2024/0029

Mrs Jeanette Hanson

Change of use from Cake Shop to Dog Grooming Parlour

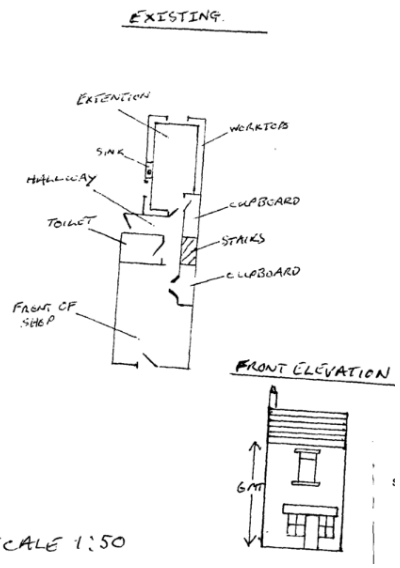
316 Barnsley Road, Cudworth, S72 8TD

Description

The site consists of a 2-storey brick-built, stone fronted mid terraced property with a large single storey rear extension. The property is located within close proximity to the district centre, within a row of mixed-use commercial properties. Directly adjacent to the site to the east are residential properties and to the south and west is an NHS clinic and associated car parking. The owner of the dog grooming business currently resides at no. 310 Barnsley Road and is looking to relocate the business. The property is currently used as a cake shop with kitchens to the rear of the property within the rear extension.

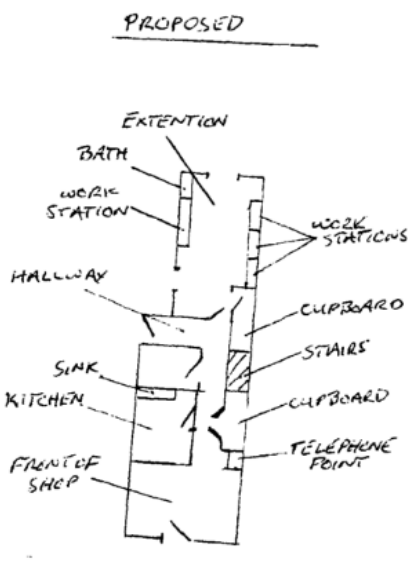






Proposed Development

The applicant seeks permission to change the use of the cake shop to a dog grooming parlour. The applicant proposes internal alterations only, with the shop front remaining at street level. The dog grooming parlour will have 2 full time employees and be open Tuesday – Friday 9am – 5pm and Saturday 9am – 3pm only.



Policy Context

Local Plan: Urban Fabric

Planning decisions should be made in accordance with the local plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

NPPF

The National Planning Policy Framework 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 Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the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.

In respect of this application, relevant policies include:

Para 131 states that the Government attaches great importance to the design of the built environment. 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.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Para 139 indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Para 92: When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local

planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development
Policy GD1: General Development
Policy T4: New Development and Highway Improvement
Policy T3: New Development and Sustainable Travel
Policy TC1: Town Centres
Policy TC2L: Primary and Secondary Shopping Frontages
Policy TC5: Small Local Shops
Policy POLL1: Pollution Contril and Protection
Policy D1: High quality design and place making.
Policy T4: New Development and Highway Improvement

Consultations

Highways DC – No objections
Regulatory Services – No objections
Ward Members – No comments received.
Drainage – No objections, happy for details to be checked by Building Control
Yorkshire Water – No comments received.

Representations

Neighbour notification letters were sent to surrounding properties, a site notice was posted adjacent to the site, no comments have been received.

Assessment

The Councils aim for the future of Cudworth are to improve the availability of leisure, cultural and entertainment activities with the strategic direction to intensify within its existing boundaries.

Policy TC1 Town Centres – states that Cudworth is defined as a District Centre. The District Centres have an important role serving localised catchments and meeting more local needs. To ensure they fulfil this role and continue to complement and support the role of Barnsley Town Centre new retail and town centre development will also be directed to the District Centres. The NPPF states that when considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored.

Cudworth is one of the smaller district centres with the main retail and service provision located along the main Barnsley Road. One of the main aims for Cudworth is to attract non-food multiple retailers. The application site is located on the edge of the main district centre within an existing row of mixed-use shops. Although the purpose of Policy TC1 is to intensify the level of current town centre uses within its existing boundaries, this row of properties has an historical and well-established commercial use. Policy TC5 promotes that outside existing shopping centres, small shops that meet the daily shopping needs of a local community will be permitted. Given the sustainable location of the proposal just on the edge of the district centre, and the small scale of the development, this proposal is not expected to be contrary to the above policy.

The change of use of the premises is considered acceptable where there is no detrimental impact on residential amenity by means of noise and disturbance, visual amenity or highways safety. The property is located within the retail frontage where there are a mixed of uses, the proposed business would fit with the character of the area and with an active frontage and can be used by members of the public which is considered to be acceptable in principle.

Visual Amenity

There are no visual amenity considerations to take into account as no external alterations are proposed. Similarly, a fascia sign (subject to size and illumination) can be erected without the need for advertisement consent. The proposal will see the relocation of the dog grooming business located 2 doors away. Therefore it is concluded that proposal is not expected to be at odds within the confines of the street scene in compliance with Local Policy.

Residential Amenity

The Council's Regulatory Services team have been consulted and have no objection to the proposal. The opening hours stated above are reasonable and similar to that of the existing and surrounding properties and are not expected to impact on the residential amenity currently enjoyed. It is considered that the proposal would not have a significant detrimental impact on amenity of the local residents by way of noise/disturbance and as such is acceptable in compliance with Policy Poll1.

Highway Safety

No.316 is positioned within a row of terraced and semi-detached properties from which a number of businesses operate, frontage on-street parking is available along this section of Barnsley Road and is well utilised by these businesses. The proposed use of the site as a dog grooming parlour would see negligible difference in terms of parking demand or the overall number of vehicular movements generated in comparison with the existing use of the site as a cake shop.

In view of the above the Council's Highways Section have raised no objection to the proposal and given the previous commercial use and the sustainable location, the proposal is considered to be acceptable in compliance with Local Plan Policy T3 and T4.

Conclusion

It is therefore considered that the proposed alterations would not have a detrimental impact on the wider street scene or residential amenity and as such is acceptable and in compliance with Local Plan Policy

Recommendation

Approve subject to conditions.