

Application Reference Number:		2026/0575	
Application Type:		Change of Use	
Proposal Description:		Change of use of first floor flat from residential to independent hair and beauty salon	
Location:		38A Market Street, Hoyland, Barnsley, S74 9QH	
Applicant:		Mr Adam Slater	
Third-party representations:	None	Parish:	None
		Ward:	Hoyland Milton

Summary:

This planning application seeks the change of use of the existing first floor flat from residential to an independent hair and beauty salon.

The site falls within Urban Fabric as allocated by the adopted Local Plan. Development comprising a change of use is considered acceptable in principle if proposals are a suitable location for the use class and would not significantly adversely affect residential and visual amenity and highway safety.

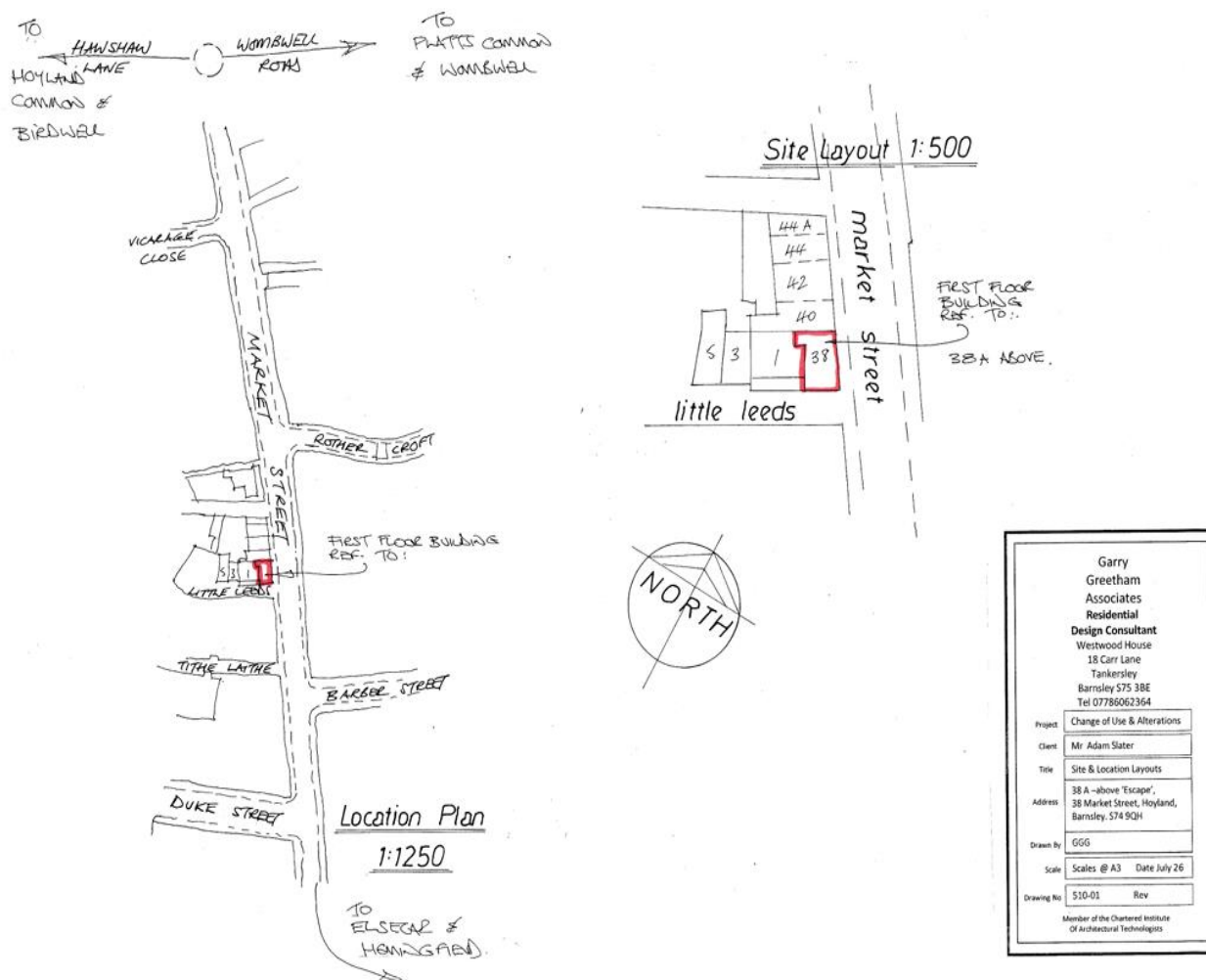
The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 4 of the National Planning Policy Framework (NPPF, 2026).

