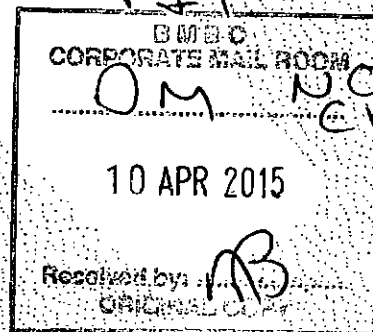


dynamic development solutions Ltd

Rachael Roddis
Development Management
Barnsley Metropolitan Borough Council
PO Box 604
Barnsley
S70 9FE

Ref: SB/Yk2582/BMBC/Let1

Date: 8th April 2015



Dear Ms Roddis,

RE: Change of Use from Retail (A1 class use) to 2 residential flats (C3 class use) at the 1st and 2nd floors of No. 42 Doncaster Road, Barnsley, S70 1TL

DLP Planning Ltd have been instructed by our client Mr Darren Butt to submit a Prior Approval application to determine whether prior notification is required for a change of use of the first and second floors at 42 Doncaster Road, Barnsley, from retail space (A1 class use) to two residential flats (C3 class use).

This is in accordance with Part 3, Class F of the Town and Country Planning (General Permitted Development) Order 1995 as amended in 2012 (No. 2257). Class F of the amended Order allows the permitted change of use of a building under Class A1 (shops) to a mixed use for any purpose of the Schedule in the Use Classes Order and up to two flats, from a use for any purpose within Class A1 of that Schedule.

Development permitted by Class F is subject to a number of conditions;

- a) *some or all of the parts of the building used for any purposes within Class A1 or Class A2, as the case may be, of the Schedule to the Use Classes Order shall be situated on a floor below the lowest part of the building used as a single flat;*
- b) *where the development consists of a change of use of any building with a display window at ground floor level, the ground floor shall not be used in whole or in part as a flat;*
- c) *a flat shall not be used otherwise than as a dwelling (whether or not as a sole or main residence)—*
 - i. *by a single person or by people living together as a family, or*
 - ii. *by not more than six residents living together as a single household (including a household where care is provided for residents).'*

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Registered office: 4 Abbey Court, Fosse Road,
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A list of directors is available for inspection at the registered office

It is proposed that the ground and basement levels of the property are retained in A1 retail use, with only the first and second floors (and a ground floor entrance lobby) converted to residential use. As such, the proposal would appear to be compliant with the criteria set out above.

Submitted with this covering letter are the following documents:

- Site Location Plan (1:1250)
- Existing and Proposed Floor Plans
- Existing and proposed elevations showing external alterations to the building frontage at Doncaster Road.

The application fee of £172 will be paid via cheque, which will arrive with you shortly by post.

The Application Site

The application site comprises of 42 Doncaster Road, Barnsley, S70 1TL, located approximately 650m walk from the central retail core of Barnsley in the town centre.

The following photo shows the frontage of the site at Doncaster Road.

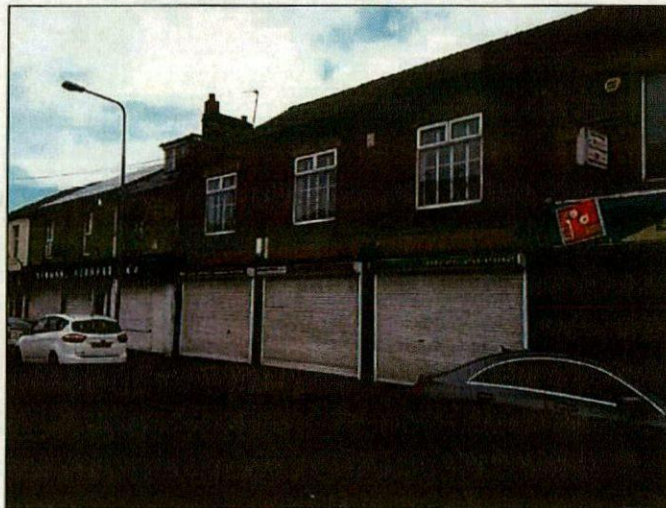


Photo 1: The application site at Doncaster Road.

The first and second floors of the property, which are the subject of this Prior Approval application, have a total floorspace of 116.8 sqm. The distribution between the floors is as follows:

- First Floor: 103.9 sqm
- Second Floor: 12.9 sqm

These floors currently comprise of vacant office and storage space associated with the former A1 retail use of the ground floor of the terraced property.

The ground floor retail unit and associated workshop at basement level is currently vacant, its former occupant a motorcycle and scooter accessories sales unit. Although falling outside of the remit of this prior approval application, it is intended that this retail use should remain.

The upper floors at the property are currently accessed from within the retail unit at the ground level, which also provides access to the basement below. The basement also benefits from an external access to the yard at the rear of the property, accessed by an alley way connected to Doncaster Road and Lambra Road to the north.

