

**Application Reference:** 2025/0275

**Site Address:**

Butchers Yard - Land to Rear of 2 Blacker Road, Mapplewell, Barnsley, S75 6BW

**Introduction:**

This application seeks full planning permission for the erection of a single storey extension and alterations to existing building.

**Relevant Site Characteristics**

The outbuilding is set to the rear of 2 Blacker Road and was previously used as part of the butchers shop and was used for the preparation area and store. The most recent permitted use is for retail units, including external alterations under application 2018/0221 and this permission was implemented, therefore the permitted use of the building is now Class E.

The existing building is linear in nature with a central first floor element partially within the roofspace. The building has an outdoor yard area, however there is no allocated parking for the building, the access is for the deliveries and unloading. The building is set within the yard area of number 2 and is accessed through a gap between number 1 Spark Lane and 2 Blacker Road. The site is in predominantly commercial surroundings with Blacker Road/Spark Lane having some residential uses with residential flats above commercial uses, or small attached terraced dwellings.

**Site History**

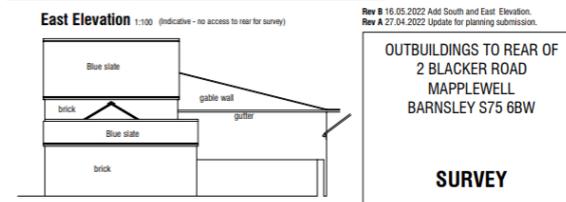
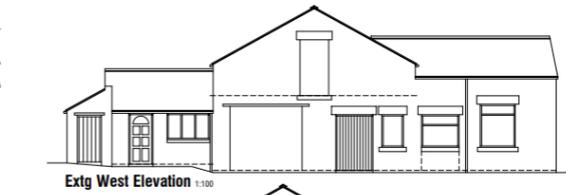
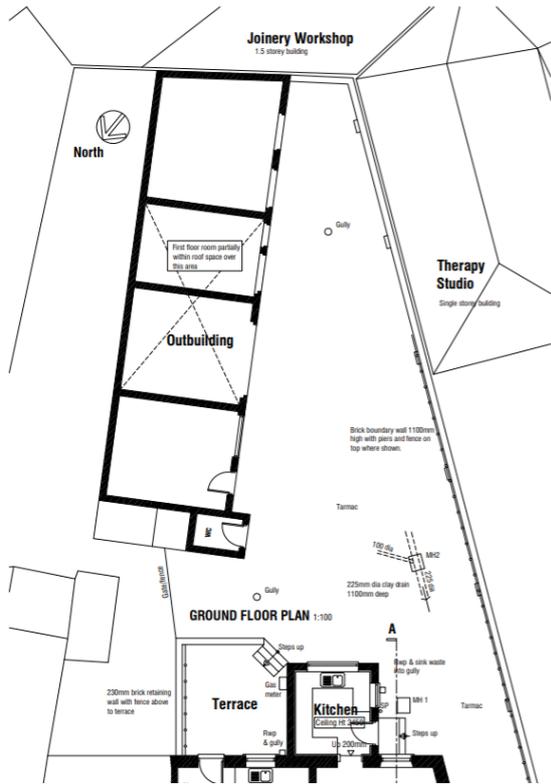
<b>Application Reference</b>	<b>Description</b>	<b>Status (Approved/Refused)</b>
2018/0221	Change of use of former butchers shop, food preparation and store to craft retail units including external alterations.	Approved with conditions
2022/0452	Conversion of existing outbuilding including extension in order to change the use to a micro pub	Withdrawn

**Proposed Works**

This application seeks full planning permission for the erection of a single storey extension and alterations to existing building. The existing building is linear in nature with a central first floor element partially within the roofspace.

The proposal involves the erection of two extensions, one is very small and located adjacent to the north end of the buildings to be used as a store and the other is infill at the south west corner of the site to be used for additional class E space and wc facilities. The proposal also involves small external alterations to the existing building including new glazing and a landscaped courtyard area.

The site area is approximately 241sqm, the existing building has an internal floor area of approx. 80sqm with the extensions amounting to approx. 24sqm, a total of 104sqm.



Rev B 16.05.2022 Add South and East Elevation.  
Rev A 27.04.2022 Update for planning submission.

