

# **Planning Statement**

**Prior Notification Application – Formation of 2 No. First Floor Flats above Existing Shop**

**Site Address: 42 High Street, Wombwell, Barnsley, S73 8BH**

**Prepared by NYP ARCHITECTURAL LTD**

**Date : Dec 2025**

# Executive Summary

This submission seeks prior approval under **Class G, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)** for the conversion of the first floor of 42 High Street, Wombwell, Barnsley into **two self-contained flats**. The proposal represents a sustainable reuse of existing floorspace, delivering high-quality housing in line with Barnsley MBC Local Plan policies and GPDO criteria.

This planning statement is to be read in conjunction with the drawings as submitted with the planning application.

## 1. Site and Context

- The property is a **two-storey building with a basement**, comprising a ground floor retail unit (Use Class E) and ancillary upper floor space.
- The first floor is currently used for storage/office purposes associated with the shop.
- Located on Wombwell High Street, the site sits within a mixed-use area where residential accommodation above shops is common.
- The site benefits from good public transport links, local services, and amenities.
- **Ample free car parking is available off Snowden Terrace, provided by Barnsley Council**, ensuring convenient access for residents without adverse impact on highway safety.

## 2. Proposed Development

- Conversion of the first floor into **2 no. self-contained flats**:
  - **Flat 1** – 1 bedroom, **58m<sup>2</sup>** gross internal area.
  - **Flat 2** – 1 bedroom, **59m<sup>2</sup>** gross internal area.
- Both units exceed NDSS minimum requirements, ensuring high-quality accommodation.
- **Cycle storage for 2 bicycles** will be provided at the **first floor landing area**.
- **Bin storage will be provided at the ground floor entrance lobby**.
- **External alterations are limited to the rear elevation only**, comprising:
  - Opening up existing window openings to improve light and ventilation.
  - Forming a roof access door from an existing window opening, reinstating a previous arrangement.
- No alterations are proposed to the principal High Street frontage, preserving the building's character.
- Access will be via the existing entrance arrangement, with minor internal reconfiguration to provide separate residential access.

### 3. Policy Compliance

#### Barnsley Local Plan

<b>Policy Reference</b>	<b>Requirement</b>	<b>Compliance</b>
<b>H6 – Housing Mix and Efficient Use of Land</b>	Deliver varied housing types and efficient reuse of land/buildings	Provides 2 x 1-bedroom flats exceeding NDSS standards, reusing existing upper floorspace efficiently
<b>D1 – High Quality Design and Place Making</b>	Ensure good design, amenity, natural light, and functional layouts	Flats designed with adequate natural light, ventilation, sound insulation, and compliant bin/cycle storage
<b>TC1 – Town Centres</b>	Support residential uses above shops to enhance vitality and viability	Introduces residential accommodation above an active retail unit, strengthening Wombwell High Street’s mixed-use character
<b>T3 – Sustainable Travel</b>	Encourage sustainable transport and provision for cycles	Dedicated cycle storage for 2 bicycles provided at first floor landing

## 4. GPDO Prior Approval Criteria Compliance

GPDO Class G Criterion	Requirement	Compliance
<b>Transport and Highways Impact</b>	Ensure development does not adversely affect highway safety or traffic	Sustainable town centre location with excellent public transport links and <b>ample free council-managed car parking off Snowden Terrace</b>
<b>Contamination Risks</b>	Assess whether contamination makes the site unsuitable for residential use	Existing use is retail with ancillary storage; no known contamination risks
<b>Flood Risk</b>	Development must not be in an area of unacceptable flood risk	Site is not within a designated flood zone
<b>Impact of Noise from Commercial Premises</b>	Ensure residents are not adversely affected by noise from nearby commercial uses	Ground floor shop is compatible; sound insulation measures will mitigate any potential noise transfer
<b>Adequate Natural Light</b>	All habitable rooms must receive sufficient natural light	Both flats are served by existing / proposed windows providing adequate natural light
<b>Provision of Bin Storage</b>	Adequate and accessible waste storage must be provided	Bin storage located at ground floor entrance lobby
<b>Provision of Cycle Storage</b>	Adequate cycle storage must be provided	Secure storage for 2 bicycles provided at first floor landing area
<b>External Appearance</b>	Ensure alterations are acceptable in design terms	Alterations are limited to the rear elevation: reopening existing windows and reinstating a roof access door

## 5. Conclusion

The proposed conversion at **42 High Street, Wombwell, Barnsley, S73 8BH** will deliver **two high-quality 1-bedroom flats (58m<sup>2</sup> and 59m<sup>2</sup>)**, both exceeding national minimum space standards. Provision for **cycle storage (2 spaces at first floor landing)**, **bin storage (ground floor entrance lobby)**, and access to **ample free council-managed car parking off Snowden Terrace** ensures the scheme meets Barnsley MBC's amenity and sustainability requirements.

The existing building is a **two-storey property with a basement**, and the only external alterations are modest, rear-facing works to reopen existing window openings and reinstate a roof access door. The proposal is fully compliant with Barnsley Local Plan policies and GPDO prior approval criteria, representing a sustainable and efficient reuse of existing floorspace that contributes positively to housing supply and town centre vitality.