The use class of the site is confirmed by information from the Valuation Office Agency's website as follows:

Ref.	Floor	Description	Area m2/unit	£ m2/unit	Value
1	Ground	Retail Zone A	74.50	£190.00	£14,155
2	Ground	Retail Zone B	57.10	£95.00	£5,425
3	Ground	Retail Zone C	11.60	£47.50	£551
4	Ground	Office	7.20	£19.00	£137
5	Ground	Internal Storage	11.60	£19.00	£224
6	Ground	Staff Toilets	N/A	£0.00	£0
7	First	Retail Area	81.60	£19.00	£1,550
8	First	Office	8.00	£11.88	£95
9	First	Internal Storage	14.30	£9.50	£136
10	Second	Internal Storage	12.90	£7.60	£98
11	Basement	Workshop	104.80	£9.50	£996
12	Basement	Internal Storage	14.90	£9.50	£142
13	Basement	Internal Storage	2.60	£9.50	£25
Total area:			402.90	Subtotal:	£23,534
				Total value:	£23,534
				Rateable value:	£ 23,500

The above information confirms that the first and second floors comprise of space associated with the ground floor A1 retail use, and are therefore eligible for a Prior Notification application under Class F.

Site Context

Located on the fringe of the town centre, the immediate vicinity at Doncaster Road is characterised by A1/A2/A3 uses. Neighbouring properties on either side are 'Seaman, Herbert & Co.', a solicitor's practice, and beyond a vacant unit, 'J. Charlesworth', a sandwich shop. Across the road are the 'Barnsley Lock & Safe Co.' and 'New You Hair and Beauty'.

A pedestrian underpass links Doncaster Road at the west to the town centre beyond the roundabout on the A628.

In policy terms, the site is located on the edge of Barnsley Town Centre, but is not designated for any particular use on the adopted UDP Proposals Map. The figure below shows the site's proximity to the primary shopping frontage at Cheapside and Queen Street.

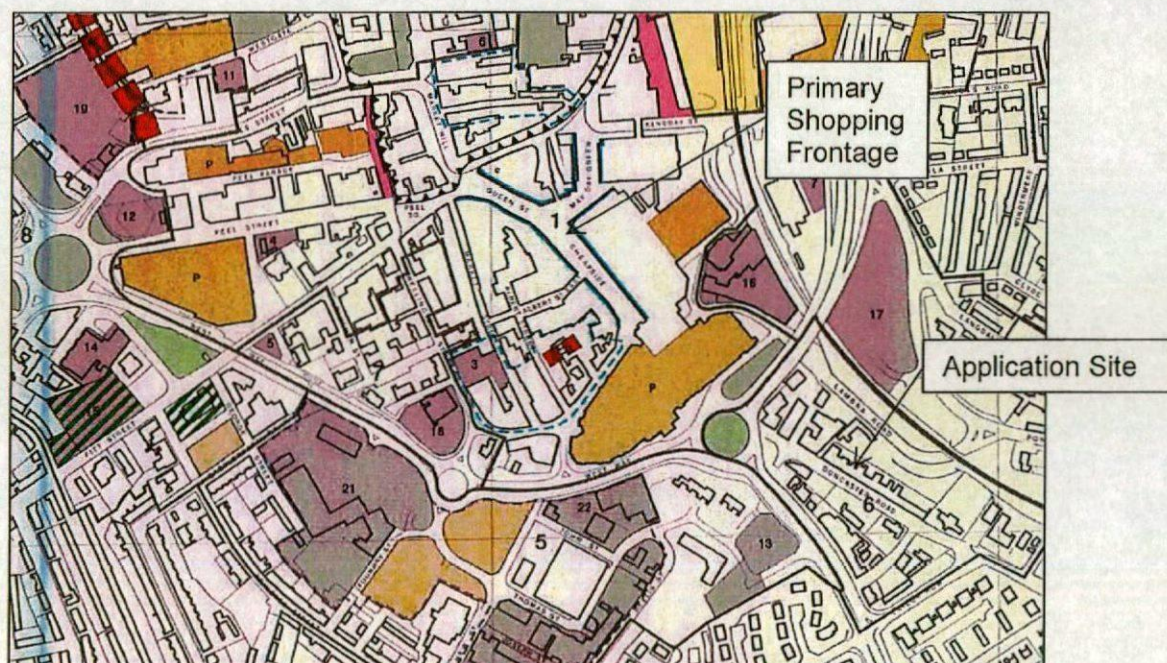


Figure 1: Extract from the Barnsley UDP Proposals Map

Planning History

According to the Council's online planning records, there has been one planning application at the site for the display of an internally illuminated fascia sign, projecting signs and window graphics (App. No. 2008/1440). This was approved on 10th January 2009.

Development Proposal

The development proposal seeks to convert the first and second storeys at the property, currently within A1 retail use, to 2 x two-bedroom residential flats (C3 use).

The remaining ground floor level and basement level floorspace is to be retained within an A1 class use.

A separate access is to be created at ground floor level from Doncaster Road, segregating the residential units from the retail use below. This will involve a modest reduction in ground floor retail space by 34.5 sqm to accommodate this entrance. The existing steps down to the basement in this part of the retail unit are to be relocated so that the basement is accessed directly from the retail unit. This will create a private ground floor entrance lobby for the two flats at ground floor level, separate from the retail unit.

A skylight is proposed on the Doncaster Road elevation of the second storey, to provide light to the bedroom on that floor.

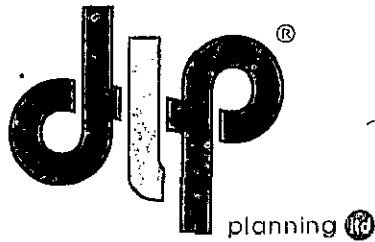
Please refer to the submitted drawings which set out the indicative proposed layout and elevations of the proposed development.

