

Application Reference Number:		2026/0341	
Application Type:		Change of Use.	
Proposal Description:		Change of use from Doctors Surgery (Use Class E(e)) to Respite Unit Residential Institution (Use Class C2).	
Location:		Galtee More Residential Home, 164 Doncaster Road, Barnsley, S70 1UD.	
Applicant:		Mr Assad Jarral.	
Third-party representations:	None.	Parish:	
		Ward:	Central.

Summary:

The applicant is seeking planning permission for a change of use of a vacant Doctors' Surgery (Use Class E(e)) to a 9-bedroom Respite Unit Residential Institution (Use Class C2). A submitted planning statement sets out that the proposed respite care unit would provide short-term accommodation and care for individuals which require temporary support. This could include elderly residents, individuals recovering from illness, or those requiring interim care. It is intended the proposed respite unit would operate in conjunction with the existing adjacent Galtee Home Residential Home which is under the same ownership.

Having balanced all material planning considerations, this proposal would re-use the existing vacant Doctors' Surgery that is located in a sustainable location and in the grounds of the existing Galtee Home Residential Home to provide a 9-bedroom Respite Unit Residential Institution (Use Class C2) for short-term accommodation and care for individuals which require temporary support. This could include elderly residents, individuals recovering from illness, or those requiring interim care, and it is intended the proposed respite unit would operate in tandem with the existing adjacent Galtee Home Residential Home which is under the same ownership.

Great weight is given to using suitable sites within existing settlements for homes in accordance with paragraph 73(d) of the NPPF. Moreover, a need for this proposal has been identified by Adult Social Care colleagues and as such, significant weight is attributed to the principle of development in this instance – which is supported by national and local planning policies – in favour of this proposal.

The proposal is also considered acceptable regarding its potential impacts on residential amenity, health and pollution control, highway safety, visual amenity, and biodiversity and geodiversity in accordance with Local Plan policies and adopted guidance.

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

This application relates to a vacant Doctors Surgery located off Doncaster Road to the north and to the north of the adjacent Galtee Home Residential Home. A railway line is located to the north of the development site with Oakwell Stadium beyond. Kendray Hospital is located to the south-east further along Doncaster Road and the East Dene Working Men's Club is located to the south with Barnsley Cemetery beyond. There is a Doctor's Surgery located to the south-west on Gold Street. Doncaster Road Primary School is located to the north-west with Barnsley Town Centre beyond. The immediate surrounding area is principally residential alongside interspersed small-scale local commercial uses. The development site is well-served by public transport with regular bus services to/from Barnsley Town Centre. There are on-street parking restrictions by virtue of single and double yellow lines and loading restrictions.

The property in question is a split-level building constructed of brickwork with gable pitch and pitched concrete tiled roofs. The development site is accessed from Doncaster Road with the arrangements shared with the adjacent Galtee Home Residential Home. This access serves an extensive approach lined with some vehicular parking spaces on either side towards a large vehicular parking and turning area located to the north within the development site. The topography falls markedly south-to-north and as such, the application building appears as a single storey on the approach and as two-storeys from the north (rear). The development site is bounded by brick walls to the east and west with areas of overgrown vegetation surrounding the application building and adjacent to the boundaries. There are some trees that to the east, north and west that fall outside of the development curtilage.

The adjacent Galtee Home Residential Home benefits from a first-floor deck extension with a canopy on its north (rear) elevation. This area to the north of the residential home is bounded by a brick wall with black metal railings with timber fences set behind.



