
2024/1006

Mr G Kalashyan

Change of use of ground floor of 181 Doncaster Road to provide additional floor space for existing retail unit at 179 Doncaster Road, the installation of a shop front and erection of external bin store.

179 - 181 Doncaster Road, Barnsley, S70 3QR

Site Location & Description

The property is a mid-terrace, red brick dwelling located close to the junction of Doncaster Road and Tuscany Gardens, with the adjacent premises consisting of a residential property and a local, corner shop with flat above.

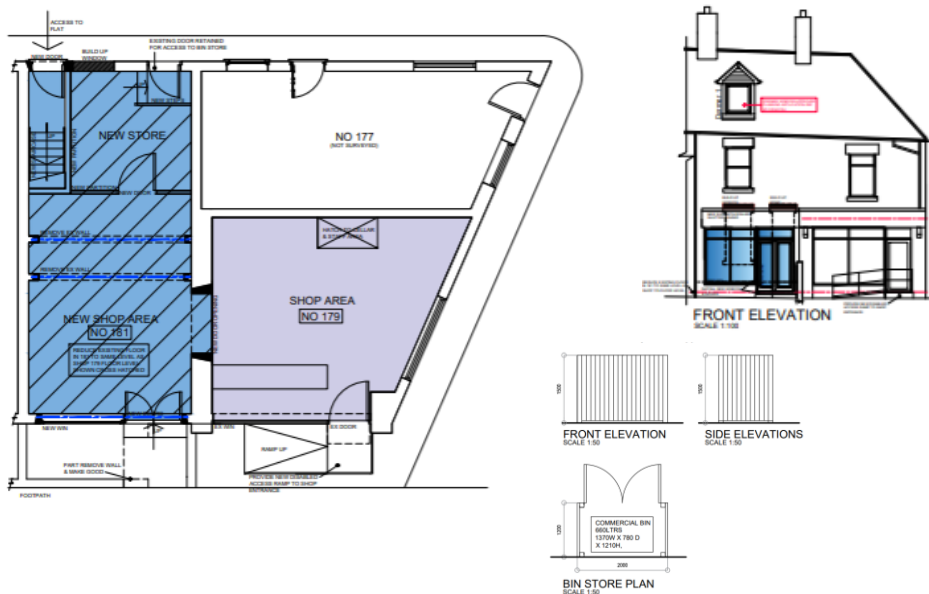
A modern residential estate is located to the east on the opposite side of the road where there are examples of front dormer windows within the street.

Planning History

2024/0104 - Installation of front and rear dormer windows – 181 Doncaster Road – Approved November 2024. It is noted that this application was amended during the application process, which initially included the change of use of the ground floor to a retail unit and the installation of the front dormer window. It was deemed that the change of use of the ground floor to commercial premises was unacceptable as the development created an additional retail unit.

Proposed Development

The applicant seeks permission for the change of use of the ground floor of 181 Doncaster Road to create additional floor space for the existing retail unit at 179 Doncaster Road, the installation of a shop front and the erection of an external bin store.



Policy Context

Planning decisions should be made in accordance with the development 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 Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

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.

Local Plan

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

Policy GD1 General Development
Policy POLL1 Pollution Control and Protection
Policy D1 High Quality Design and Place Making
Policy T4 New Development and Transport Safety
Policy SD1 Presumption in favour of Sustainable Development

Consultations

Highways – No objections
Pollution Control – No objections subject to condition
Ward Councillors – No objections received

Representations

Neighbour notification letters were sent to surrounding properties; no letters of representation have been received in relation to the application.

Assessment

Principle of development

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing. Proposals for development will be considered

acceptable where they are compatible with neighbouring land, do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

Residential Amenity

The applicant seeks permission for the conversion of the ground floor of the existing residential property to extend the neighbouring retail unit. The submitted plans demonstrate that whilst the ground floor is to be converted, there is sufficient space within the dwelling to provide residential accommodation, this is in-part due to the approval of application 2024/0104 for the installation of front and rear dormer windows.

The NPPF states the planning system should contribute to and enhance the natural and local environment by preventing both new and existing developments from contributing to or being put at an unacceptable risk from or being adversely affected by unacceptable levels of noise pollution.

It is acknowledged that the change of use of the ground floor of the residential unit to a commercial use, could lead to an increase in disturbance of the existing residential properties, this is an extension to an existing retail unit on a busy arterial route connecting the town centre with settlements to the east. Therefore, it is considered that the change of use is unlikely to result in increased levels of disturbance beyond any existing level of impact which would be experienced. In addition, the councils Pollution Control team have been consulted on the application and raise no objection to the development subject to the inclusion of a condition limiting hours of construction.

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1 and as such carries significant weight in favour of the application.

Visual Amenity

The applicant seeks permission for the convert the ground floor of the existing property to form an extension to the existing neighbouring commercial premises. This will also see the installation of a new shop front at ground floor level.

The installation of the shop front would be an extension to the existing shop front, and it is considered that it would not detract from the character of the street scene. The bin store is to be located on an area beyond the rear elevation and is to be screened by 1.5m close boarded timber fencing. Whilst this would be visible in part from public vantage points it is not considered that it would detract from the area and therefore, the change of use, installation of shop front and erection of bin store are acceptable and in compliance with Local Plan Policies D1 and GD1 and as such carries significant weight in favour of the application.

Highway Considerations

The Highways Officer has been consulted as part of the application and has not raised any objection to the proposal. The application site is directly adjacent to an existing convenience store with the proposal being to extend the current floor space of the retail element. Having assessed

the proposed site plans, no objections to the proposal have been raised. The residential element will remain, extending to the second floor of which a previous application for a dormer space was granted in 2024.

It is therefore considered that the proposals would not adversely impact upon the highway and as such the development is in accordance with Local Plan Policy T4. This carries significant weight in favour of the application.

Conclusion

Based on the assessment above it is considered that the change of use, installation of shop front and erection of bin store would not have a significant adverse impact on the amenity of neighbouring residents, nor would it have a detrimental impact on the character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1 and T4 and is acceptable.

Recommendation

Approve with conditions