

2024/0636

Mr Joe Mina

62 - 64 Doncaster Road, Barnsley, S70 1TL

Change of use from shop floor to studio apartment including changes to the shop front

## Site Description

The shop unit is located on Doncaster Road on the outskirts of Barnsley Town Centre. The unit sits within a run of terraced properties that are akin to the host unit with commercial uses on the ground floor and residential uses on the first floor. Additionally, there are some ground floor residential uses present. The unit was previously one half of an embroidery service on the ground floor and also has access from the rear and a small parking area.

## Planning History

B/87/0993/BA - Erection of store/garage extension to shop/dwelling

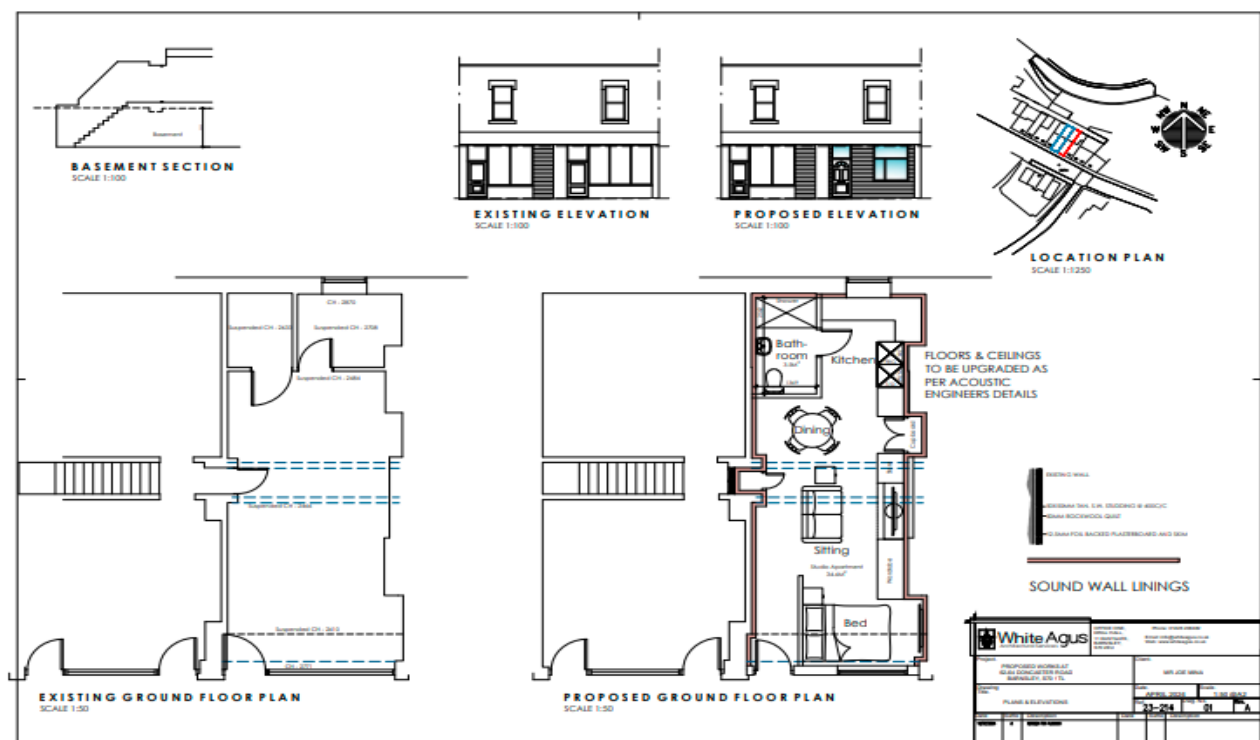
B/88/0229/BA - Extension and alterations to fishing tackle shop

B/94/0580/BA - Internal and external alterations

2019/0688 - Conversion of existing first and second floor maisonette flat to create 3 no self-contained apartments (Withdrawn)

2024/0436 - Prior Approval for change of use from shop to dwelling (Withdrawn)

## Proposed Development



The applicant is seeking permission to convert the ground floor retail unit into a single residential studio apartment. The studio will have a total floor space of 34.5sqm. External alterations are proposed by adding fenestration along with the existing cladding retained to the front elevation.

## **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 on 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 Allocation – Urban Barnsley Town Centre District 8 The Yards**

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

**Policy SD1: Presumption in favour of Sustainable Development** – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

**Policy GD1: General Development** – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

**Policy D1: High quality design and place making** – 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 other features of Barnsley.