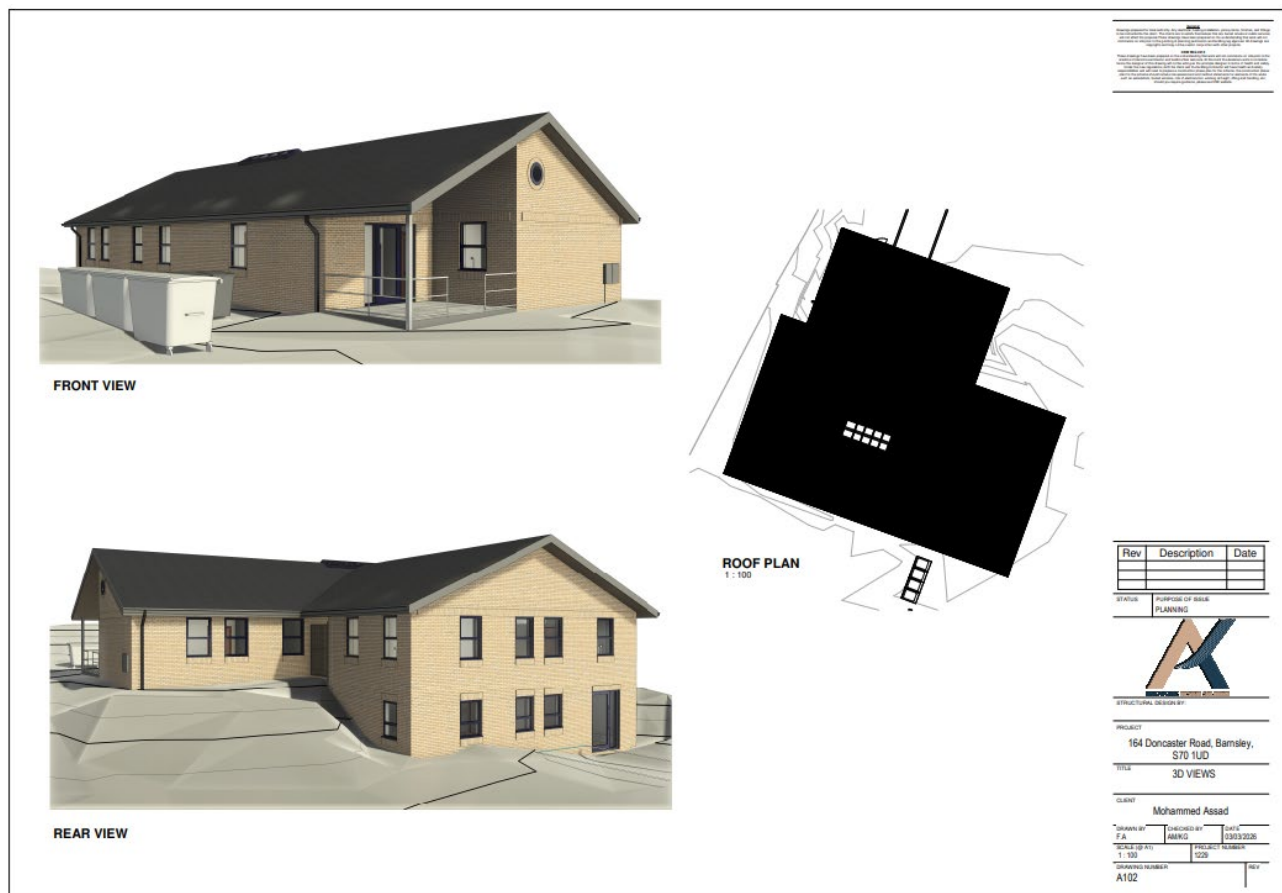
Planning History

B/87/1086/BA	Erection of doctors' surgery.	Approved.
B/87/1093/BA	Conversion of Doctors Surgery into residential home for the elderly.	Approved.
B/91/1000/BA	Conversion and extension to surgery to form 28 bed nursing home.	Approved.
B/93/0090/BA	Erection of conservatory extension to nursing home.	Approved.
B/97/0830/BA	Erection of two-storey extension to surgery.	Approved.
2008/0162	Erection of first floor deck extension with canopy to Nursing Home.	Approved.

Proposed Development

The applicant is seeking planning permission for a change of use of a vacant Doctors' Surgery (Use Class E(e)) to a 9-bedroom Respite Unit Residential Institution (Use Class C2). A submitted planning statement sets out that the proposed respite care unit would provide short-term accommodation and care for individuals which require temporary support. This could include elderly residents, individuals recovering from illness, or those requiring interim care. It is intended the proposed respite unit would operate in conjunction with the existing adjacent Galtee Home Residential Home which is under the same ownership.

The proposed development includes internal alterations, the formalisation of informal parking areas, and the provision of a bicycle store. No external alterations or extensions are proposed.





