Planning Statement

Change of Use: From C3 to A1(Barber's) & C3 (Barber Managers Flat)

194 High Street,

Worsbrough,

Barnsley,

S70 4SQ

February 2019

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1. Introduction

1.1 This planning statement has been produced to support a planning application seeking the change of use from C3 to A1(Barber's) & C3 (Barber Managers Flat). The self-contained first floor accommodation is proposed to accommodate the manager of the proposed ground floor single chair barbers.

1.2 This statement has been produced to explain the proposals and to set out the planning considerations. It demonstrates how the proposal accords with the planning policies set out by Barnsley Council.

2. Site Context

2.1 The application site is located on the north east side of Worsborough, Barnsley to the South of Sheffield. The property sits in a mid-terraced street with a small single storey extension to the rear. Independent access to the property is provided by a single external door via the High Street and a fire escape exit to the rear of the property.

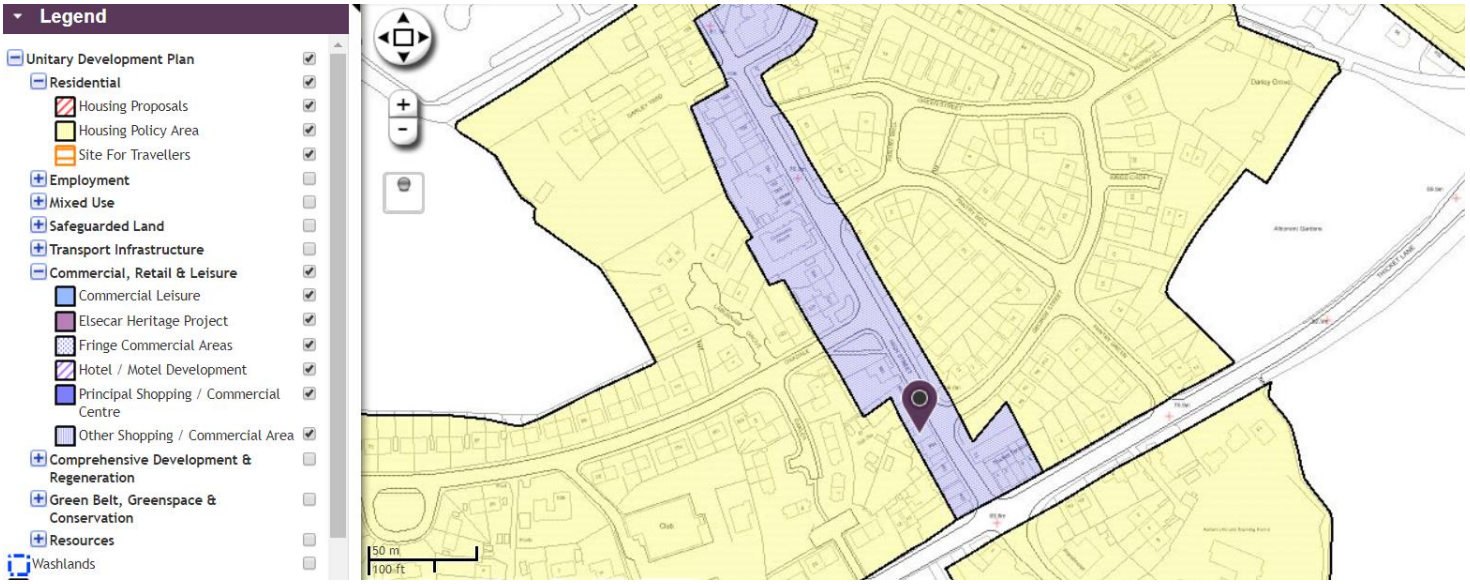
2.2 The surrounding area is predominantly of residential use with other uses such as a neighboring pub, takeaway & betting shop.

2.3 The curtilage is well defined, though a rear section of the property was split off and now belongs to the betting shop next door.

