

2021/0623

Auckland Opticians

Change of use of first floor from flat (Class C3) to offices (Class E) and erection of porch

Ivy Cottage, Back Lane, Penistone, Sheffield, S36 6AB

Description

Ivy Cottage is currently used by Auckland Opticians and is accessed from Back Lane and is set to the side of Penistone Market and to the rear of Tesco Supermarket. The property is located within the Penistone Conservation Area.

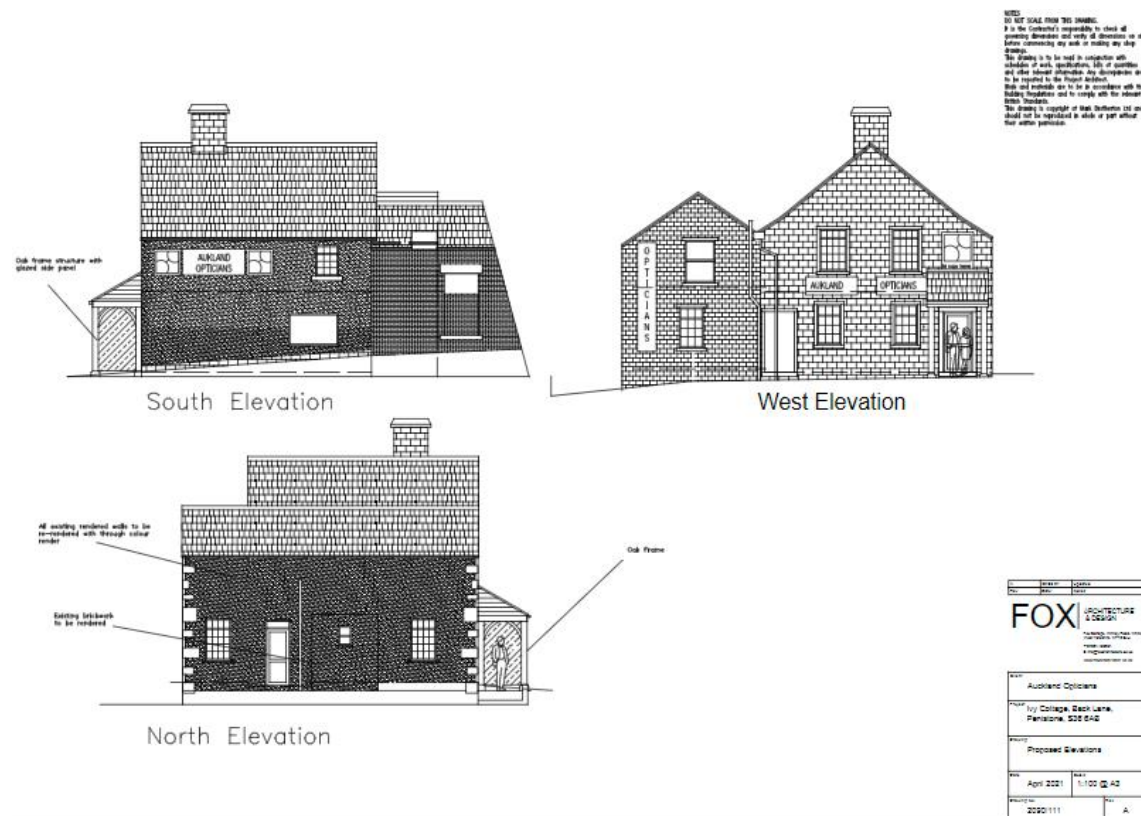
Auckland Opticians own and occupy the whole of Ivy Cottage. The ground floor is used entirely for the Opticians with the first floor used as a separate flat. The flat is accessed via a joint entrance to the north of the property which also provides secondary access to the ground floor.

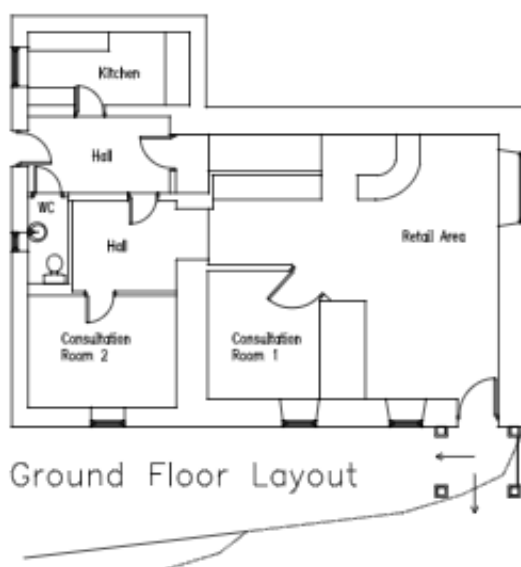
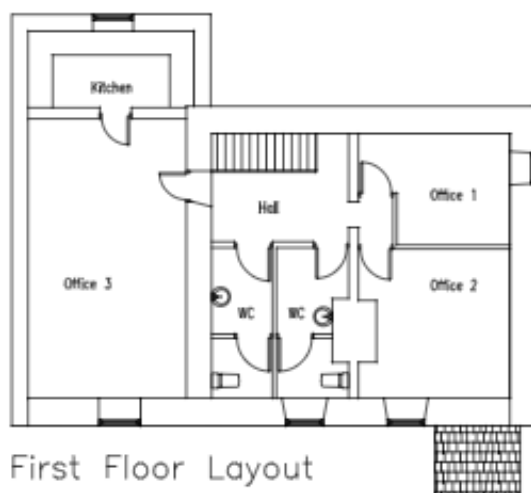