Planning Assessment

The following paragraphs set out details in respect of transport and highways impact; impacts of the development; contamination and flooding risks at the site.

Transport and Highways

The application site is in a highly sustainable location: in addition to being within a parade of shops at Doncaster Road, it is also within 650m walking distance of a wide range of retail and employment opportunities at Barnsley town centre. The site also has excellent public transport links, with two stops located within 200m of the site at Sheffield Road. These are served by routes 6, 22, 203, 218, 219, 222 and 226. Barnsley Interchange and Railway Station is located approximately 850m away to the



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north west at Eldon Street North, providing access to further retail and employment opportunities via the national rail network.

Primary and secondary education facilities are within walking distance of the site, with Doncaster Road Primary School 350m to the south east, and Holgate School and Sports College 1.7 km away at Shaw Lane to the west.

The site is therefore in a highly sustainable location and well served by public transport; future residents need not be reliant on use of a private car.

No external works are proposed which would affect the highway or pedestrian pathways at Doncaster Road. The scale of the conversion (two residential units) is not considered likely to result in any significant impact upon the transport or highway network.

Contamination Risks on Site

There are not known to be any contamination risks present at the site arising from its previous use or neighbouring uses. Future residents will not have access to the yard to the rear of the property, which will remain associated with the ground and basement level retail use.

Flood Risk

The application site is located within Flood Zone 1, an area at the lowest risk of flooding, and therefore is considered suitable for the proposed development in terms of flood risk.

Impact upon Retail Premises

The development proposal involves a modest reduction in the ground floor retail sales floorspace at the property (34.5 sqm) to enable a separate residents' entrance to be installed. The proposed conversion also results in the loss of associated office and storage space at first and second floor level. However, there remains a good amount of ground floor retail space after the conversion, and the generous basement of the property is expected to continue to provide suitable storage facilities to ensure that any future retail use will have sufficient space for its requirements. The unit is within a shopping parade on the edge of Barnsley Town Centre and there is no reason to suggest it should not be occupied by a new retail business.

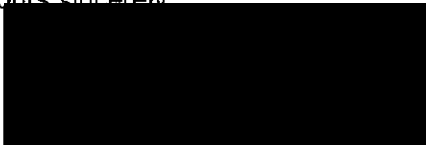
A C3 residential use above an A1 retail premises is considered a suitable neighbouring use and unlikely to have any negative impact upon the unit's business operations.

Conclusions

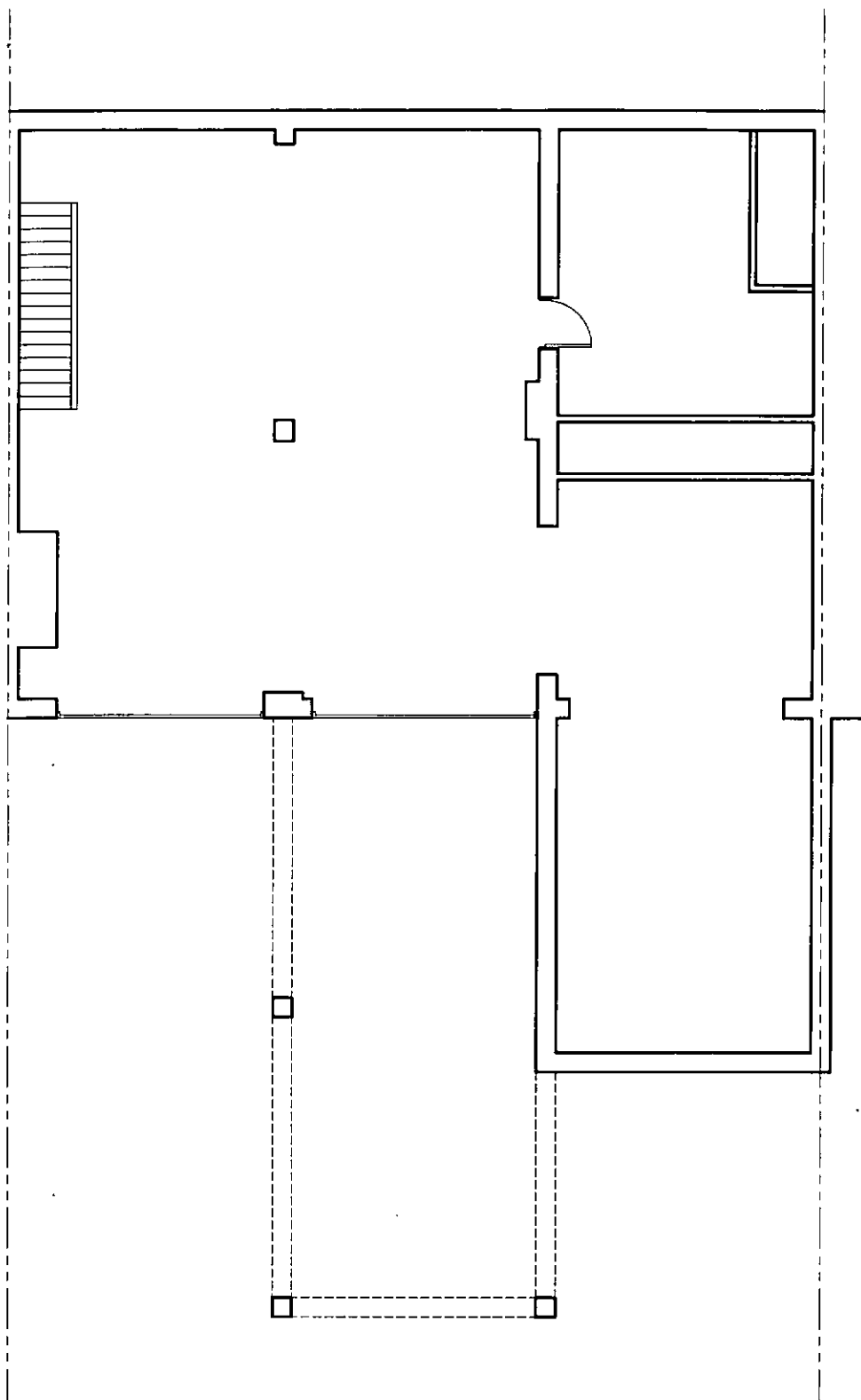
In light of the above, it is considered that the proposed change of use at the upper storeys of 42 Doncaster Road, Barnsley, will provide housing in a highly sustainable location, and will not negatively impact upon the viability of the ground floor retail use at the site. The proposed external alterations are necessary for the proposed change of use and will have a de minimus effect on the street scene. The application proposal meets all of the criteria required for the development to be eligible under Part 3, Class J of the Town and Country Planning (General Permitted Development) Order 1995, as amended in 2012.