**OUTBUILDINGS TO REAR OF  
2 BLACKER ROAD  
MAPPLEWELL  
BARNSELY S75 6BW**

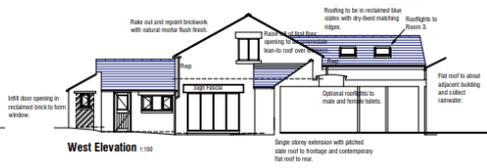
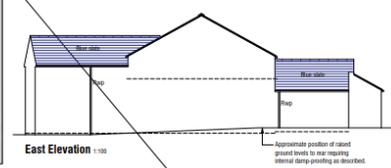
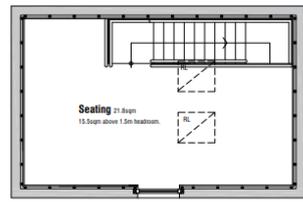
**SURVEY**

**mboothdesign**  
architectural design and building consultants

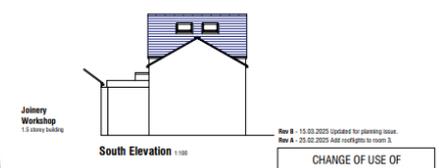
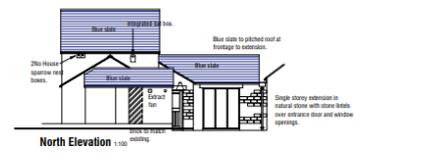
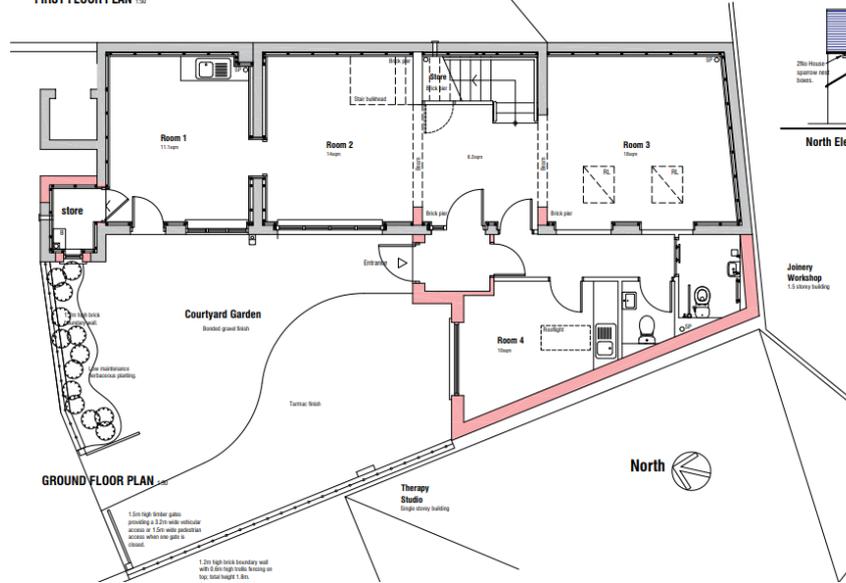
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Scale: A3 SHOWN @ A3 Drawn: MJB  
Date: April 2022 Ref: 16.39  
Dwg No: S1 Rev: B

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FIRST FLOOR PLAN 1:50



Rev B - 15.03.2023 Updated for planning issue.  
Rev A - 25.02.2023 Add rooflights to rooms 2.

