

DESIGN AND ACCESS STATEMENT

**Proposed change of use to form
4 number apartments at
20 High street, Great Houghton,
Barnsley, S72 0AB**

Introduction

This statement demonstrates how the development of this site for residential use should be regarded as compliant with the National Planning Policy Framework's (NPPF) presumption in favour of sustainable development and in accordance with Doncaster Council's local planning policy.

Site and Surrounding Context

The site currently is an empty pub. The surrounding area is predominately residential. The building is mainly single storey flat roof, the main building has a gable front and rear. Car parking to the side is tarmac, with a 1800 high screen fence to the side and rear.

Amount

It is proposed to create an additional 4 one bedroom self contained apartments. New windows and doors are to be provided within the building to provide light to the apartments. The existing car park is to be retained to provide spaces for the apartments. A small communal area is to be provided to the rear

Layout

Each apartment will be self contained with kitchen / lounge area, separate bedroom area and shower rooms.

Scale

The size of the existing building would remain unchanged. All apartments meet current national and local space standards

Access

Existing entrances to be utilised for access into the apartments.

The existing car park is to be retained for car parking. The apartments are a short walk to the main bus route to Barnsley.

Existing Use Viability

The owner of the building and other parties had made numerous attempts to keep the club as an ongoing concern.

There are a number of similar or alternative facilities within close proximity of the site that can readily cater for the community facilities that would be lost through the building's redevelopment, the closure of this facility will aid in their survival.

Refer to report as submitted with application by Nicholson and Co – property consultants

Conclusion

There have been a number of attempts to retain the Pub as an ongoing concern, but the use is no longer financially viable due to Business rates, Increase in energy Bills, lack of customers and, increase in beer prices and competition nearby that an alternative use of

the building should be secured.