I trust the enclosed information is sufficient to enable your determination of this Prior Approval Application. Should you require anything further please do not hesitate to contact me.

Yours sincerely



Susie Boyce BA (Hons), MA
Planner



LOWER GROUND FLOOR PLAN



BIRCHLEIGH
468 SHADWELL LANE
SHADWELL
LEEDS
LS17 8BA

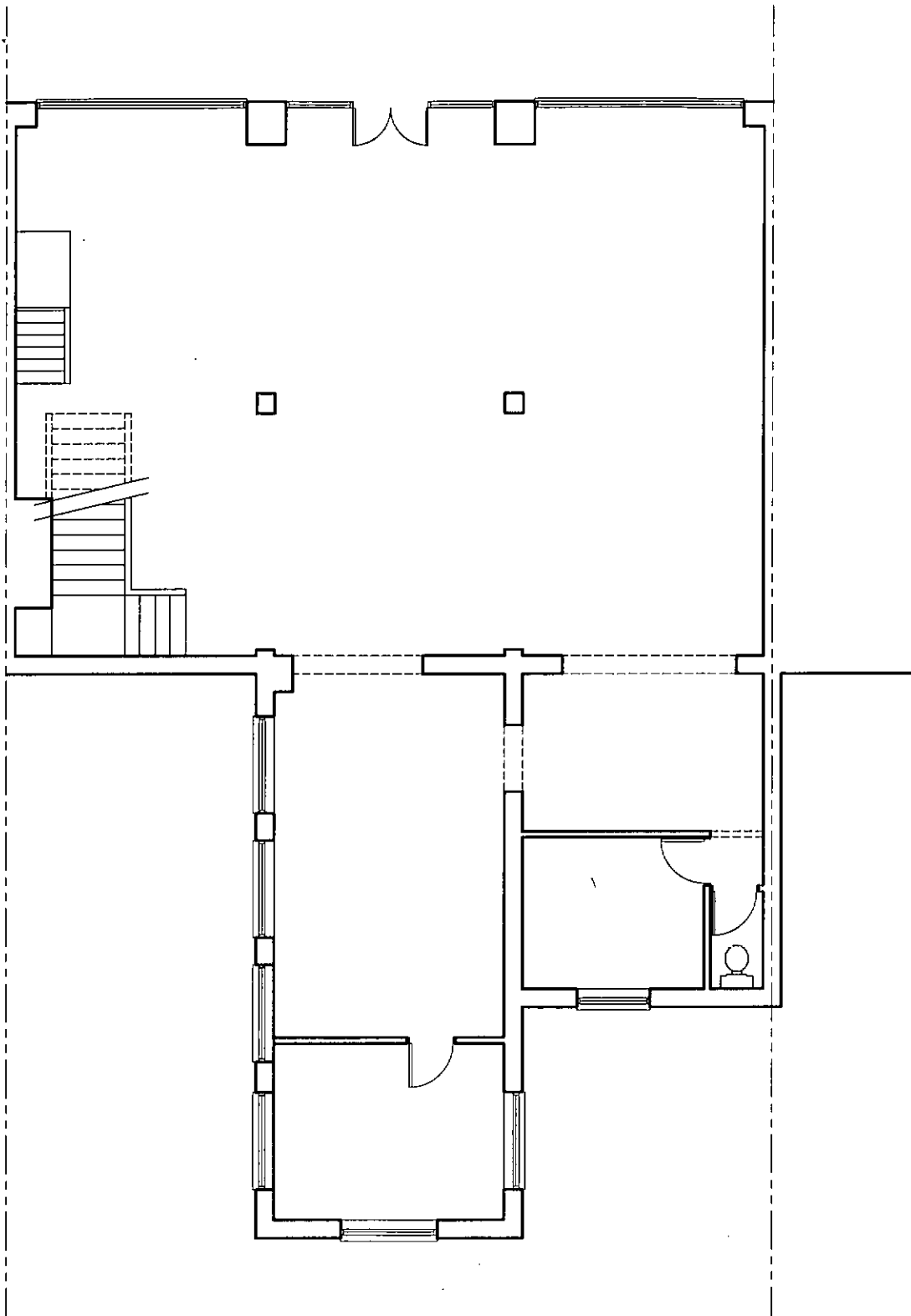
Email: s-eccles1@s-y.com

Tel: 0113 808 4157
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Mob: 0794 6537770

