

# **Planning and Design and Access Statement**

**Change of Use from Offices to  
Residential Use  
(for a single dwelling) at**

**42 Huddersfield Road  
Barnsley  
S75 1DW**

## **Introduction**

This Statement is written to support a planning application for the change of use of 42 Huddersfield Road, Barnsley from office accomodation to a single residential dwellinghouse.

Historically, the property was constructed as a substantial detached dwellinghouse and historically has been used as such. However, more recently the property was converted to an office building. The front of the property is hard surfaced and has parking for a number of vehicles. There is further parking to the rear of the property which is accessed via a driveway to the side of the building adjacent to No. 40 Huddersfield Road. The applicant now wishes to reinstate the original use of the property as an individual residential dwelling.

## **Site Description**

The application property is a stone built detached period property standing amongst other similar period detached properties. There is a projecting gable to the front with bay window feature. To the front boundary are a number of substantial trees which provide some screening from Huddersfield Road. The neighbouring property at No. 44 is in residential use and consists of a typical Georgian 3 bay frontage also constructed from stone. The property at No. 40 is a substantial stone property with projecting gable and bay window feature to the front. Original stone walls form the frontage of the site with Huddersfield Road.

There is a driveway to one side of the property which leads to a parking area to the rear of the property. There is also hard surfacing to the frontage which provides a number of car parking spaces..

The character of the surrounding area is undoubtedly predominantly residential. The adjacent properties and those opposite are in use as substantial residential dwellings and residential uses lie opposite. The site is within the Huddersfield Road Conservation Area.

## **Proposal**

It is proposed to change the use of the building from office accommodation to a single residential dwelling. There are no external alterations necessary or proposed.

The office accommodation is now surplus to requirements and the applicant now wishes to occupy the property as a residential dwelling.

The current car parking area to the rear of the property will be converted to a private garden area, which is sufficient in size for a family property and the front of the property will be utilised for parking up to four vehicles.

## Planning Policy

Paragraph 2 of the NPPF (2018) states that:

“Planning law requires that applications for planning permission be determined in accordance with the development plan , unless material considerations indicate otherwise . The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.”

Paragraph 11 of the NPPF goes on to state that:

“...For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed ; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

The application site is allocated within the Local Plan as Urban Fabric and given the character of the surrounding area, in principle the residential use of the site is considered to be acceptable.

The following local policies are relevant in the determination of this application:

SD1 Presumption in favour of Sustainable Development  
GD1 General Development  
CSP 29 Design  
CSP30 The Historic Environment

## **Appraisal**

The application site is allocated for residential use in the Local Plan and also lies within the Huddersfield Road Conservation Area.

In principal the reuse of the building for residential purposes is acceptable within this established residential location. Indeed, the removal of a commercial use in this location is considered to be beneficial to the character of the area would result in less traffic to and from the premises reducing the impact on residential amenity.

There are no external alterations proposed to the building and therefore will be no impact on the character or appearance of the area or upon the Conservation Area.

The conversion of the property back to a residential dwelling will contribute towards the provision of new housing in the borough and is in a highly sustainable location where there is access to a wide range of transport options within the town centre. Indeed, the property is within walking distance of the town centre where there is a wide range of services and facilities.

It is therefore considered that the proposal accords with the relevant National and Local Planning Policies.