

3682 CHESHAM HOUSE, CHESHAM ROAD, BARNSELEY

SUPPORTING STATEMENT – JULY 2011

1.00 PLANNING HISTORY

- 1.01 Chesham House is a mixed use property with an established B1/B2 use throughout the ground floor.
- 1.02 The upper floor of the two storey building situated on the Southern boundary is currently vacant. The most recent use (until 2005) was a Youth Training Facility establishing a D1 use.
- 1.03 This application seeks approval for change of use to D2, Entertainment and Leisure, as it is intended that the upper floor of the Southern block will be converted to a private dance school.

2.00 ACCESS STATEMENT

- 2.01 The current site access leads off Chesham Road which is a side road running from Summer Lane. It is believed that Chesham Road has been adopted.
- 2.02 As the site lines when existing Chesham Road onto Summer Lane are substandard a defacto one way system is proposed. Pupils are generally dropped off by parents for classes. The current security fence will therefore be set back to create a drop-off bay from where existing onto Western Road becomes possible. The junction between Western Road and Summer Lane benefit from adequate site lines in both directions.
- 2.03 Appendices A & B contain details of class times, pupil numbers and modes of travel. This indicates that, relative to the former D1 training facility, the proposed change of use will not represent intensification in terms of traffic movements or parking.
- 2.04 Parking for 8 No. private cars will be available on site which will be adequate for the anticipated 5 No. visitor cars and 2 No. for staff. Commercial vehicles belonging to the B1/B2 use on site are parked within the building on the Eastern boundary out of hours when the dance school will be operating.

3.00 DESIGN STATEMENT

- 3.01 The proposed change of use will not have a material impact on the scale, appearance and external treatments of the host building.