Site Designation

2.4 The current UDP map shows the site to be within a commercial area with residential areas in close proximity.

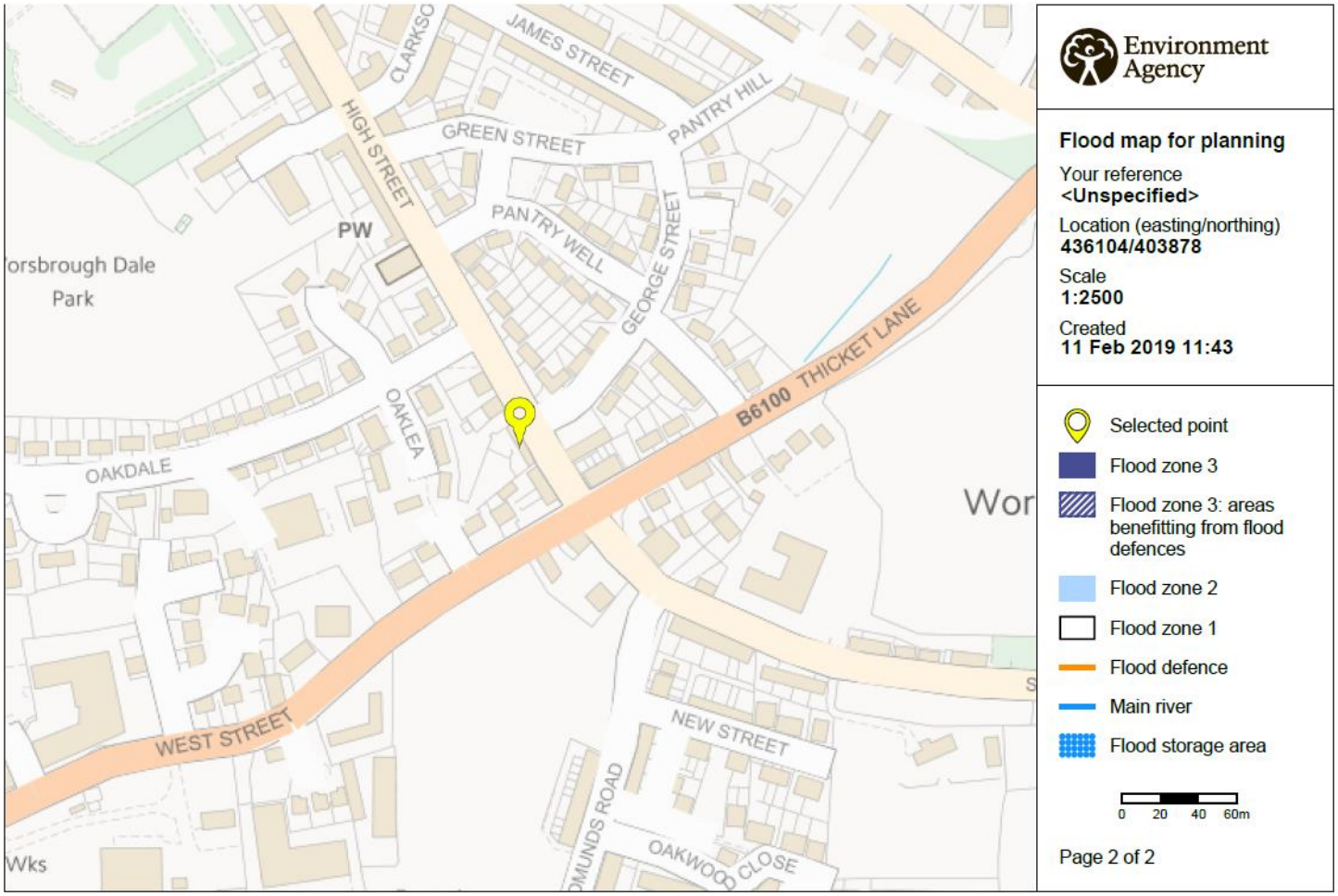
Figure 1: Unitary Development Plan Map



Flooding

2.5 National Planning Policy requires that any planning application is mindful of the risk of flooding. To comply with this, we have reviewed the Environment Agency's latest flood datasets which confirm that the property is not at risk from flooding.

Figure 2: Flood Risk Mapping



Planning History

2.6 There are previous applications relating to the property. Details are as follows:

- Refused: Application No. 2011/1563: Change of use from residential (C3) to shop/financial and professional services (A1/A2).
- Refused: Application No. 2012/0496: Change of use of ground floor from residential (C3) to shop (A1) (Resubmission of 2011/1563).

2.7 In terms of previous refused applications, the reasons for the decisions was, "In the opinion of the Local Planning Authority, the proposed use would result in an

unacceptable intensification of parking, maneuvering and servicing to roads in an area already the subject of intense activity of such a nature, and would be to the detriment of the free and safe flow of other traffic and to road safety on the highway, contrary to CSP policies 26 and 29 and saved UDP policy S2."