COMMERCIAL DEVELOPMENT
42 DONCASTER ROAD, BARNSELY
S70 1TL
for
MR. D. BUTT

EXISTING PLANS

Date	Drawn by	Checked by	Scale
FEB 2015	SDE		1:100 at A4
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GROUND FLOOR PLAN



BIRCHLEIGH
468 SHADWELL LANE
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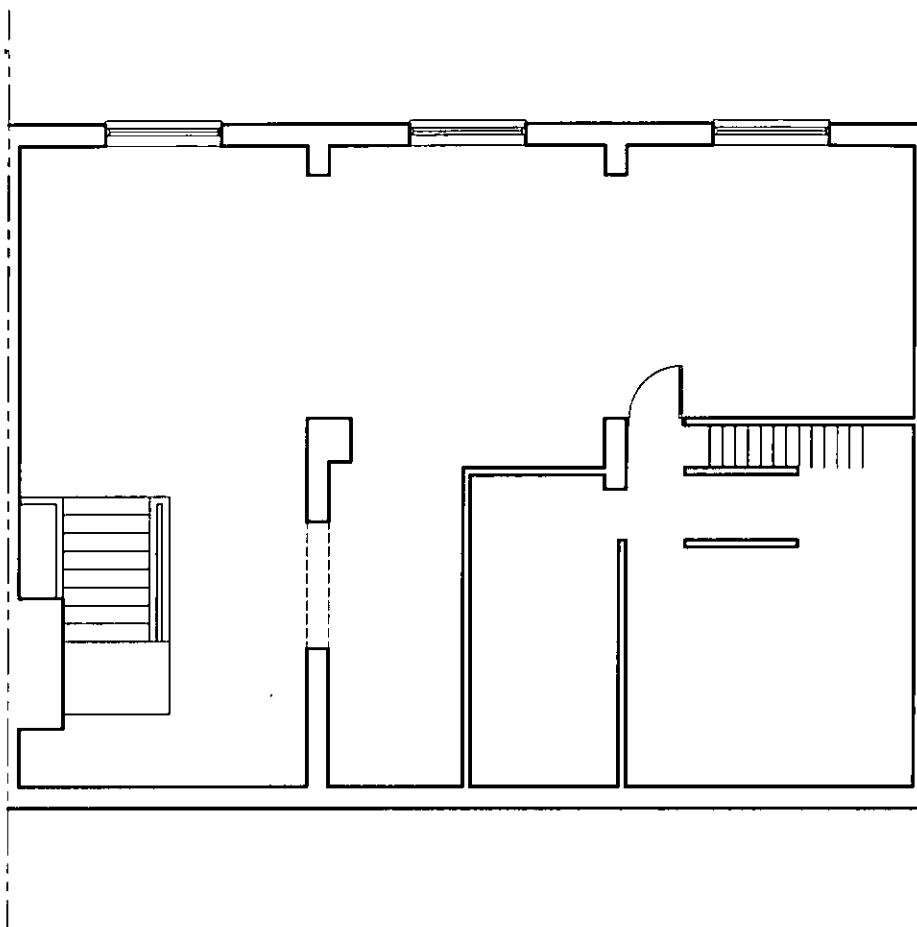
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MR. D. BUTT