**CHANGE OF USE OF  
OUTBUILDINGS TO REAR OF  
2 BLACKER ROAD  
MAPPLEWELL  
BARNSELY S75 6BW**

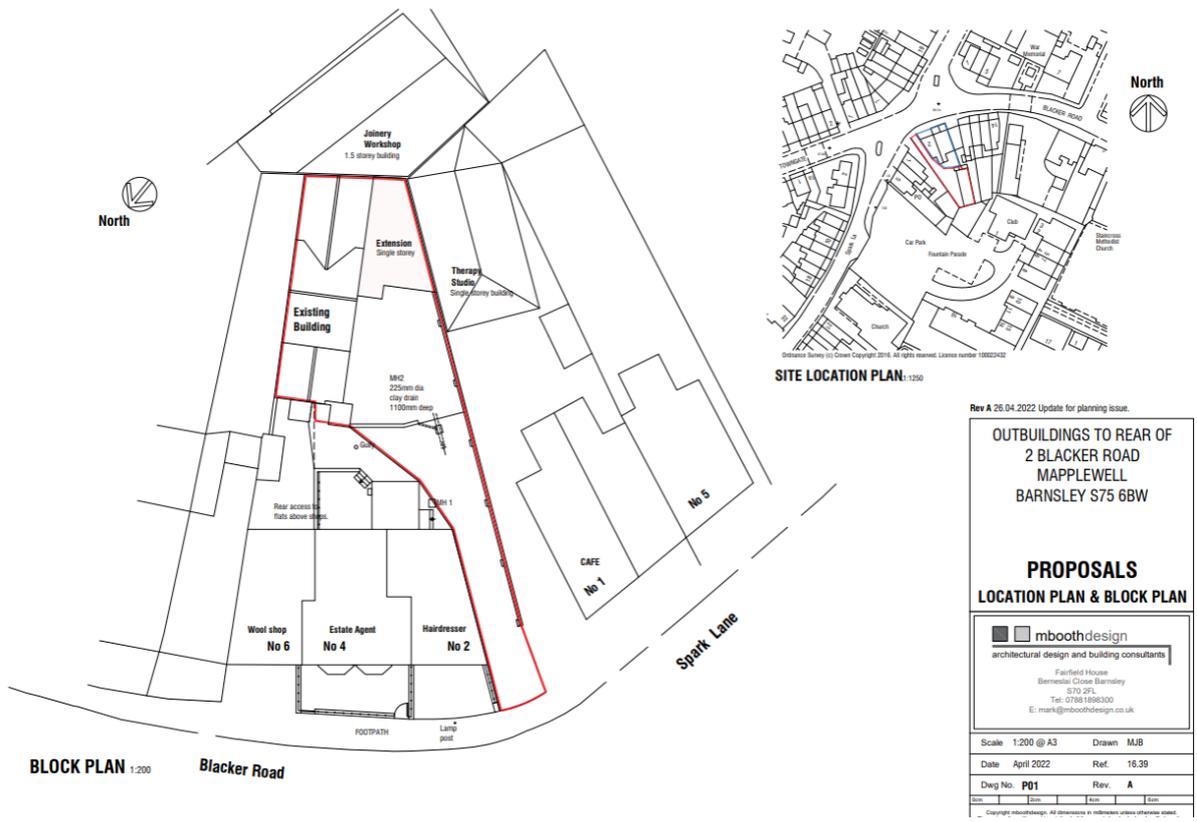
**PROPOSALS**

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Date: March 2022 Ref: 16.39  
Dwg No: P02 Rev: A

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**Relevant Policies**

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

The site is allocated as a Local Centre within the Local Plan Proposals Maps and therefore the following policies are relevant:

**Policy TC1 Town Centres**

Support will be given to maintaining and enhancing the vitality and viability of the following hierarchy of centres:

Town: Barnsley Town Centre

District: Cudworth, Hoyland, Wombwell, Goldthorpe, Penistone, Royston

Local: Athersley, Bolton on Dearne (St Andrew's Square), Darfield, Darton, Dodworth, Grimethorpe, Hoyland Common, Lundwood, Mapplewell, Stairfoot, Thurnscoe (Houghton Road), Thurnscoe (Shepherd Lane)

Barnsley Town Centre is the dominant town centre in the borough. To ensure it continues to fulfil its sub regional role the majority of new retail and town centre development will be directed to Barnsley Town Centre.

The Local Centres serve smaller catchments and development here will be expected to meet the needs of the local area and not adversely impact on the vitality or viability of other nearby centres.

All retail and town centre developments will be expected to be appropriate to the scale, role, function and character of the centres in which they are proposed.

The following other Local Plan policies are relevant in this case:

- Policy GD1 'General Development'
- Policy T3 'New Development and Sustainable Travel'
- Policy T4 'New development and Transport Safety'
- Policy D1 'Design'
- Poll1 'Pollution Control and Protection'

#### Relevant Supplementary Planning Documents

- Parking
- Residential Amenity and the siting of buildings

#### National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Section 2 - Achieving sustainable development

Section 4 - Decision making

Section 6 - Building a strong, competitive economy

Section 7 – Ensuring the Vitality of Town Centres

Section 9 – Promoting Sustainable Transport

Section 12 - Achieving well-designed places

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written

ministerial statement states that local planning authorities should take it into account when taking decisions.

### **Consultations**

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website. A site notice was also posted at the site.

No comments have been received as a result.

