

For and on behalf of
Mr Darren Butt

PLANNING STATEMENT

42 Doncaster Road, Barnsley, S70 1TL

**Prepared by
DLP Planning Ltd
Sheffield**

February 2020

Prepared by:	Stella Heeley BSc (Hons) MSc Planner
Approved by:	Lydia Sadler BSc (Hons) MTP MRTPI Director
Date:	February 2020

DLP Planning Ltd
Ground Floor
V1-Velocity
Tenter Street
Sheffield
S1 4BY

Tel: 01142 289190

DLP Consulting Group disclaims any responsibility to the client and others in respect of matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence. This report is confidential to the client and DLP Planning Ltd accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

CONTENTS	PAGE
1.0 INTRODUCTION	4
2.0 SITE AND SURROUNDINGS	6
Planning History.....	7
3.0 PROPOSED DEVELOPMENT	9
4.0 PLANNING POLICY CONTEXT	11
National Planning Policy Framework (2019)	11
Barnsley Local Plan (2019).....	13
Policy GD1 General Development	13
Policy H7 Affordable Housing	14
Policy T3 New Development and Sustainable Travel	14
Policy BTC14 The Yards District.....	14
Supplementary Planning Documents	15
Parking	15
Design of Housing Development.....	15
5.0 PLANNING CONSIDERATIONS	17
Location Sustainability and Suitability	17
Principle of Development	18
Conclusion.....	22
6.0 CONCLUSION.....	24

1.0 INTRODUCTION

1.1 This Planning Statement has been prepared by DLP Planning Ltd on behalf of Mr Darren Butt (the “Applicant”) in support of a full planning application for the change of use of the lower ground floor, part of the ground floor, first floor and second floor to two houses in multiple occupation (Use Class C4) at 42 Doncaster Road, Barnsley, S70 1TL.

1.2 This Statement sets out the site context and details of the proposed development, and it assesses the proposal against national and local planning policies and objectives. It also reviews other material planning considerations and assesses the principle of development.

1.3 This Statement should be read alongside the following submitted supporting documents:

- Application forms; and
- Architectural drawings
 - Existing lower ground floor plan (Dwg no. 017)
 - Existing ground floor plan (Dwg no. 018)
 - Existing first floor plan (Dwg no. 019)
 - Existing second floor plan (Dwg no. 020)
 - Existing site plan (Dwg no. 022)
 - Proposed lower ground floor plan (Dwg no. 017, rev. A)
 - Proposed ground floor plan (Dwg no. 018, rev. A)
 - Proposed first floor plan (Dwg no. 019, rev. A)
 - Proposed second floor plan (Dwg no. 020, rev. A)
 - Proposed site plan (Dwg no. 021, rev. A)

1.4 The structure of this Statement is as follows:

- Description of the site, its location and other relevant background information in

Section 2;

- Description of the development proposal in Section 3;
- Review of relevant national and local planning policies in Section 4;
- Review of planning considerations in Section 5;
- Conclusion in Section 6.

2.0 SITE AND SURROUNDINGS

- 2.1 The application site comprises of 42 Doncaster Road, Barnsley, S70 1TL as shown in the map extract below (Figure 1).



Figure 1. Aerial view of the site (Source: Google Maps)

- 2.2 The building is a four storey property comprising of a lower ground floor, ground floor, first floor and second floor. A portion of the ground floor will remain in retail use and does not form part of this application.
- 2.3 The property is accessed from Doncaster Road. The site does not have any designated car parking spaces. There is pay and display on street car parking on Doncaster Road.
- 2.4 The site is located within Barnsley's town centre, approximately 600 metres to the south east of its core. The site is located on a portion of Doncaster Road which has a mix of commercial uses with some residential development on the upper floors of properties. The commercial uses include a nursery and pre-school, cafés and takeaways, accountants and bridal stores. The wider surrounding area also has a mix of commercial uses and residential development.

Planning History

2.5 The planning history available for 42 Doncaster Road is set out below in Table 1.

Application reference	Proposal	Decision
2015/0460	Conversion of the first and second floors (A1) to two residential flats (C3) (Prior Notification)	Withdrawn – No date specified
2008/1440	Display of internally illuminated fascia sign, projecting signs and window graphic	Approved – 13 th October 2008

Table 1. Planning History

2.6 Notwithstanding that the online planning history records show that the 2015/0460 application was withdrawn, DLP Planning Ltd have written correspondence from Barnsley Metropolitan Borough Council dated 26th March 2015 which states the following:

“I can confirm that planning permission is not required for the proposed development to retain the ground floor and basement levels as A1 with the first and second floors to be changed to C3 to provide 2no. residential flats.”