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 LG2: The Location of Growth.*
- *Policy H1: The Number of New Homes to be Built.*
- *Policy H4: Residential Development on Small Non-allocated Sites.*
- *Policy H6: Housing Mix and Efficient Use of Land.*
- *Policy GD1: General Development.*
- *Policy POLL1: Pollution Control and Protection.*
- *Policy T3: New Development and Sustainable Travel.*
- *Policy T4: New Development and Transport Safety.*
- *Policy D1: High quality design and place making.*
- *Policy BIO1: Biodiversity and Geodiversity.*

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 5: Delivering a sufficient supply of homes.*
- *Section 8: Promoting healthy and safe communities.*
- *Section 9: Promoting sustainable transport.*
- *Section 11: Making effective use of land.*
- *Section 12: Achieving well designed places.*
- *Section 15: Conserving and enhancing the natural environment.*

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:

- *Biodiversity and Geodiversity (Adopted March 2024).*
- *Design of Housing Development (Adopted July 2023).*
- *Parking (Adopted November 2019).*

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

Other Material Considerations

- *South Yorkshire Residential Design Guide 2011 (SYRDG).*
- *Planning Practice Guidance (PPG).*

Representations

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.

A site notice was posted nearby that expired 10th July 2026.

No representations were received.

Consultations

Adult Care Homes	<i>No objection(s).</i>
Biodiversity Officer	<i>No objection(s) subject to condition(s).</i>
Local Ward Councillors	<i>No comment(s) received.</i>
Highways Drainage	<i>No objection(s).</i>
Highways Development Control	<i>No objection(s) subject to condition(s).</i>
Pollution Control	<i>No objection(s).</i>
Yorkshire Water Services Ltd	<i>No comment(s).</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 unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited

– Little or no

Principle of Development

The applicant is seeking planning permission for a change of use of a vacant Doctors' Surgery (Use Class E(e)) to a 9-bedroom Respite Unit Residential Institution (Use Class C2). A submitted planning statement sets out that the proposed respite care unit would provide short-term accommodation and care for individuals which require temporary support. This could include elderly residents, individuals recovering from illness, or those requiring interim care. It is intended the proposed respite unit would operate in conjunction with the existing adjacent Galtee Home Residential Home which is under the same ownership.

Paragraph 61 of the NPPF states that to support the Government's objective of significantly boosting the supply of new homes, it is important that a sufficient amount and variety of land can come forward where it is required and that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet identified housing need with an appropriate mix of housing types for local communities.

Paragraph 73(d) of the NPPF establishes that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are essential for Small and Medium Enterprise housebuilders to deliver new homes and are often built out relatively quickly. To promote the development of a good mix of sites local planning authorities should: support the development of windfall sites through their planning policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.

Paragraph 124 of the NPPF states planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, whilst also safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs that can make as much use as possible of previously developed or 'brownfield' Land.

Paragraph 125(d) of the NPPF establishes that planning policies and decisions should: promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

Paragraph 128 of the NPPF sets out Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs.

Local Plan Policy H4: Residential Development on Small Non-allocated Sites states proposals for residential development on sites below 0.4 hectares (including conversions of existing buildings and creating dwellings above shops) will be allowed where proposals comply with other relevant policies in the Plan.

Local Plan Policy H6: Housing mix and efficient use of land establishes that 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.

Paragraph 9.17 of the adopted Local Plan supports Policy H6 and establishes that various housing types capable of accommodating a range of needs are required across the borough such as family housing and older persons accommodation. In addition, supported housing is required for vulnerable households – for example those with physical or mental disabilities and young people with support needs. Such proposals will be supported where they are consistent with this and other policies within

the development plan, or where robust supporting evidence can be provided that would be a material consideration of sufficient weight to take precedence.

Adult Care Homes were consulted, and a Service Manager provided a response that stated there is current gap in respite provision for older people within the borough, and the development could help address this unmet need.

Considering the above, this proposal would re-use an existing vacant Doctors' Surgery located within a sustainable location and in the grounds of the existing Galtee Home Residential Home to provide a 9-bedroom Respite Unit Residential Institution (Use Class C2) for short-term accommodation and care for individuals which require temporary support. This could include elderly residents, individuals recovering from illness, or those requiring interim care. It is intended the proposed respite unit would operate in conjunction with the existing adjacent Galtee Home Residential Home which is under the same ownership.

Great weight is given to using suitable sites within existing settlements for homes in accordance with paragraph 73(d) of the NPPF. Moreover, a need for this proposal has been identified by Adult Social Care colleagues and as such, significant weight is attributed to the principle of development in this instance – which is supported by national and local planning policies – in favour of the proposal.

Considering the above, the principle of development is considered acceptable subject to assessment of the following matters.

Impact on Residential Amenity, Health and Pollution Control

It is acknowledged that there could be some disruption and nuisance caused to people in the locality during construction works. However, any impact is anticipated to only be temporary and construction hours could be controlled by condition should this application be approved.

