

Office/storage use in Housing Policy Area

On the Barnsley UDP map, the application site is identified as being part of the Dodworth Housing Policy Area where Policy D02 applies.

Policy D02 states: IN ACCORDANCE WITH POLICY H8, THE AREAS SHOWN ON THE PROPOSALS MAP AS HOUSING POLICY AREAS WILL REMAIN PREDOMINANTLY IN RESIDENTIAL USE.

The application site is not currently residential and the use of the term 'predominantly' in the policy wording allows for exceptions to housing use for sites within housing policy areas. Policy H8B of the UDP covers Non-Residential Uses in Residential Areas. The policy sets out five conditions to be met if small-scale non-residential uses in housing policy areas are to be considered acceptable: these include no unduly harmful impact on the amenity of residential properties; no unduly harmful impact on the character of the area; no conflict with highway safety and no conflict with other UDP policies.

Given that the site has operated as commercial premises for many years, is on Dodworth High Street and at the edge of the commercial centre of the settlement, we believe there is a prima facie the case for its continued use as non-residential.

The nature of the applicant's business makes it a "good neighbour" for nearby residential properties: it will operate typical office hours only (no antisocial hours) and does not generate excessive noise, dust, fumes or any other form of potential nuisance.

There is no overlooking of neighbouring residential properties and it should be possible to condition agreement of the type and location of security lighting and cameras to ensure and there is no impact on the amenity of residents.

The essential retention of the existing building mass of the site, together with retention of boundary walls and certain existing trees means there should be no unduly harmful visual impact on the character of the area. It has been acknowledged that the existing buildings have deteriorated substantially and the application scheme will greatly improve the visual impact of these.

Specific comment on vehicle movements and highways implications are set out separately.