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FIRST FLOOR PLAN



BIRCHLEIGH
468 SHADWELL LANE
SHADWELL
LEEDS
LS17 8BA

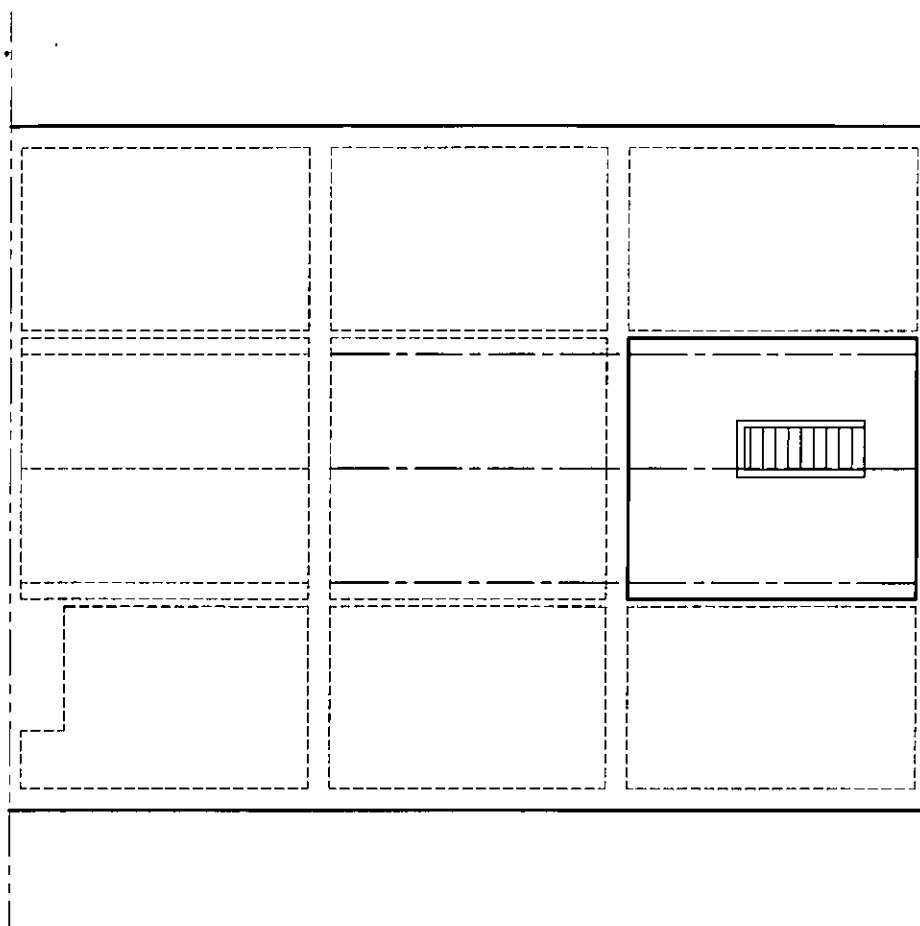
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Mob: 0794 6537770

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42 DONCASTER ROAD, BARNSELEY
S70 1TL
for
MR. D. BUNT

EXISTING PLANS

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SECOND FLOOR PLAN



BIRCHLEIGH
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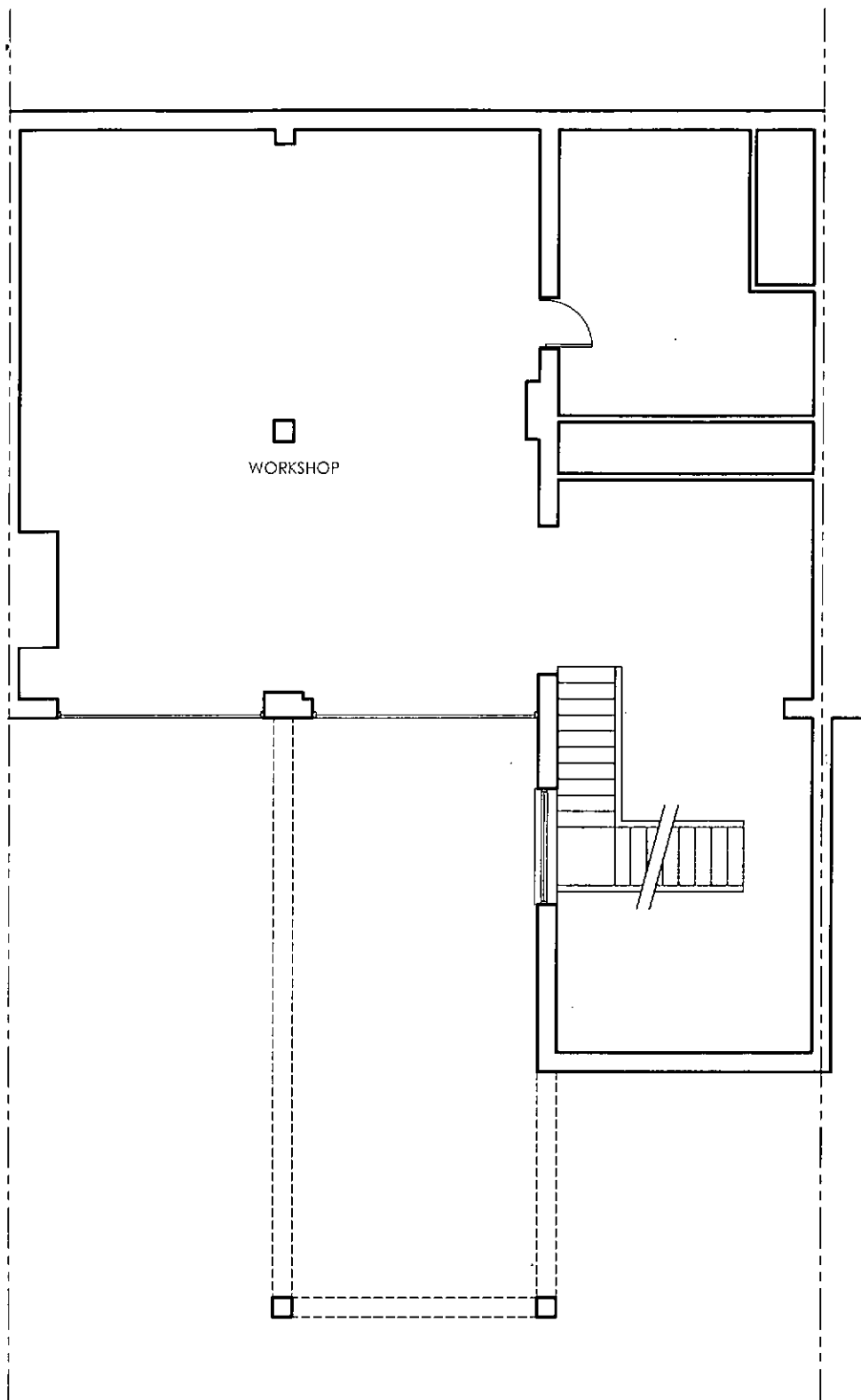
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COMMERCIAL DEVELOPMENT
42 DONCASTER ROAD, BARNSLEY
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Mr. D. BUIT

