

<b>Application Reference Number:</b>	2025/0702
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<b>Application Type:</b>	<i>Change of Use.</i>
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<b>Proposal Description:</b>	<i>Change of use of existing outbuilding to Hair Salon</i>
<b>Location:</b>	<i>20 Ashley Croft, Royston, Barnsley, S71 4SH</i>

<b>Applicant:</b>	<i>Mr Carl Brearley</i>
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<b>Third-party representations:</b>	<i>None.</i>	<b>Parish:</b>	
		<b>Ward:</b>	<i>Royston</i>

**Summary:**

The applicant is seeking planning permission for the change of use of an existing garage and outbuilding to form a garage and Hair Salon business (Class E). No extensions or external alterations are proposed to the outbuilding. The garage will remain the same with the outbuilding being used as the Hair Salon. The Salon will operate on a 1:1 appointment basis with no walk-ins during the following times:

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

The proposed business would be operated by the applicant as the one full-time position with appointments likely to last between 2-3 hours per client. No deliveries are expected to take place. The only equipment which would be used would be general hairdressing equipment. The site provides facility for 3 parking spaces. Clients will be informed of parking arrangements prior to all appointments.

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, visual amenity or health and pollution control and Highway Safety. 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 single storey outbuilding/garage is located to the rear of the dwelling and was approved under planning application 2019/1052. The site dwelling is a modestly sized detached dwelling within the Royston Area. The plot provides a substantial front, side and rear garden. Summer Lane is located to the west of the site. The site is substantially screened to the rear by large trees.



## Planning History

B/74/0488/RO	Amendment to approved house types	Historic
2019/1052	Erection of detached garage and outbuilding	Approve with Conditions

## **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.*

### 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:

- *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).

A site notice was placed nearby, expiring 14<sup>th</sup> October 2025. No representations were received.

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.

#### 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.

The proposed beauty salon could have some residential impact however given the applicant proposes 1:1 appointments and no walk-ins the number of clients at the site at any one time would not be likely to cause detrimental levels of noise or impacts on residential amenity. Given the proposed business would not utilise any specialist equipment outside of hairdryers and other common hairdressing equipment, the proposed usage would not be likely to cause any noise pollution. Additionally, Pollution Control and neighbours have been consulted, and no objections have been received. The proposed normal working hours of 09:00 until 17:00 further assists in ensuring any impact on neighbours would be restricted to normal working hours and not during what is commonly considered unsocial hours. The proposed operation hours will therefore be conditioned in order to ensure residential amenity is protected.

Considering the above, this is considered to weigh significantly 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

The proposal would not alter from the existing elevations approved under planning application 2019/1052 in any way. The design of the proposal is therefore considered to weigh significantly 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 benefits from four parking spaces, three on the driveway to the east of the dwelling and an extra parking space within the garage. The proposal would not result in the loss of any on-site parking facility. A turning area is located to the front of the site which restricts on street parking outside of the site. Reasonable parking is therefore restricted to the driveway. Given only one client will be present at the salon at any time, providing parking for one additional car is considered to be an acceptable parking arrangement on the driveway. It is acknowledged this will result in tandem parking, however given only one client will be at the site at any one time, this would not be an issue detrimental to highway safety and has not received objections from Highway Development Control.

Considering the above, this is considered to weigh significantly 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 been necessary to make contact with the applicant to request the number of clients at the site at any one time be reduced from two to one. This was in order to prevent the use of the turning area at the end of the cul-de-sac as a result of two clients having to park in tandem of each other on the site driveway at any one time.

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.

### **Conditions:**

- 1) The development hereby approved shall be carried out strictly in accordance with the amended plans:

Proposed New Garage Construction Details DwgNo:AB/10054/004 Rev:B Received 20/10/2025

Proposed New Garage Construction Details DwgNo:AB/10054/001 Rev:F Received 19/09/2025

20250702 Planning Statement (Amended) Received 20/10/2025

and specifications as approved unless required by any other conditions in this permission.

**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.**

- 2) The use hereby permitted shall be carried out only between the hours of 09:00am – 17:00pm Monday to Saturday and at no times on Sundays and Bank Holidays.  
**Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development and POLL1 Pollution Control and Protection.**
- 3) The use hereby permitted shall be carried out only by the applicant and only during which time they reside at the premises. When the premises cease to be occupied by the applicant, the permitted use shall cease, and all materials and equipment brought on to the premises in connection with the use shall be removed.

**Reason: To ensure that the use of the property for residential purposes is retained in the interests of highway safety and the free flow of traffic and in accordance with Local Plan Policy T4 New development and Transport Safety.**

**Informative(s):**

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

2. Should the applicant pursue the installation of signage to identify the premises, they are advised that an application for advertisement consent may need to be submitted to the LPA for consideration.