### **Consultee responses**

Highways – No objections

Pollution Control – No objections subject to conditions

Ward Cllrs – No comments received

Drainage – No objections details to be checked by Building Control

### **Planning Assessment**

#### Principle

The site is within Mapplewell Local Centre where policy TC1 is of relevance. Policy TC1 states that Local Centres serve smaller catchments and development here will be expected to meet the needs of the local area and not adversely impact on the vitality or viability of other nearby centres. All retail and town centre developments will be expected to be appropriate to the scale, role, function and character of the centres in which they are proposed.

The building has a previous implemented planning permission to be used for retail use (now class E) and it is proposed to extend the building to provide additional class E space and wc facilities. The building is located within the Local Centre of Mapplewell where it is expected that such class E uses should be located and the proposal is therefore acceptable in principle, subject to the material considerations outlined below.

#### Visual Amenity

Policy D1 of the adopted Barnsley Local Plan states that development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive local character and features of Barnsley. Policy D1 also sets out a number of design principles that new development should adhere to in terms of its layout and design.

The proposal involves the erection of two single storey extensions, one is small and located adjacent to the north end of the buildings to be used as a store room and the other is infill at the south west corner of the site which will allow for additional retail space and wc facilities. The site area is approximately 241sqm, the existing building has an internal floor area of approx. 80sqm with the extensions amounting to approx. 24sqm, a total of 104sqm.

The external alterations and extensions are small in scale, however they would significantly improve this building along with the external alterations, new glazing and courtyard area. The building is set away from the main shopping frontage and can only be seen from a small access between number 1 Spark Lane and number 2 Blacker Road. There would not be any

significant impact upon visual amenity as a result of the proposal. Overall the proposal is acceptable in terms of visual amenity and design and in accordance with Local Plan Policy D1.

#### Impact on Residential Amenity

The previous permission for class E use, which the agent states has been implemented, limited the opening hours of the building to the following times, therefore it is not necessary to apply a further condition regarding opening hours.

*The use hereby permitted shall be carried on only between the hours of 9am to 6pm Mondays to Fridays, 9am to 4pm on Saturdays and 10am to 4pm on Sundays or Bank Holidays.*

As with most shopping and commercial centres, there is a mix of retail uses, some of which have residential accommodation above. Given the small scale of the single storey extensions and position of the windows/doors, it is not felt that there would be a significant loss of privacy, nor is the small increase in floor area significant in terms of increased activity/disturbance, as the building has a permitted commercial use.

Given the small scale of the extensions, their position adjacent to existing commercial units, single storey nature, position of windows and the commercial surroundings, the proposal would not significantly harm amenity in terms of overlooking, overshadowing, overbearing impact and would not significantly increase activity and disturbance in the area. The Council's Pollution Team have inspected the plans and raised no objections. The scheme is therefore not considered to be detrimental to residential amenity in accordance with policy GD1 and POLL1 of the Local Plan and the SPD Residential Amenity and the Siting of Buildings.

#### Highways

The property is located within the commercial centre of the village, adjacent to several shops, takeaways, public houses, post office and beauty salons. There is no allocated off-street parking available at the property and none is proposed but, there is a public car park just around the corner, some 22 metres away. There are frequent bus services through the village, running to Barnsley and Darton, and there is a train station at Darton, some 2km away.

The Highways Officer originally raised concerns regarding the proposed use in relation to customers chancing that there may be parking to rear, however the site has an extant permission for a similar use and this application proposed only small extensions to that use. The site is served via an existing access and the applicant is not providing customer parking, however the location is in the heart of the village centre and it is very likely that visitors to the premises will already be aware of the situation in regards to parking. Taking the local context into consideration and the previously approved permission, The Highways Officer has no objections to the application from a Highways point of view.

Given that the site is in a sustainable location, there is a public car park within walking distance of the building and that there is adequate room for servicing and turning of vehicles within the shared yard, there should be no significant impact upon highway safety in accordance with policy T4 of the Local Plan and is acceptable in terms of highway safety impacts.

#### Biodiversity

The site has no pre-development biodiversity value and therefore the site is exempt from Statutory Biodiversity Net Gain. In order to provide biodiversity enhancements, the applicant has shown a bat box and two house sparrow nest boxes incorporated into the design plans.

#### Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant site specific policy, relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be an acceptable and justified form of development.

#### **STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015**

**Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.**

***It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.***

**Recommendation:- Approve with conditions**