EXISTING PLANS

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LOWER GROUND FLOOR PLAN



BIRCHLEIGH
468 SHADWELL LANE
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LEEDS
LS17 9BA

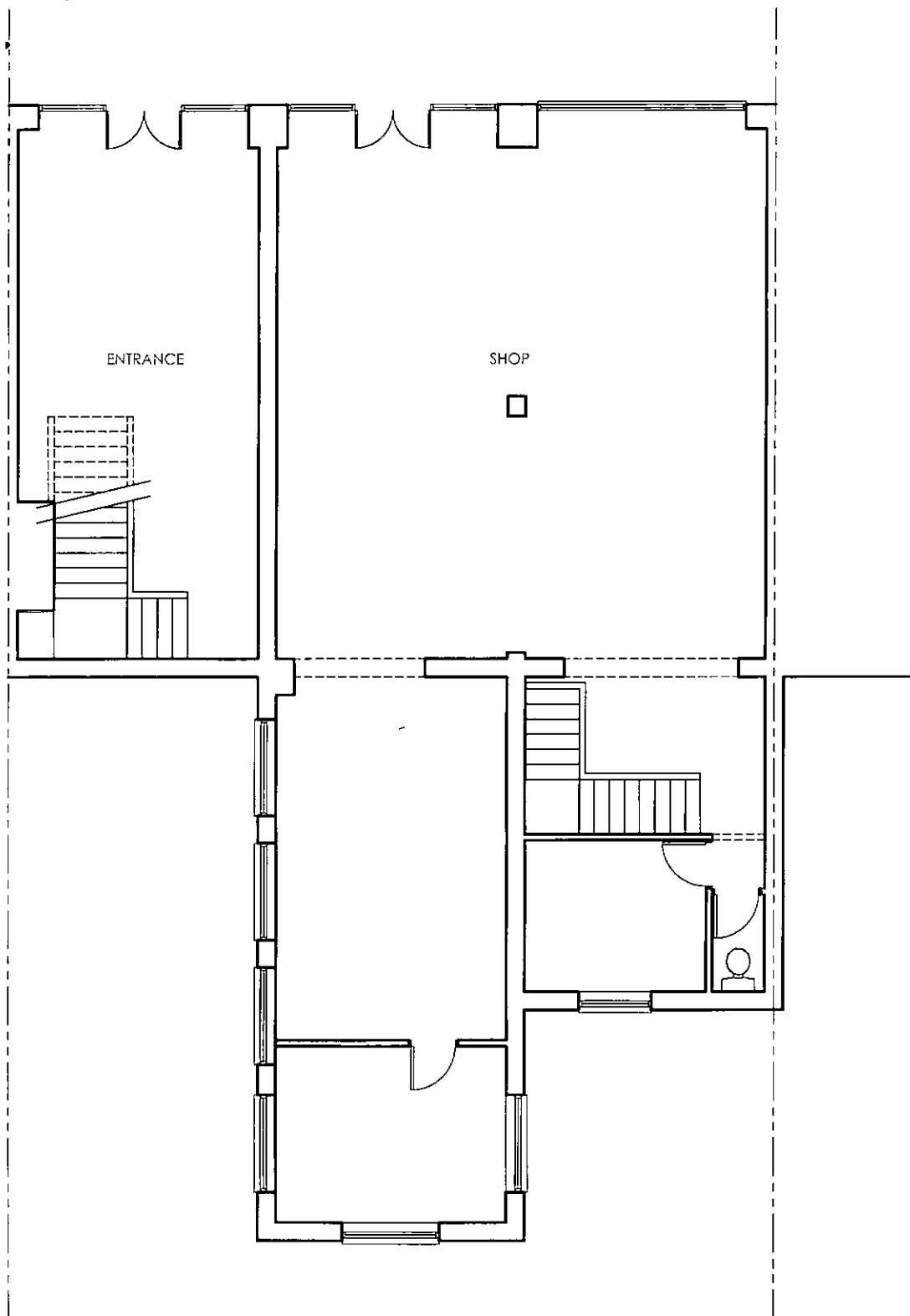
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COMMERCIAL DEVELOPMENT
42 DONCASTER ROAD, BARNLEY
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for
MR. D. ELLIOTT