2.8 Similarly to previous applications, this applications seeks a Change of Use: From C3 to A1(Barber's) & C3 (Barber Managers Flat). In this the case, the concerns that resulted in previous refused applications have been mitigated in the attached highways assessment. The report details how the barbers shop proposal would remove the need for the requirement for any parking, due to the very small-scale nature of the proposed business with only one barber.

3. Proposal

3.1 Planning permission is sought for the change of use from C3 to A1(Barber's) & C3 (Barber Managers Flat). The self-contained first floor accommodation is proposed to accommodate the manager of the proposed ground floor single chair barbers.

3.2 The GIA of the ground floor is approx. 47 sqm. The area will become business operating as a single chair barbers with the majority of the space being ancillary to the room containing the single barbers chair. The GIA of the first floor is approx. 34 sqm. This area will be used as a flat for use by the manager of the barbers only.

3.3 There are no external alterations proposed, though the ground floor barber window is now obscurely glazed for privacy, therefore creating very little impact to the street frontage.

4. Planning Considerations

4.1 The key issues for consideration in assessment of the proposal are:

- Increased vehicular traffic to High Street.
- Impact on residential neighbours.

Increased vehicular traffic to High Street

4.2 The chance of increased traffic to the area caused by customers to the barbers is mitigated by the operations of the enterprise; specifically, with the use of one barber chair only, this will limit the chance of an influx of traffic to the area. Please refer to the Highways Report by Paragon Highways for further information.

Impact on residential neighbours

4.3 There are no external alterations necessary to facilitate the proposal and the nature of the use will not lead to additional noise or disturbance to adjoining and surrounding occupiers.

5. Planning Policy

National Planning policy Framework

5.1 The National Planning Policy Framework 2012 advises that Local Planning Authorities support business as part of the overarching national planning strategy.

5.2 In terms of economic growth, NPPF states that "The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system."

5.3 The Framework advises that "To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century." and "Investment in business should not be over-burdened by the combined requirements of planning policy expectations."

5.4 LPA's are advised to "support existing business sectors, taking account of whether they are expanding or contracting…"

Local Planning policy

5.5 The Barnsley UDP Map shows the property to be within a designated commercial area. Please see figure 1 above.

5.6 CSP 25 New Development and Sustainable Travel: attached to this planning application is a Highways report that assesses the traffic in the area and the impact of the change of use. In terms of the traffic to the area, the operator of the barber's shop will live on-site reducing the requirement for any designated parking place. No further staff are required due to the limited space and the requirement for only one barber's chair. Given the location of the proposal in a highly residential area, and having good accessibility on foot and also by the way of public transport, designated parking is not required for this local, sustainable facility, as the majority of the customers will arrive on foot. A storage room has been factored in to the

development to reduce the need for deliveries of supplies for the barbers shop. Supplies will be collected by the operator reducing the need for deliveries.

5.7 CSP 28 Reducing the Impact of Road Travel: The barbers shop proposal would remove the need for the requirement for any parking, due to the very small-scale nature of the proposed business with only one barber.

5.8 The proposals are in line with CSP 32 Small Local Shops: It would meet local needs not already met by existing local uses; and as per the highways report, the proposed use would encourage trips by pedestrians and cyclists and not encourage car trips.

6. Conclusion

6.1 This planning statement demonstrates that the proposed change of use from C3 to A1(Barber's) & C3 (Barber Managers Flat) is compliant with both national and local planning policies.

6.2 The proposal will provide good quality habitable floorspace to an existing dwelling, while delivering a barbers to serve the local community.

6.3 In this case, the benefits of the scheme are that it:

- Provides a service to the local community.
- Promotion of enterprise can have a positive effect on economy in the area.
- The barbers shop proposal would remove the need for the requirement for any parking, due to the very small-scale nature of the proposed business with only one barber.

6.4 The application scheme represents a scheme which will provide a service to the local community and will not have an adverse impact on neighbouring amenity.

6.5 We consider that such development is a good example of 'sustainable development' – The proposed facility is for the use of the local community, thus reducing the requirement to visit neighbouring settlements to find an equivalent service.

6.6 We trust you have all the information you need to make a prompt and positive determination. Should you require any additional details please do not hesitate to contact us.