2.7 A full copy of the written correspondence can be found in Appendix 1.

2.8 The 2015/0460 proposal comprised of conversion of the upper floors of the property from retail use (Use Class A1) to 2 x two bedroom residential flats (Use Class C3). The lower ground floor and the ground floor were to be retained in retail use (Use Class A1) with a separate access at ground floor from Doncaster Road to segregate the residential units from the retail use.

2.9 The scheme has not been implemented in accordance with the 2015/0460 permission. The scheme as implemented is a single 13 bedroom HMO across all four floors of the property (excluding the retail portion of the ground floor). The configuration of the HMO is made up of 3 bedrooms and the kitchen on the lower ground floor, 2 bedrooms on the ground floor, 6 bedrooms on the first floor, and 2 bedrooms and a shower on the second floor. All of the bedrooms on the lower ground, ground and first floors have private bathroom facilities within the room, and the 2 bedrooms on the second floor have a shared bathroom.

- 2.10 Barnsley Metropolitan Borough Council's planning enforcement team contacted the Applicant via letter on 2nd August 2019 regarding the change of use which has taken place at the property. The letter advises that the Applicant should seek to regularise the breach of planning control through the submission of a retrospective planning application.
- 2.11 The Applicant and DLP Planning Ltd have been in contact with the Council following receipt of the letter, and Chris Byrne (Enforcement Officer) is aware that DLP Planning Ltd is acting on behalf of the Applicant to regularise matters.

3.0 PROPOSED DEVELOPMENT

- 3.1 The application seeks full planning permission for the change of use of the lower ground floor, part of the ground floor, first floor and second floor to two houses in multiple occupation (HMOs) at 42 Doncaster Road, Barnsley, S70 1TL. The retail uses at ground floor will be retained.
- 3.2 The first HMO will comprise of four bedrooms, a kitchen and a lounge / dining area across the lower ground floor basement and the rear portion of the ground floor. Each of the four bedrooms will have private bathroom facilities within the room.
- 3.3 The second HMO will comprise of six bedrooms and a combined kitchen, lounge and dining area at first and second floor. The four bedrooms on the first floor will each have private bathroom facilities with a shared bathroom serving the two bedrooms on the second floor.
- 3.4 With regard to internal space standards, the Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licences) (England) Regulations 2018 sets out the following:
- Floor area of any room in the HMO used as sleeping accommodation by one person aged over 10 years not less than 6.51 square metres;
 - Floor area of any room in the HMO used as sleeping accommodation by two persons aged over 10 years not less than 10.22 square metres;
 - Floor area of any room in the HMO used as sleeping accommodation by one person aged under 10 years not less than 4.64 square metres;
 - Any room in the HMO with a floor area of less than 4.64 square metres is not used as sleeping accommodation
- 3.5 All of the bedrooms in the proposed development will be in accordance with, and exceed, the minimum space standards set out in the Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licences) (England) Regulations 2018. This is set out in the proposed accommodation schedules (Tables 2 and 3) and is shown on the proposed floor plans submitted as part of the application.

Bedroom number	Floor area of bedroom
1	35.22 sqm
2	26.45 sqm
3	21.41 sqm
4	29.36 sqm

Table 2. HMO 1 Proposed Accommodation Schedule

Bedroom number	Floor area of bedroom
1	15.21 sqm
2	17.29 sqm
3	15.30 sqm
4	16 sqm
5	22.55 sqm
6	12.48 sqm

Table 3. HMO 2 Proposed Accommodation Schedule

- 3.6 Access to the HMOs will be from the existing access to Doncaster Road.
- 3.7 The bin store and the cycle store will be located to the rear of the property.

4.0 PLANNING POLICY CONTEXT

4.1 The policy framework relevant to this application consists of the following:

- National Planning Policy Framework (Adopted February 2019)
- Barnsley Local Plan (Adopted January 2019)

National Planning Policy Framework (2019)

4.2 The National Planning Policy Framework (the “Framework”), which was updated in February 2019, sets out the Government’s planning policies for England.