PROPOSED PLANS

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GROUND FLOOR PLAN



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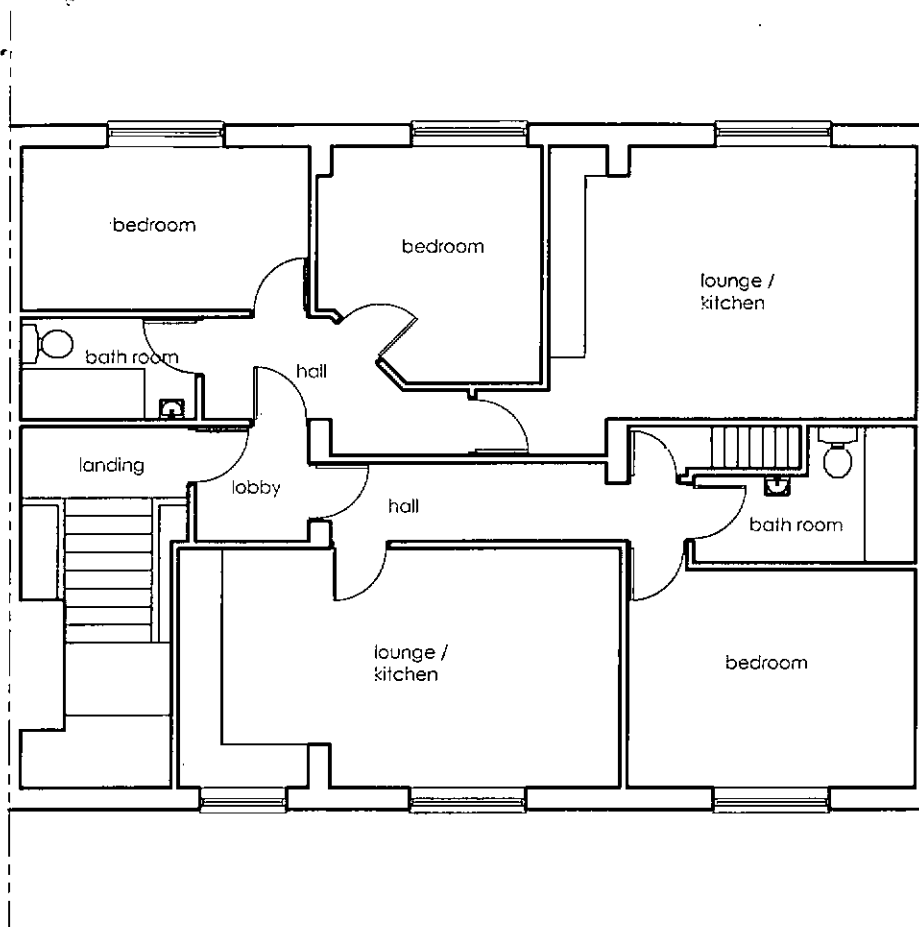
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COMMERCIAL DEVELOPMENT
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PROPOSED PLANS

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FIRST FLOOR PLAN



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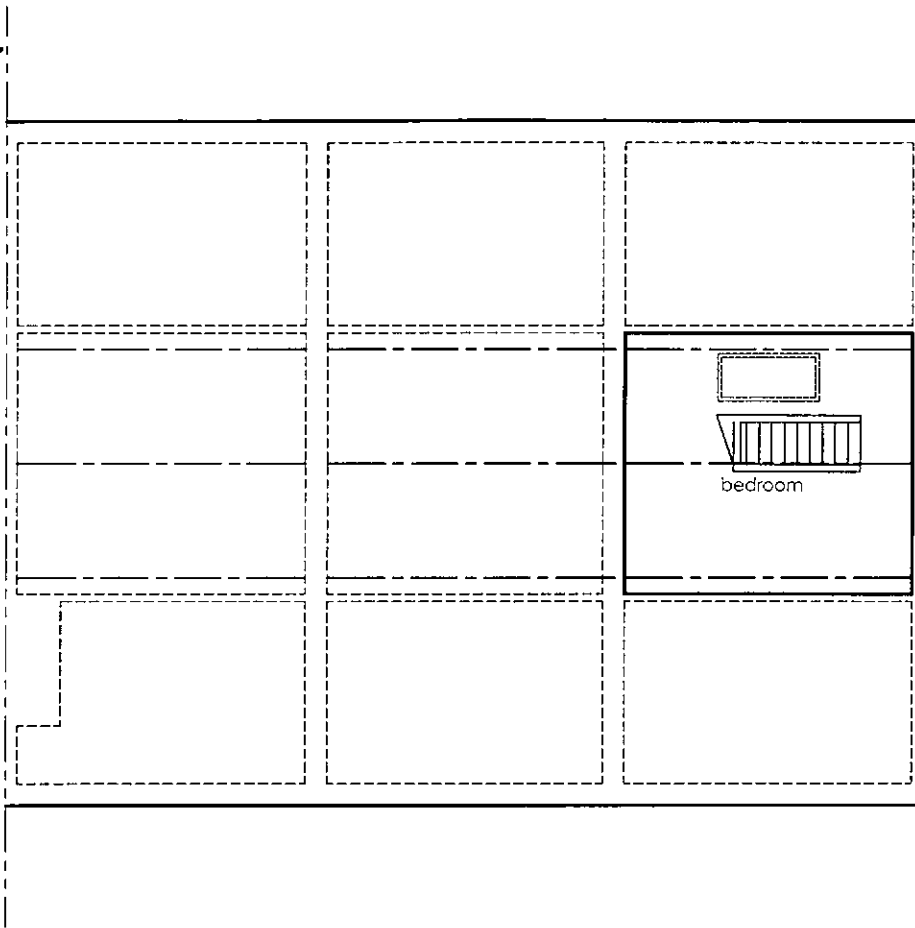
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SECOND FLOOR PLAN



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FRONT ELEVATION



BIRCHLEIGH
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42 DONCASTER ROAD, BARNSLEY
S70 1TL
for
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EXISTING PLANS

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FRONT ELEVATION



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