Statement in support of application to change the use of 254 Barnsley Road, Cudworth from dwelling to Beauticians (Use class A2)

It is proposed to convert this dwelling to a beautician's, employing 2 or three persons. It will open Tuesdays to Saturdays, from 10.0 am to 5.0 pm four days a week, with one late opening to 8.0 pm.

The property lies in a central position within Cudworth shopping centre, close to the public car park.

It appears that originally there was a detached house, Fernbank, in extensive grounds. Commercial properties were later built on either side, directly adjoining to the south, a separate terrace to the north, and a bakery to the rear. Later a passageway and front doorway was created within the commercial property to the south, and a front ground floor and front first floor room incorporated from Fernlea, together with a new internal staircase. In addition two ground floor rooms and four first floor rooms were also taken from the adjoining commercial property, forming a new dwelling. The commercial property that remains is currently a café. Adjoining the café is a hot food takeaway, then a hardware and gardening shop, all of which are in the applicant's ownership together with a yard and storage buildings to the rear of shop, café and both dwellings. The rear yard is used by the shop for open storage, together with the single storey storage buildings directly to the rear of both dwellings (formerly a bakery). As a result the application property has no private amenity space or parking provision, and the adjoining dwelling only a small side garden and no on site parking.

The Core Strategy Policy CSP 31 Town Centres defines Cudworth as a District Centre. It states that District Centres have an important role serving localised catchments and meeting more local needs, and to ensure they fulfil this role and continue to complement and support the role of Barnsley Town Centre new retail and town centre development will be directed to the District Centres.

The Core Strategy further states that "the strategic direction for Cudworth is to intensify, (that is to realise its potential within its existing boundaries by redeveloping and reconfiguring to intensify the level of current town centre uses)." The development proposed will achieve this goal by converting this dwelling to a town centre use and should therefore be acceptable in principle.

A material consideration in this case is considered to be the very limited residential amenities of the existing property. It has no garden or parking available, it directly adjoins commercial uses on two sides, and has a main bedroom directly above a café. Whilst having three bedrooms, it is clearly not suitable for family accommodation.

The residential amenities of the adjoining dwelling have also been considered. They have been consulted on the proposal, and it is understood that they have no objections. The layout ensures that there is minimal potential for noise transmission to habitable rooms. At the ground floor the applicant's front room adjoins the neighbour's passageway to the side and kitchen to the rear. The staircase adjoins the neighbour's kitchen. At the first floor the staircase and front room adjoin

bedrooms. The applicants are happy to accept a condition that the first floor room adjoining Fernbank is used for storage purposes only, as there is adequate accommodation elsewhere in the building for accommodating customers. The alternative, permitted, residential uses of the application property, for a C3 dwellinghouse with three bedrooms, or C4 house in multiple occupation with four bedrooms, is likely to cause more noise nuisance to the adjoining residents that the proposed use, particularly in the case of the front first floor room.