4.3 Paragraph 10 of the Framework states *“so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development”*.

4.4 Paragraph 11 of the Framework then states that the presumption in favour of sustainable development means the following for decision-taking:

- *Approving development proposals that accord with an up-to-date development plan without delay; or*
- *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - *The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - *Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

4.5 Paragraph 47 of the Framework sets out that planning applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

4.6 Paragraph 127 of the Framework sets out that planning policies and decisions should ensure that developments meet a range of criteria. The criteria of particular relevance to the proposal is as follows:

- *Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks*

4.7 The site is located in a highly sustainable location which is suitable for residential development and the proposed HMOs have been designed to provide sufficient living space for future occupants.

4.8 Paragraph 180 of the Framework states the following:

Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;*
- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and*
- c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.*

4.9 Given that the surrounding area comprises of predominantly commercial development (shops and offices) with some residential properties above, it is considered to be highly unlikely that pollution from the surrounding area will have an adverse effect on health, living conditions or the natural environment at the application site. It is also considered to be highly unlikely that the proposed development, which is a small scale proposal, will create any adverse pollution, noise or artificial light impacts on the surrounding area or its residents.

4.10 Paragraph 182 of the Framework states that:

“Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or ‘agent of change’) should be required to provide suitable mitigation before the development has been completed.”

4.11 The proposed development, which is already in residential use, will not require unreasonable restrictions to be placed on the existing businesses (shops and offices) in the surrounding area.

Barnsley Local Plan (2019)

- 4.12 The application site is located within Barnsley Town Centre and the Yards District on the Local Plan policies maps. Doncaster Road is also a proposed cycle route on the Local Plan policies maps.
- 4.13 The application site is located within 'Urban Barnsley' in the Plan's Spatial Strategy. Urban Barnsley is described in the Strategy as *"the main retail (including a sub-regionally important Market) employment, educational and cultural centre of the borough"*. The Strategy also states that *"Urban Barnsley will be the main focus for development, and will support the important role of Barnsley Town Centre"*.
- 4.14 The following policies are considered to be of particular relevance to the application.

Policy GD1 General Development

- 4.15 Policy GD1 sets out a range of general development criteria for development proposals to achieve. The criteria relate to matters such as living conditions, landscaping and access. Following the policy, the supporting text states that the Local Planning Authority will assess impact on living conditions and residential amenity in relation to the following:
- *Noise, smell, dust, vibration, light, air, surface water, groundwater or other pollution and disturbance from any proposed activity, including traffic related noise and the comings and goings of visitors to premises particularly when late evening activity is involved.*
 - *Planning conditions will be used to control the construction process;*
 - *Overlooking and privacy;*
 - *Outlook from dwellings including consideration of whether structures in close proximity to windows are considered visually over dominant. However, consideration does not extend to the protection of a person's particular view from a property as this is not a material planning consideration;*
 - *Daylight / sunlight and overshadowing; and*
 - *Landscaping and boundary treatments.*
- 4.16 The building is in established residential use. Therefore, it is considered that the proposal will be compatible with the neighbouring properties. Also, it is not considered that there will be any adverse impacts in terms of matters such as noise, light, overlooking and privacy for neighbouring properties or future occupants from the proposed development. Given that the proposed development is a car-free scheme it is not considered that there will be any adverse traffic related issues. Further to this, it is not considered that the proposals will have an adverse impact on the environment, natural resources, waste and pollution.

Policy H7 Affordable Housing

- 4.17 Policy H7 states that *“housing developments of 15 or more dwellings will be expected to provide affordable housing”* followed by the percentage requirements for different areas within the Borough.
- 4.18 The development proposal does not comprise of 15 or more dwellings. Therefore, there is no affordable housing requirement.

Policy T3 New Development and Sustainable Travel

- 4.19 Policy T3 states that new development will be expected to achieve the following:
- *Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists;*
 - *Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people set out in the relevant Supplementary Planning Document;*
 - *Provide a transport statement or assessment in line with guidance set out in the National Planning Policy Framework and guidance including where appropriate regard for cross boundary local authority impacts; and*
 - *Provide a travel plan statement or a travel plan in accordance with guidance set out in the National Planning Policy Framework including where appropriate regard for cross boundary local authority impacts. Travel plans will be secured through a planning obligation or a planning condition.*
- 4.20 The policy then sets out that developers will be expected to take action or make financial contributions in accordance with policy I1 where levels of accessibility through public transport, cycling and walking are unacceptable.
- 4.21 Lastly, the policy states that:

“If it is not possible or appropriate for the minimum amount of parking for cycles, motorbikes, scooters and mopeds to be met on site, the developer must provide, or contribute towards, off-site parking, or improve or provide other forms of travel.”

