

CITRUS, 8A EASTGATE, BARNSELY, S70 2EX

STATEMENT OF JUSTIFICATION

Change of Use Class from Office (B1a) to Dwelling (C3)

Prepared by:



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CHANGE OF USE OF FIRST FLOOR PREMISES FROM B1a (OFFICE) TO A FOUR-BED APARTMENT (C3 - DWELLING HOUSES) UNDER PERMITTED DEVELOPMENT RIGHTS.

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Introduction

The following statement of justification has been prepared by Coda Planning Ltd on behalf of Mr Kieron Armstrong for the proposal noted above.

Site



The premises are the first floor of a site located on Eastgate in Barnsley Town Centre directly opposite Barnsley Sixth Form College. The site is bordered by the Citrus Rooms Bar to the south, 10 Eastgate to the north, Eastgate to the east and both the Citrus Rooms and vacant land to the west. Buildings currently cover 75% of the site with the remaining 25% hard surfaced and used as a courtyard. There are no trees on site.

Permitted Development

The site does not fall under any category that would result in development not being permitted. The premises fall within class B1(a) and are therefore eligible for change of use to class C3 under the permitted development rights active from 30 May 2013. The site does not form part of a safety hazard area, part of a military explosives storage area and does not comprise of a listed building or scheduled monument.

Transport and Highways Impacts

There are no car parking facilities associated with the site and the proposals do not make alterations to this. As such, there is limited or no impact on highways. Barnsley Core Strategy Supplementary Planning Document: Parking sets out a maximum of 2 parking spaces for C3 use class dwellings with 3 or more bedrooms. This

development is in a highly sustainable location and therefore it is not considered essential to provide the maximum level of parking in this location.

The site is centrally located within Barnsley town centre and is within 200m of public transport stops and 300m of Barnsley bus and train stations. This is compliant with Barnsley's Core Strategy Policy CSP 25 (New Development and Sustainable Travel) in that it is located in such a way as to reduce the need to travel and is highly accessible to public transport. Therefore, the site will not provide any private vehicle parking, due to the excellent access to services and amenities in the immediate vicinity.

Flooding Risks

The site does not fall within an area at risk of flooding and is not located within 20 metres of a watercourse. Neither will the proposed change of use increase flood risk elsewhere and as such is in alignment with CSP 4 Flood Risk.

Contamination Risks

The site is not known or suspected to be contaminated and the proposed use is not particularly vulnerable to the presence of contamination, meeting the requirements set out in CSP 39 Contaminated Land.

Concluding Statement

This document sets out the information that is legislatively required in submitting prior notification of a change of use of offices to dwelling(s). It demonstrates that the site in question conforms to the requirements of this permitted development right and should therefore be permitted.