It is not considered that this proposal would contribute to significant increased overshadowing levels, overlooking and loss of privacy or reduced outlook. This proposal would use existing apertures which would maintain existing separation distances and achieve reasonable access to natural daylight in all habitable rooms. An existing boundary fence between the vacant Doctor's Surgery and adjacent Galtee Home Residential Home would be removed as part of this proposal following concerns from the Local Planning Authority that it could adversely affect access to natural daylight and reasonable levels of outlook. This could be secured by condition should this application be approved. Therefore, this proposal is considered acceptable in this regard with this element attributed moderate weight in favour of this proposal.

This proposal would achieve acceptable internal space standards with wheelchair accessible rooms. Future occupants would benefit from a large shared communal area and kitchen services would be shared with the adjacent Galtee Home Residential Home which is under the same ownership. While such arrangements are not considered conventional they are considered acceptable in this instance because both properties fall under the same ownership and would be operated in tandem.

The application building does not benefit from any external shared private amenity spaces and none are proposed. However, the external private amenity space to the adjacent Galtee Home Residential Home could be shared, if required, and residents would have access to local greenspaces including at Measborough Dike and Yews Lane. The development site is also within reasonable walking and wheeling distance of Barnsley Town Centre which hosts numerous services and amenities and areas of public realm. This proposal is considered acceptable in this instance, on balance, with this element attributed moderate weight in favour of this proposal.

It is not anticipated that this proposal would contribute to significant increased noise and disturbance impacts compared with the previous Doctor's Surgery use, adjacent Galtee Home Residential Home and nearby local primary school.

The Council's Environmental Health Officer (Pollution Control) was consulted, and no objection was received with their response stating that this proposal would have a low potential to have an adverse impact on the health and quality of life of those living and/or working within the local areas. As such, this proposal is considered acceptable in this instance with this element attributed moderate weight in favour of this proposal.

Considering the above, on balance, this proposal is considered acceptable in this instance regarding its impact on residential amenity, health and pollution control.

This 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 its impact on residential amenity.

Impact on Highways

Paragraph 116 of the NPPF sets out development should only be prevented or refused on highways grounds if there would be unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe following mitigation and considering all other reasonable future scenarios.

This application relates to a vacant Doctors Surgery located off Doncaster Road to the north and to the north of the adjacent Galtee Home Residential Home. A railway line is located to the north of the development site with Oakwell Stadium beyond. Kendray Hospital is located to the south-east further along Doncaster Road and the East Dene Working Men's Club is located to the south with Barnsley Cemetery beyond. There is a Doctor's Surgery located to the south-west on Gold Street. Doncaster Road Primary School is located to the north-west with Barnsley Town Centre beyond. The immediate surrounding area is principally residential alongside interspersed small-scale local commercial uses. The development site is well-serviced by public transport with regular bus services to/from Barnsley Town Centre. There are on-street parking restrictions by virtue of single and double yellow lines and loading restrictions.

The development site is accessed from Doncaster Road with existing arrangements shared with the adjacent Galtee Home Residential Home. This existing access serves an extensive approach lined with vehicular parking spaces on either side. A large vehicular parking and turning area is located to the north within the development site.

Highways development control colleagues were consulted, and it was set out that having reviewed the application, it is noted that the proposal involves the reuse of an existing building and that existing vehicular and pedestrian access arrangements are to be retained. The submitted Design and Access Statement (DAS) confirms that the proposed development will operate as a small-scale respite care facility providing nine bedrooms, with on-site activity levels anticipated to be modest and comparable to a large residential dwellinghouse. Staff, visitor and servicing movements are all anticipated to be lower than those associated with the vacant Doctor's Surgery. The applicant also proposes to retain the existing on-site parking provision for staff and visitors. Given the nature and scale of this proposal together with the reduction in trips compared to the extant Doctor's Surgery, these proposals are not expected to result in a material increase in parking demand or highway impacts. Furthermore, cycle storage is proposed within the site, encouraging sustainable travel choices. Whilst no details of cycle parking have been presented at this stage, such details could be secured by a conditions should this application be approved. In terms of servicing, deliveries associated with the operations of the respite care unit, including food and supplies, would use the existing rear drop-off area which is considered acceptable. Based on the information submitted, it is considered that the proposed change of use is unlikely to result in a severe impact on highway safety or the operation(s) of the surrounding highway network. Consequently, there are no highways objections in this instance subject to the retention of the proposed parking, servicing arrangements and conditioned cycle storage provision.