- 4.22 The site is located in a highly sustainable location in close proximity to public transport links and local facilities and services. This reduces the need for future residents to travel via non-sustainable transport methods. Parking provision for cycles is provided to the rear of the property. These matters are discussed in further detail later in this Statement.

Policy BTC14 The Yards District

- 4.23 The Yards District currently contains a variety of small shops and services and some homes. It performs a useful role in supporting the town centre and serving local needs.

4.24 The policy states the following:

“Within the Yards District we will allow housing, offices and small scale shops and services. Development will be allowed that would support the liveliness and economic strength of the town centre.”

4.25 The development of two HMOs will support the liveliness and economic strength of the surrounding area / the town centre through increased spending at the facilities and services. Therefore, the proposal is considered to be in accordance with policy BTC14.

Supplementary Planning Documents

Parking

4.26 The “*Parking*” Supplementary Planning Document (Adopted March 2012) (the “SPD”) sets out the parking provision requirements for development. The SPD provides guidance in the interim until it is revised later this year.

Car Parking

4.27 The SPD sets out that the maximum number of car parking spaces allowed for Use Class C4 (bedsits / houses in multiple occupation) is 1 space per 2 bedsits / 1 space per 3 rooms. Given the highly sustainable location, no car parking provision is proposed as part of the development and this is considered to be acceptable and consistent with the previous prior approval.

Cycle Parking

4.28 The SPD sets out that the minimum cycle parking standards for houses in multiple occupation is to be assessed on an individual basis. Cycle parking provision is provided to the rear of the property. This is considered to be acceptable.

4.29 Powered Two Wheel Vehicles

4.30 The SPD does not require the provision of motorcycle parking within residential developments and, on this basis, no formal motorcycle parking is provided. This is consistent with the previous prior approval.

Design of Housing Development

4.31 The “*Design of Housing Development*” Supplementary Planning Document (Adopted May

2019) (the “SPD”) provides guidance relating to new housing development, conversion of non-residential buildings to residential use and adapting residential properties to different house types (dwellings to houses in multiple occupation for example).

- 4.32 Chapter 26 of the SPD (Conversions of buildings to residential accommodation) states that conversions of buildings to dwellings, flats or houses in multiple occupation will be allowed where a list of criteria are satisfied.
- 4.33 The full list of criteria and a full assessment of the development proposal against them is provided in Section 5 (Principle of Development) of this Statement.

5.0 PLANNING CONSIDERATIONS

Location Sustainability and Suitability

- 5.1 The site is located in a highly sustainable location, in close proximity to local facilities, services and public transport links.
- 5.2 The local facilities and services within 700 metres of the site include schools, churches, a doctor's surgery, a supermarket and Barnsley train station and bus interchange.
- 5.3 There are three bus stops (two heading away from the town centre and one heading towards the town centre) located under 150 metres from the site on Sheffield Road.
- 5.4 The first bus stop heading away from the town centre (Stop ID: 37050536) provides access to several bus routes from the Barnsley interchange and the town centre to locations such as Sheffield city centre via Worsbrough and Hoyland, Wombwell via Birdwell, Tankersley via Pilley, and Barnsley Academy.
- 5.5 The second bus stop heading away from the town centre (Stop ID: 37050535) provides access to several bus routes from the Barnsley interchange to locations such as Rotherham interchange via Swinton, Doncaster Frenchgate interchange via Thurnscoe and Goldthorpe, and Cortonwood via Wombwell.
- 5.6 The bus stop heading towards the town centre (Stop ID: 37051181) provides access to several bus routes from the Barnsley interchange to locations such as Broomhill via Chapeltown and Sheffield city centre, Matlock via Meadowhall, Sheffield city centre and Chesterfield, and Doncaster Frenchgate interchange via Mexborough.
- 5.7 The site is located entirely within Flood Zone 1 on the Environment Agency's flood maps which means that the site has a less than 1 in 1,000 annual probability of river or sea flooding. The site is also located in an area at very low risk of surface water flooding on the Environment Agency's flood maps which means that each year the site has a less than 0.1% chance of surface water flooding. It is of note that the National Planning Practice Guidance sets out that residential development is an appropriate land use in Flood Zone 1 areas (Paragraph 066, reference ID 7-066-20140306).
- 5.8 The site is not located within or adjacent to the boundary of a Conservation Area, and there are no listed buildings or scheduled monuments on the site or in close proximity to the site.

