PROPOSED CHANGE of USE at Nos.66/68 and 84 POGMOOR ROAD, GAWBER, BARNSLEY

STATEMENT in SUPPORT of APPLICATION

GENERAL

The site is located one kilometre north west of Barnsley town centre at the junction of Pogmoor Road and Winter Road, Gawber. It is a well-established and much used local post office with an associated business of a card shop with novelty goods.

With the support of the Post Office it is intended to upgrade the business to a main post office, which will allow an increase in the number of services we will be able to offer the local community and passing trade.

The existing premises are too small to allow this upgrade, so it is intended to extend the business into the adjacent dwelling which is in the ownership of the applicant. This will allow the internal layout to be extended and altered in accordance with Post Office requirements and an improvement the shopping experience for our customers.



Photograph from Pogmoor Road

PROPOSAL

It is intended to remove the dividing wall between the dwelling at No. 84 Pogmoor Road and the existing post office business in the adjacent properties Nos.66 and 68 Pogmoor Road. This will entail a change of use of some 50 square metres floor area from residential to Class A1 Business use. Internal walls within the existing dwelling will be removed and the staircase altered in order to meet the layout requirements of the Post Office.

The front elevation of the building, which is constructed in natural coursed sandstone, will be altered as little as possible to prevent a negative impact on the streetscene. The existing sandstone, including lintels, mullions and cills will be utilised in the alterations to openings. All the stonework to the front elevation will then be cleaned to restore it to as-new condition. Some windows in the rear elevation will be sealed up for security purposes with brickwork to match the existing property.

The upstairs to the existing dwelling at No.84 will be retained for residential use. The plans submitted show an indicative layout to demonstrate this is viable, although full details will be provided as part of a further application to be submitted at a later date.

TRAFFIC IMPLICATIONS

The current traffic situation is not considered to be adversely affected as a result of this application.

Customer parking is available on-street in Pogmoor Road during business hours between 9.30 a.m. and 4:00 p.m., when no parking or loading restrictions are in force. During 8:00 to 9.30 and 4:00 to 6:30 parking and loading restrictions are in force, but at these times customer parking is available for half an hour in a dedicated bay adjacent to the shop. On-street parking is also available during restricted hours in Warner Avenue opposite the post office. This street is currently a residential parking zone, which is enforced by the local highway authority. However, limited waiting time is allowed for visitors to the area, a facility which is enjoyed by our existing customers, with access across Pogmoor Road by a traffic signal controlled pedestrian crossing.

EMPLOYMENT

It is expected that due to the expansion of the business the applicant will need to eventually employ two additional full-time members of staff. This will have no impact on parking arrangements for staff, which are available at the rear of the premises in a secure area in the ownership of the applicant

CONCLUSION

This work is considered essential to allow the continuing business to thrive and to develop in the current difficult economic climate. It will allow the business to extend and improve its services to local people in the local community and provide additional employment opportunities.

It is considered extremely important by the applicant to preserve the local post office function as an essential local service, which is unfortunately being lost in many other areas of the country.