proposed as part of this scheme and may need separate advertisement consent.

Further external alterations to the front elevation of the property would be relatively minor and include the replacement of windows and doors and the installation of 4no. roof lights on the roof plane. There are existing rooflights and dormers fronting Doncaster Road, as such, these would not be alien features or set an undesirable precedent.

To the rear of the property part of the rear extension would be demolished to create a garden and bin store area. Further alterations include the replacement of windows and doors, the creation of a balcony above part of the flat roof extension and the installation of roof lights. The rear of the property is in a relatively non-prominent position and in any case the alterations harmonise with the existing property and arguably improve its appearance.

Highway Safety

There is no existing in curtilage parking and none is proposed. As outlined above, a mixture of commercial and residential has previously been agreed in the property and the site is on the edge of Barnsley town centre and has good access to public transport with regular bus services on Doncaster Road and Sheffield Road with the transport interchange only a short walk away also. As such, the site is within a sustainable location and is within walking distance of numerous leisure, retail and commercial services.

There are also on street pay and display spaces directly to the front of the property.

Conclusion

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the revised scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation

Grant planning permission subject to conditions