Principle of Development

- 5.9 As referenced in Section 2 of this Statement, prior approval (reference 2015/0460) was granted in March 2015 for the conversion of the first and second floors of the property to 2 x two bedroom residential flats (Use Class C3). Therefore, the principle of residential development has already been accepted at this location.
- 5.10 The as built scheme has not been implemented in accordance with the 2015/0460 permission. The property currently comprises of a single HMO with thirteen bedrooms, a kitchen and a shared shower for the two bedrooms that do not have private bathroom facilities.
- 5.11 Following on from recent discussions with Barnsley Council, this application seeks planning permission for a scheme comprising of 1 x four bedroom HMO and 1 x six bedroom HMO, both of which have shared kitchens and shared living areas for residents. The proposed scheme is considered to represent a significant betterment to the as built scheme.
- 5.12 The following paragraphs provide an assessment of the proposed scheme against the requirements of the “*Design of Housing Development*” Supplementary Planning Document (the “SPD”).
- 5.13 The SPD (Adopted May 2019) states that conversions of buildings to dwellings, flats or HMOs will be allowed where the following criteria are satisfied:
- *On the street in question, HMOs and bedsits account for less than 10% of the residential properties.*
 - *HMOs and bedsits account for less than 10% of the residential properties within a 50m radius of the site.*
 - *That the proposal would not result in 3 or more HMOs being located immediately adjacent to each other or the sandwiching of a dwelling house between two HMOs.*
 - *The building and curtilage are of sufficient size to provide suitable facilities for residents.*
 - *In the case of HMOs, each one should have a shared lounge and shared dining room.*
 - *For dwellings and HMOs, garden sizes and external separation distances should reflect the requirements set out in the general criteria.*
 - *In all cases, internal spacing standards should meet the requirements set out in the general criteria.*
 - *There will be no unacceptable noise nuisance for either existing neighbouring residents or occupants of the proposed residential unit(s).*
 - *Satisfactory provision is made for off-street car parking in accordance with the*

Council's standards or, exceptionally the development is considered unlikely to give rise to unacceptable conditions of congestion or safety on the adjoining public highway(s) by reason of inadequate off street car parking.

- *The appearance of the building or its curtilage would not be altered to the detriment of the visual amenities of the area.*

5.14 With regard to identifying residential properties, the supporting text then states the following:

"The residential properties are those located within the defined area of impact surrounding the application site i.e. the street in question or a 50m radius measured from the centre of the site curtilage."

5.15 The criteria are addressed in detail below:

- **On the street in question, HMOs and bedsits account for less than 10% of the residential properties**

5.16 Doncaster Road comprises part of the A635 which runs from the application site through Ardsley, Darfield, Millhouses, Goldthorpe and beyond. It is not considered practicable to assess every property on the entirety of Doncaster Road, and so, for the purposes of this assessment, the search area adopted is approximately 250 metres in length (Figure 2).