Recommendation:

Approve subject to conditions

Site Description

The application relates to a two storey end terraced property located within a parade of retail/residential premises close to the Local Centre of Hoyland on Market Street. The property accommodates a salon on the ground floor (38-40 Market Street) and a residential flat on the first floor (38a Market Street). There are residential properties adjoining to the side (Market Street) and rear (Little Leeds).



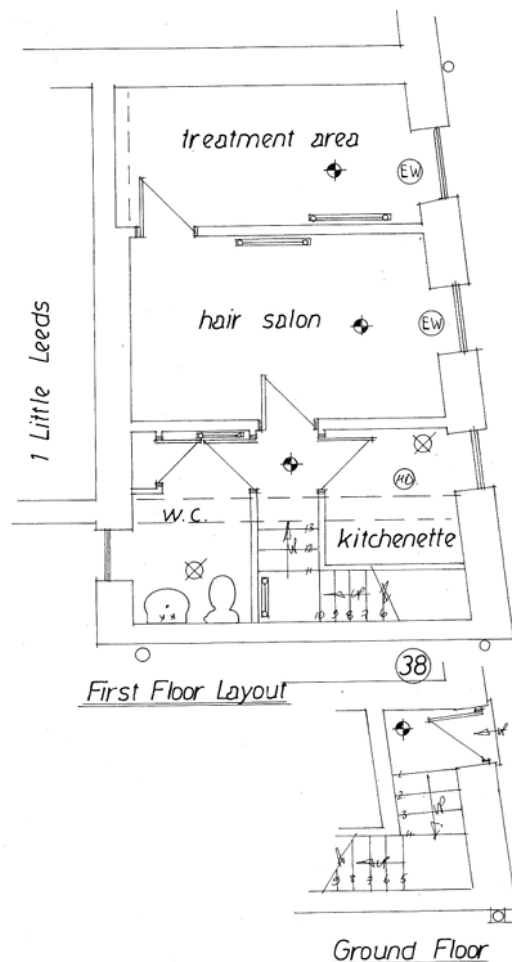
Planning History

There is one relevant planning application associated with the site.

Application Reference	Description	Status
B/99/0568/HN	Change of use from shop to taxi booking office (Retrospective)	Refused

Proposed Development

The proposal is for the change of use of the first floor residential flat of the existing building to create an independent hair and beauty salon. This is to be sub-let by Escape Hair and Beauty Salon who are located on the ground floor of the building (38-40 Market Street). The salon is proposed to be open 9am – 3pm, spread over three days a week and not on weekends or bank holidays.



Garry Greetham Associates Residential Design Consultant	
Westwood House 18 Carr Lane Tanterley Barnsley S75 3BE Tel 07786062364	
Project	Change of Use & Alterations
Client	Mr Adam Slater
Title	Layout as Proposed
Address	38 A - above "Escape", 38 Market Street, Hoyland, Barnsley, S74 9QH
Drawn By	GGG
Scale	1:50 @ A3 Date July 26
Drawing No	510-03 Rev
Member of the Chartered Institute Of Architectural Technologists	

Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires 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 the full Council meeting on 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering 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. The next review is due to take place in 2027 or earlier if circumstances, require.

Local Plan Allocation – Urban Fabric

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy H4: Residential Development on Small Non-Allocated Sites – 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.

Policy H6: Housing Mix and Efficient use of land – 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. Proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs.

Policy Poll1: Pollution Control and Protection – 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 to people.

Policy T3: New development and Sustainable Travel – Expects new development to be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cycles. Also sets criteria in relation to minimum levels of parking; provision of transport statements and of travel plans.

Policy T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In August 2026, the UK 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.