Proposed Development

The application proposes change of the use of the first floor to office use which will be used as ancillary office space for the opticians. No structural alterations are proposed for the change of use proposals. The principal access to the opticians is via the main door located on the southwest corner of the property. The new porch is proposed which has been amended in

design during the course of the application at the request of the Conservation Officer. The porch is now designed with an oak structure with a tiled roof and glazed sides.





Policy Context

The site is set within a District Centre, Primary Shopping Area and Secondary Shopping Frontage as allocated within the Adopted Local Plan. The site is also set within the Penistone Conservation Area.

Penistone is one of the smaller district centres. Penistone is a historic market town which has its main retail and service offer concentrated on Market Street which is further enhanced by the new Market Hall and Tesco supermarket. The overall vitality and viability is much better than average. Penistone has many strengths including the availability of pubs, cafes and restaurants, the market, the availability of food shopping, the evidence of recent investment by retailers, the very low vacancy rates, good pedestrian flow and public transport access, a feeling of security and high quality of the open spaces and landscaping. Aims for the future of Penistone are to improve the availability of leisure, cultural and entertainment activities, and to improve car parking and movement for pedestrians, cyclists and the disabled. Since the potential for expansion in Penistone has already taken place with the recent Tesco supermarket, the strategic direction for Penistone is to intensify within its existing boundaries.

The following policies are also of relevance:-

- Policy GD1 General Development
- Policy T4 New development and Transport Safety
- Policy D1 High Quality Design and Place Making
- Policy Poll1 Pollution Control and Protection
- Policy TC1 Town Centres
- Policy TC2 Primary and Secondary Shopping Frontages
- Policy HE1 The Historic Environment

SPDs

Parking

Penistone Neighbourhood Plan

Their vision statement states:

“Our well conserved town will be a vibrant centre, with shops, businesses and services such as the Penistone Paramount cinema flourishing and meeting the needs of the local population”

Policy LE1 Increase the vitality of Penistone town centre

a) Proposals for new commercial activity within Penistone town centre are encouraged (A1-A5)

NPPF

The National Planning Policy Framework sets out the Government’s planning policies for England and how these are expected to be applied.

Consultations

Penistone Town Council – No comments received

Highways – No comments received

Conservation Officer – No objections to amended plans

Ward Councillors – No comments received

Drainage – Details to be checked by Building Control

Representations

No comments received

Assessment

Principle of development

The site is within the District Centre of Penistone, within the Primary Shopping Area. The site is also a secondary shopping frontage as set within the Local Plan. Policy TC2 Primary and Secondary Shopping Frontages states that:-

‘Proposals for retail (A1-A5) uses will be allowed on Primary and Secondary Shopping frontages in Barnsley Town Centre and the District Centres provided that: Within each primary

shopping frontage in Barnsley Town Centre and the District Centres, ground floor uses would remain predominantly retail (Class A1) in nature. Other uses may be acceptable, especially where they diversify and improve provision in a centre, provided that it can be demonstrated that the vitality and viability of the primary shopping area concerned would not be negatively affected and that ground floor uses on the Primary Shopping Frontages remain predominantly retail (Class A1) in nature.'

In line with policy TC2 the proposed use of the first floor of the building as an office to be used ancillary to the Opticians would compliment the existing use. The proposed office use (Class E) is appropriate in a District Centre. The proposal also adheres to Penistone Neighbourhood Policy LE1. The principle of the use in this location is therefore considered acceptable.

Highway Safety

The Highways Officer has not commented on the proposal however, the building is located within the shopping/commercial area of Penistone Town Centre. There are two public car parks within a short walk from the site. There are regular bus services also within walking distance. Given the site is situated within a sustainable location, the proposal is therefore considered acceptable in terms of highway safety in compliance with Policy T4 of the Local Plan.

Visual Amenity and Impact on Conservation Area

The building is set within the Penistone Conservation Area and close to Listed Buildings. The proposal includes internal work but also a small oak framed, glazed porch is proposed. The Conservation Officer has no objection to the change of use or the amended porch design.

The proposal is considered acceptable and would not harm the setting of the Conservation Area, in accordance with policy HE1 of the Local Plan.

Recommendation

Grant subject to conditions