The LPA has no reason to disagree with the professional opinions of highways development control colleagues in this instance.

In addition, the development site is considered to be in a sustainable location with reasonable access to local services and amenities and public transport links. A cycle store would also be provided that could help to encourage alternative modes of transport.

Consequently, it is not considered that there would be an unacceptable impact on highway safety to otherwise justify the refusal of this application on highways grounds in line with paragraph 116 of the NPPF. Therefore, this proposal is considered acceptable in this instance and is attributed moderate weight in favour of its approval.

This proposal is therefore considered to comply with Local Plan Policy T3: New Development and Sustainable Travel and Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding its impact on highway safety.

Impact on Visual Amenity

No extensions or significant external alterations are proposed and therefore, it is not considered that this proposal would significantly alter or detract from the character of the street scene or immediate and broader locality and would prevent the building falling into a state of disrepair which is generally welcome.

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

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

Impact on Biodiversity and Geodiversity

In England, Biodiversity Net Gain (BNG) became mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and means developers must deliver a BNG of 10%. This proposal is exempt from BNG in this instance. The applicant has confirmed that on-site hedgerow and shrubs associated with an existing fence would not be affected by this proposal. On this basis, Biodiversity colleagues have confirmed that it is accepted that this proposed development meets the de minimis exemption regarding BNG.

Notwithstanding the above, it was considered that appropriate Biodiversity enhancement measures should be incorporated to accord with Local Plan Policy BIO1: Biodiversity and Geodiversity and the adopted Biodiversity and Geodiversity SPD and the NPPF. Such measures could include installation of a bat and bird box onto the building. Box types and locations of these could be shown on proposals at the current application stage or conditioned as part of the permission, if granted.

The proposed elevations plan have been amended to indicate the locations and type of bat and bird boxes to be incorporated on the existing building which is welcomed by Biodiversity colleagues, and could be secured by a planning condition, if granted.

No objections were therefore raised by Biodiversity colleagues in this instance.

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

This proposal is therefore considered to comply with Local Plan Policy BIO1: Biodiversity and Geodiversity and is considered acceptable regarding its impact on biodiversity and geodiversity.

Planning Balance and Conclusion

In accordance with the provision of paragraph 11 of the NPPF (2024), this proposal is considered in the context of the presumption in favour of sustainable development.

Having balance all material planning considerations, this proposal would re-use the existing vacant Doctors' Surgery that is located in a sustainable location and in the grounds of the existing Galtee Home Residential Home to provide a 9-bedroom Respite Unit Residential Institution (Use Class C2) for short-term accommodation and care for individuals which require temporary support. This could include elderly residents, individuals recovering from illness, or those requiring interim care, and it is intended the proposed respite unit would operate in tandem with the existing adjacent Galtee Home Residential Home which is under the same ownership.

Great weight is given to using suitable sites within existing settlements for homes in accordance with paragraph 73(d) of the NPPF. Moreover, a need for this proposal has been identified by Adult Social Care colleagues and as such, significant weight is attributed to the principle of development in this instance – which is supported by national and local planning policies – in favour of this proposal.

Following amendments, this proposal is considered acceptable regarding its impact upon residential amenity by way of overshadowing, overlooking and loss of privacy, outlook, internal space standards and noise and disturbance and therefore, is considered acceptable on this occasion regarding Local Plan Policies GD1 and POLL 1, on balance, and is attributed moderate weight in favour of its approval in this instance.

This proposal is considered acceptable regarding its impact on highway safety subject to conditions securing a proposed cycle parking scheme in accordance with Local Plan Policies T3 and T4 and is attributed moderate weight in favour of this proposal and its approval.

The proposal is considered acceptable regarding its visual amenity impact in accordance with Local Plan Policy D1, and is attributed modest weight in favour of this proposal and its approval.

Following amendments, this proposal would provide adequate biodiversity enhancement measures by way of the installation of bird and bat boxes in appropriate locations on the building which accords with Local Plan Policy BIO1, and is attributed modest weight in favour of the approval of this proposal in this instance.

For the reasons given above, and taking all other matters into consideration, this proposal complies with the relevant local and national planning policies and guidance and 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.

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- *Amendments sought regarding the removal of a boundary fence in the interests on residential amenities.*
- *Amendments sought to provide biodiversity enhancement measures and to provide additional information regarding on-site vegetation.*

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.