



## Planning Statement

Client: Talem Care Group Limited

Proposal: Full planning application for change of use from hostel to residential development (Class C3) including refurbishment of external elevations and erection of single storey detached residential block to replace existing annex building along with alterations to site layout and parking arrangements

Site: Property and land at 47 Victoria Road, Barnsley

Date: 25<sup>th</sup> February 2020 (v5 replacement)

Ref: A114740

## **1.0 Introduction**

- 1.1 This planning application is submitted following the granting of two relatively recent planning permissions on the same site. The two permissions are 2017/1681 and 2019/0397. Both these applications were for the same property and involve essentially the same building and ground works. They were granted to the same applicant.
- 1.2 The first permission was for a change of use from the pre-existing hostel on the site to provide six apartment units with a new apartment block providing three units. The second permission, a Section 73 permission varying condition 2 of the previous approval, increased the number of units with seven in the existing former hostel and one extra unit in the new build single storey apartment block, a total of eleven as proposed here.
- 1.3 Consequently, the parent application obtained the permission for the principal works to the main building and re-building of rear building while the Section 73 application secured changes to allow the delivery of an enhanced scheme with an additional unit in each, which in terms of new development is that which is proposed here. This application is being submitted to ensure that the permission reflects properly the use to which the property will be put.
- 1.4 This version of the Planning Statement replaces all previously submitted with this planning application. It is on the basis of this version of the Statement that the planning application should be considered and determined.
- 1.5 This application is no longer a proposal which specifies use for supported living and is made to secure a C3 planning permission. It is only if planning permission is granted that they will be able to take the necessary market advice to determine:
- whether the property be put up for sale with the benefit of planning permission or built out by the applicant Company; and
  - if the latter, the most appropriate form of tenure for properties of the size and type proposed.

(These are points raised by Officers but without appropriate advice which cannot be obtained without a planning permission in place, further definitive responses cannot be given.)

## 2.0 Background and Policy Context

- 2.1 The Design and Access Statement explains how the buildings, potentially significant non-designated Heritage Assets within a Conservation Area, have fallen into dereliction and decay. The vandalism and misuse of the site and buildings has made them harmful not only in terms of appearance within the Conservation Area but also in the context of their relationship with and impact on the local community. It is considered important in both regards to bring the site into attractive and beneficial use. This has previously been accepted by the Local Planning Authority.
- 2.2 The proposed self-contained apartments will provide high quality accommodation of a scale and character appropriate to meet the needs of those establishing themselves on the residential ladder. The proximity to the town centre is likely to be particularly beneficial in this regard.
- 2.3 The particular details of the physical works involved and the subsequent appearance of the development have been approved by the planning permissions previously quoted. The application is now for C3 residential use but it is not considered that this use should result in any different outcome of the consideration of the application proposals. We note that the application site is located within a predominantly residential area and indeed that the conservation area, at the boundary of which it sits, is predominantly residential in terms of its history and character.
- 2.4 The relevant policies, H4 (with the approach echoed for larger sites in H5) permits residential development on non-allocated sites provided they meet a series of criteria with which the application proposals can be deemed to be consistent by virtue of the previous permissions.
- 2.5 Policy H4 states that:

*"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 in the Plan."*

We do not believe that there are any other policies which would merit setting aside this general presumption. Indeed, the supporting text in paragraph 9.11 supports this conclusion:

*"Sites in towns and villages can offer good opportunities for providing houses where other people already live, near to shops and services. Developing these sites also reduces the need to provide new sites outside settlement boundaries. We will allow small scale residential development within towns and villages in line with other plan policies, including those protecting people's living conditions, road safety and design."*

- 2.6 Policy H6 requires proposals to include a mix of house types to help create mixed and balanced communities with homes capable of being adapted to meet changing needs of the population. This application relates to a small site so the scope for incorporating a broad mix of house types does not present itself. However, the proposals introduce housing types into the area such that the application does contribute to the objective of meeting broad housing needs.
- 2.7 The proposed development is reasonably accessible to Barnsley town centre by using public transport or by foot so that residents would be able to access a range of facilities as required. There are also facilities nearby on Huddersfield Road including a chemist and surgery (within a quarter of a mile of the application site).
- 2.8 More generally, the application proposals are consistent with many of the general objectives of the National Planning Policy Framework 2019 by maximising the use of previously developed land and also through the restoration of active uses for heritage assets such as this building within a conservation area. The building and the site have become degraded and semi-derelict and so bringing them back into active and beneficial use clearly represents sustainable development.
- 2.9 The proposed details for the refurbishment of the main property and the design for the construction of the additional single storey apartments have already been approved by the local planning authority and so it can be taken that it has been concluded that, given the current condition of the property, they enhance the character and appearance of the conservation area.
- 2.10 The development will meet current energy requirements and so again will further the objectives for sustainable development. The parking provided will be at a level considered appropriate to meet the needs of residents and their visitors. Private gardens and general open spaces are provided so that access to these can be obtained by all.

### 3.0 Conclusion

3.1 The application proposal is a consolidation of the physical works granted consent through two previous planning permissions on the site. The only difference from those approvals **is** that the application seeks permission for C3 apartments. Given the site location and its history and the character of the immediate area, there is no reason why a C3 permission should not be granted. Indeed, examination of the on-line planning application records made available by the District Council confirms that there has been, for example, planning permission granted in March 2018 on land adjacent to Enterprise House at 34 Victoria Road for a building with eight apartments. The application records show a series of similar permissions within the conservation area.

3.2 We would finally refer again to the Victoria Road Conservation Area Appraisal as referenced in the accompanying Heritage Statement. The appraisal states as follows:

*"5.6 The views along Victoria Road are dominated at each end by two impressive buildings..."*

*5.7 At the other end of the street, Westfield House provides a grand landmark at its junction with Sackville Street. Built in 1876 by William Munford for client Mr J H Watson, at the time the bank manager for the Wakefield & Barnsley Union Bank, it is of fine quality, two storeys with attics, and built of coarse sandstone. It has a low pitched, hipped roof with parapets, and covered with Welsh slates. Although currently vacant and in need of extensive maintenance, the building still provides a significant visual landmark. This is also largely due to its extensive and mature grounds and its position at the corner of Victoria Road and Sackville Street".*

3.3 Improvement and restoration works to the former house and its outbuilding will therefore self-evidently enhance the character and appearance of the conservation area. The approved position of the additional apartments do not impinge on the extensive grounds between the main property and either Victoria Road or Sackville Street.

3.4 In conclusion, we believe that the application proposals are consistent with all relevant policies and will positively enhance both the community and built environment in this part of Barnsley.