

Application Reference Number:	2025/0298		
Application Type:	Change of Use.		
Proposal Description:	Change of use of existing garage to beauty salon business (Use Class E) (Amended Description).		
Location:	40 Cross Street, Monk Bretton, Barnsley, S71 2EP.		
Applicant:	Mrs Joanne Butler.		
Third-party representations:	None.	Parish:	
		Ward:	Monk Bretton.

Summary:

The applicant is seeking planning permission for the change of use of an existing garage to form a beauty salon business (Class E). There are no extensions or external alterations proposed beyond the replacement of the garage doors and the proposed business use would operate on a 1:1 appointment basis with no walk-ins during the following times:

- Monday – Friday between 09:30am – 20:00pm.
- Saturday between 09:30am – 17:00pm.

The proposed business use would not operate on Sundays or Bank Holidays and would be operated by one full-time position (the Applicant) and one part-time position for 4-hours per week. Customers would be sent details of parking arrangements upon booking.

Non-residential uses within residential settings are considered acceptable where the majority of the floorspace would remain as residential and adequate parking would be provided. The 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 people.

The proposal would have no adverse impact on residential or visual amenity or health and pollution control, but to allow Highway Safety Officers the opportunity to assess any potential highway safety impacts, permission will be granted on a temporary basis. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).

Recommendation: **APPROVE subject to conditions.**

Site Description

The application relates to a modest-sized plot located near the crossroads junction of Cross Street with Coronation Street and Vine Close and in an area that is principally residential characterised by a mix of dwelling types of varying scale and appearance. There are no on-street parking restrictions, and some on-street parking is present within the locality.

The property in question is a two-storey end-of-terrace dwelling constructed of stone with rendering to the rear and a slate gable pitched roof. The property benefits from existing extensions to the side and rear, and a side attached garage located to the west within the site. A site visit was undertaken on 18th July 2025, and it was seen that some works had been or were being undertaken, including the replacement of the garage door, works to extend the existing driveway and the erection of gates and fencing.



Planning History

B/78/2169/BA	First floor extension to dwelling.	Historic.
B/05/0220/BA	Erection of side attached garage and rear conservatory extensions to dwelling.	Approved.

Proposed Development

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Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. The following Local Plan policies are relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *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 TC1: Town Centres.*

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

In December 2024, the Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF 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. The 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 (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *Section 2: Achieving sustainable development.*
- *Section 4: Decision-making.*
- *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 this guidance into account when taking decisions.

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty-eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The following SPDs are relevant in this case:

- *Residential amenity and the siting of buildings (Adopted May 2019).*
- *Parking (Adopted November 2019).*

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Consultations

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

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website. No representations have been received.

Highways Development Control	<i>No objection subject to condition(s).</i>
Pollution Control	<i>No objection.</i>
Local Ward Councillors	<i>No comments received.</i>

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

Extensions and alterations to a dwelling are acceptable in principle if the development would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Non-residential uses within residential settings are considered acceptable where the majority of the floorspace would remain as residential and adequate parking would be provided. The 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 people.

The proposed use of a garage to form a beauty salon business would not fall in the category of main town centre uses as defined by Annex 2: Glossary within the NPPF. As such, an assessment on the impact on local centres, in accordance with Local Plan Policy TC1, is not required in this instance.

Impact on Residential Amenity, Health and Pollution Control

It is not considered that the proposal would contribute to significant overshadowing, overlooking and loss of privacy, or reduced outlook impacts which may otherwise adversely affect the amenity of the occupants of the application and neighbouring properties as no extensions or external alterations to the garage are proposed beyond the replacement of the garage door.

The proposed beauty salon business use could have some impact on residential amenity. However, the business would operate on a 1:1 appointment basis with 20-minute intervals. There would be no need for specialised or heavy electrical equipment, and the operational hours would be reasonable for a residential setting. Pollution Control and adjacent neighbouring properties were consulted, and no objections were received. Pollution Control stated that there would be a low potential to have an adverse impact on health and the quality of life of this living and/or working within the locality.

Notwithstanding the above, should the application be approved, operation hours will be conditioned.

There could be some potential disturbance and disruption because of construction works, and whilst any potential impact is anticipated to be temporary, should the application be approved, a condition could be used to control construction hours.

Considering the above, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and Local Plan Policy POLL1: Pollution Control and Protection and is considered acceptable regarding residential amenity.

Impact on Visual Amenity

It is not considered that the proposal would markedly alter or detract from the character of the street scene or application property as no extensions or alterations are proposed beyond the replacement of the garage door. A site visit was undertaken on 18th July 2025, and it was seen that new vehicular gates and fencing had been installed. The vehicular gate and fencing adopts a modern appearance that is not necessarily in-keeping with surrounding boundary treatments that are largely constructed of stone. However, the existing stone boundary walls have been retained with the fencing installed above. As such, an appropriate degree of existing character has been retained. The increased height reflects the height of boundary treatments opposite and the previous boundary treatments within the development site. The erection of boundary treatments that do not exceed the former height can be implemented as permitted development.

Considering the above, this is considered to weigh modestly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policies D1: High Quality Design and Placemaking and is acceptable regarding visual amenity.

Impact on Highways

The development site benefited from two off-street parking spaces in the form of an attached garage fronted by a driveway. Whilst the proposal would result in the loss of the garage, two new off-street parking spaces would be created within the development site providing three spaces in total, which was corroborated by a site visit undertaken by Highways Development Control on 16th July 2025. It was stated by Highways that a car parked on the existing hardened driveway would block the other spaces being created, only one space is hard surfaced at present, and the gated entrance means only one vehicle can enter and exit the site at a time. Should the application be approved, Highways have suggested a condition requiring the new off-street parking spaces be constructed of a suitable solid bound, permeable material. In addition, given the constraints of the proposed parking provision, the proposed dual use of the application property and proximity to a crossroads junction with limited

on-street parking restrictions, Highways have suggested that if approved, the permission should be granted on a 12-month temporary basis to ensure that the strict booking system is being applied by the Applicant and to allow Highways Safety Officers the opportunity to assess any potential impacts. The LPA has no reason to disagree with Highways Development Control and therefore, should this application be approved, permission will be granted on a temporary basis.

Considering the above, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.

Planning Balance and Conclusion

In accordance with the provision of paragraph 11 of the NPPF (2024), the proposal is considered in the context of the presumption in favour of sustainable development and therefore, for the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant local and national planning policies and guidance. As such, planning permission should be granted subject to necessary conditions.

RECOMMENDATION: Approve subject to conditions.

Justification

Statement of compliance with Article 35 of the Town and Country Development Management Procedure Order 2015.

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. During the application process, it was clarified that the proposed business use was intended to be a beauty salon and therefore, the description was amended accordingly.

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 representations, 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.