**Policy BTC14: The Yards District** – The Yards District currently contains a variety of small shops and services, together with some homes. It performs a useful role, supporting the town centre and serving local needs. Within The Yards District we will allow housing, offices and small-scale shops and services.

**Policy H4: Residential Development on Small Non-Allocated Sites** – Proposals for residential development on sites below 0.4 hectares (including conversions of existing buildings and creating dwellings above shops) will be allowed where the proposal complies with other relevant policies.

**Policy H6: Housing Mix and Efficient use of land** – Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population. Proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs.

**Policy Poll1: Pollution Control and Protection** – Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

**Policy T3: New Development and Sustainable Travel** – New Development will be expected to:

- Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists.
- Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people set out in the relevant Supplementary Planning Document.

**Policy T4: New Development and Transport Safety** – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Supplementary Planning Documents:

- Design of housing development
- House extensions and Other Domestic Alterations
- Parking

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

**Section 12: Achieving well designed places** – The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes. Within section 12, paragraph 139 states *“development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”*.

Other Guidance

- South Yorkshire Residential Design Guide

**Consultations**

Central Ward Councillors were consulted and raised no objections.

The Coal Authority were consulted and raised no objections.

Highways Drainage were consulted and raised no objections.

Highways Development Control were consulted and raised no objections.

Pollution Control were consulted and raised no objections subject to conditions.

The South Yorkshire Mining Advisory Service were consulted and raised no objections.

## **Representations**

Neighbour notification letters were sent to surrounding properties and a site notice erected at the site, no comments were received.

## **Assessment**

### Principle of Development

The proposed development is for a straight conversion of the ground floor of the building, which is structurally sound and will not require major or complete reconstruction. The development will require minor external fenestration alterations to facilitate the conversion into a studio but will not require any extensions, or significant adaptation internally. Residential uses are deemed acceptable in The Yards district of the Town Centre therefore the alteration to a domestic property is acceptable in principle provided that it is not detrimental to the residential amenity afforded to the host property as well as adjacent properties, along with visual amenity and highway safety.

### Residential Amenity

In terms of noise from surrounding uses, it is noted that the proposed studio will be located on a predominantly commercial street however existing residential uses are located above it and the current adjacent use is vacant so commercial noise would not be considered an issue. In addition, the LPA's Pollution Control team have raised no objections to the scheme.

The proposed internal dimensions meet the standards for studio flats within the South Yorkshire Residential Design Guide as the minimum floorspace for a 1 bed studio is 33sqm and the proposal has 34.5sqm of floorspace. Shared private amenity space for flats should be a minimum of 50sqm plus and additional 10sqm per unit either as a balcony space or added shared private space. The residents have access to a rear area which provides minimal and extremely basic private amenity space of 33sqm however the amount of shared private space to be provided can also depend on the quality, quantity and accessibility of local public open space.

Within the surrounding area there is Burleigh Greenspace, Barnsley Main Colliery Site and Beevor Court/Oakwell View Greenspace as well as the Dearne Valley Country Park, which is one of the only 12 nature improvement areas in England which is creating a healthy and attractive natural environment providing plenty of outdoor amenity space within the local area. Given that the one bed studio flat is very unlikely to appeal to families, it is considered that there is acceptable outdoor amenity space for the proposed scheme given the nearby facilities as well as the proximity to the town centre. For the above reasons, the proposal is not expected to be detrimental to the residential amenity of the neighbours nor the future occupiers in line with the standards set within the SPD and the SYRDG. The proposal is considered to be acceptable in terms of residential amenity in accordance with the SPD Design of Housing Development.

### Visual Amenity

There will be no significantly harmful impact to visual amenity from the proposed conversion. The materials are to be retained as existing whilst maintaining the core design of the existing building. The proposed window and door would be comparable to the residential elements associated with the current first floor residential flat. There is to be no significant change to the outside of the property therefore the visual amenity of the street scene is not expected to be compromised as there is a small number of ground floor residential uses already present on Doncaster Road. The proposal is therefore acceptable in terms of visual amenity and impact upon the street scene in accordance with the SPD Design of Housing Development and policy D1 of the Local Plan.

### Highway Safety

There will be no impact upon highway safety. The site is set along a row of small commercial properties with 'pay and display' parking restrictions on both sides of Doncaster Road between 8am and 6pm. The proposed change of use is likely to see a reduction in vehicle movements associated with the unit. However, it should be noted that free on-street parking will not be available to any future residents during daytime hours on Doncaster Road.

### **Recommendation**

**Approve with conditions**