The revised NPPF establishes national decision-making policies (NDMP). Central to the NPPF is a presumption in favour of sustainable development (NDMP S3) and plans and decisions should apply this NDMP. There are three overarching objectives to sustainable development: an economic, social and environmental objective which are mutually dependent.

The following NPPF sections are relevant in this case:

- Section 3 - Decision-making policies
- Section 4 - Achieving sustainable development
- Section 14 - Achieving well-designed places
- Section 15 - Promoting Sustainable Transport

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 it into account when taking decisions.

Supplementary Planning Documents:

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 most pertinent SPD's in this case are:

- Parking
- Shop front designs
- Sustainable Travel

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

Consultations

Highways Development Control - No objections

Hoyland Milton Ward Councillors - No objections

Pollution Control - No objections subject to informative

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Neighbour notification letters were sent to surrounding properties. No comments were received.

Assessment

The main issues for consideration are as follows:

- The principle of the change of use
- The impact on the character of the area, design and visual amenity
- The impact on residential amenity
- The impact on highway safety

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

The proposed development is for a conversion of the first floor of the building, which is structurally sound and will not require major or complete reconstruction. The development does not require external fenestration alterations to facilitate the conversion nor any extensions, or significant adaptation internally.

The proposed use is akin to the established ground floor use of a hair salon and therefore won't be an anomalous feature in the street scene. Therefore, the change of use of the first floor flat to a salon is acceptable in principle provided that it is not detrimental to the residential amenity afforded to the host property, as well as adjacent properties, along with visual amenity and highway safety. This weighs significantly in favour of the proposal.

Design and Visual Amenity

There will be no significantly harmful impact to visual amenity from the proposed conversion. The ground floor salon is well established in the street scene. The core materials are to be retained as existing, whilst maintaining the design of the existing building. No major external alterations are proposed. This weighs significantly in favour of the proposal. The proposal is therefore acceptable in terms of visual amenity and impact upon the street scene in accordance with Policy D1 of the Local Plan.

Residential Amenity

In terms of noise generation, it is noted that the proposed salon will be located on a mixed street, with an existing salon located on the ground floor. The salon is proposed to be open 9am – 3pm, spread over three days a week and not on weekends or bank holidays which are restrained operating hours. This weighs significantly in favour of the proposal.

In addition, the LPA's Pollution Control team have raised no objections to the scheme. This development is at low risk of having an adverse impact on health and quality of life of those living and/or working in the locality. This weighs significantly in favour of the proposal.

Finally, the proposed loss of a one bedroomed flat is not deemed significantly detrimental to the Boroughs housing stock, as this unit is one of the least desirable dwelling types. This weighs modestly in favour of the proposal. The proposal is considered to be acceptable in terms of residential amenity.

Highways Safety

There will be no significant impact upon highway safety. The ground floor, along with the adjacent property (no.40), already form part of an established hair and beauty salon business. The proposed change of use of the one-bedroom first floor flat would create an additional salon and treatment area. The site has no existing off-street parking provision, and none is proposed, however, on-street parking is available within the vicinity of the site, and a free public car park is located on Duke Street within 150m of the site.

Additionally, given the location of the site close to the Local Centre of Hoyland, the lack of any off-street parking provision is not an issue of concern due to the site benefitting from having good links to public transport facilities which means that the location is considered to be sustainable and in compliance with NPPF 9: Promoting Sustainable Transport policies and Barnsley Local Plan Policy T3 New Development and Sustainable Travel.

It is therefore considered that the proposals won't adversely impact upon the highway and are acceptable from a highway's perspective. This weighs significantly in favour of the proposal.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and is therefore recommended for approval.

Recommendation

Approve subject to conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

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 objections, 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

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

The development hereby approved shall be carried out strictly in accordance with the approved plans:

510-01

510-03

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

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

The external materials shall match those specified within the application and the plans outlined above.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1.

The salon shall only be open 9am – 3pm, spread over three days a week and not on weekends or bank holidays.

Reason: To reduce or remove adverse impacts on health and quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1.

Informatives

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.

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It is recommended that measures are taken to prevent a nuisance/or affect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke, odour, light or dust. No waste should be burnt. If a Statutory Nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore recommended that you give serious consideration to the steps that may be required to prevent a noise, light, odour, dust or smoke nuisance from being created.