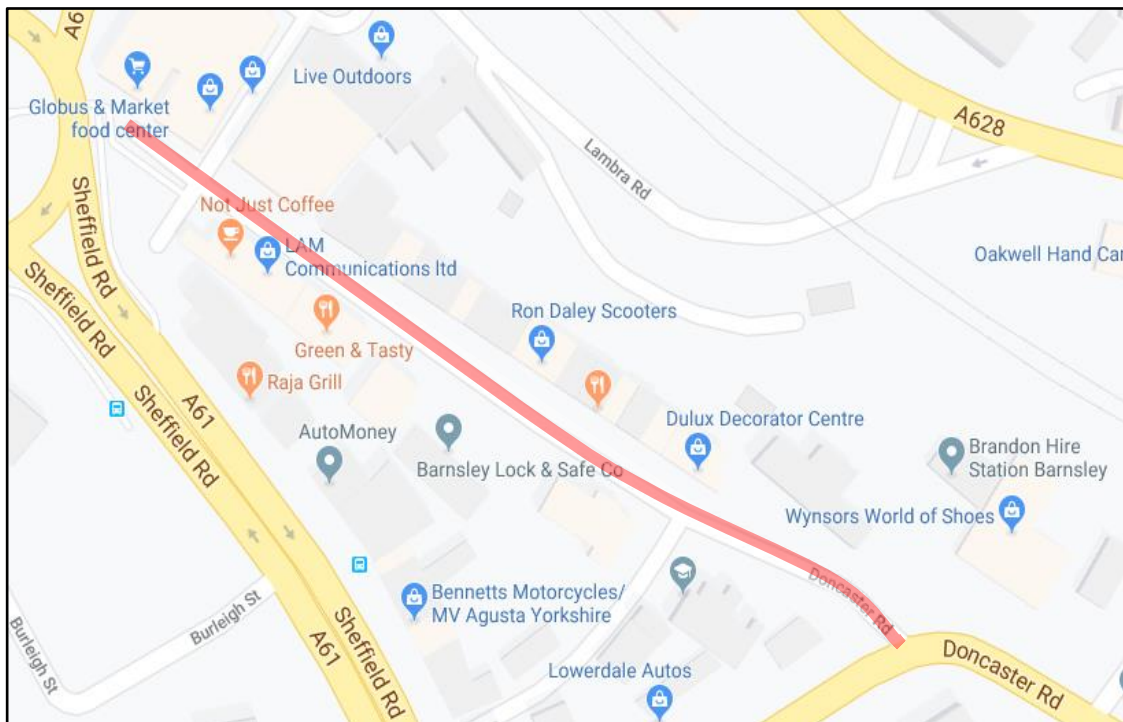


Figure 2. HMO Search Area (Source: Google Maps)

5.17 To determine how many residential properties and HMOs there are in the search area, the following information was used:

- Barnsley Metropolitan Borough Council Register of Licenced Houses in Multiple Occupation
- Council Tax Band Records
- Government Valuation Records
- Barnsley Metropolitan Borough Council Planning History Records

5.18 The register of licenced houses in multiple occupation confirms that one site within the search area – 54 Doncaster Road - is a licenced HMO.

5.19 The Council tax band records confirm that the following properties in the search area are within Council Tax Band A and are, therefore, residential properties:

- Flat 1 (Basement and ground floor) at 42 Doncaster Road
- Flat 2 (First and second floor) at 42 Doncaster Road
- Flat at 48 Doncaster Road
- 54 Doncaster Road – *The licenced HMO*
- 60A Doncaster Road
- 62A Doncaster Road
- Flat over 66 Doncaster Road
- St Peter's Vicarage, 76A Doncaster Road
- Flat 1 at 76 Doncaster Road
- Flat 2 at 76 Doncaster Road
- Flat 3 at 76 Doncaster Road

- Flat 4 at 76 Doncaster Road
- Flat 5 at 76 Doncaster Road
- Flat 6 at 76 Doncaster Road

5.20 The Government valuation records and the planning history records did not provide any evidence which is contradictory to the above referenced findings.

5.21 In light of the above findings, it is considered that at present there are a total of 14 residential properties within the search area, 1 of which is a HMO. This includes the existing residential units at 42 Doncaster Road. This equates to 7% of the total residential properties in the search area are HMOs.

5.22 If the planning application is approved, 3 of the 14 residential properties will be HMOs because flats 1 and 2 at 42 Doncaster Road will be replaced by the two proposed HMOs. This will equate to 21% of the total residential properties in the search area being HMOs.

5.23 Whilst we accept that 21% exceeds the 'less than 10%' limit set out in the SPD, it is not considered that the proposed HMOs would create an overconcentration of HMOs in, or cause an adverse impact on, the surrounding (predominantly commercial) area. The site is already in established residential use and overall the proposed development will not result in additional residential use on this portion of Doncaster Road.

- **3 or more HMOs being located immediately adjacent to each other or the sandwiching of a dwelling house between 2 HMOs**

5.24 As demonstrated by the register of licenced houses in multiple occupation and the Council tax band research findings, the development proposal would not result in three or more HMOs being located immediately adjacent to each other, and it would not result in a dwelling house being sandwiched between two HMOs.

- **The building and curtilage are of sufficient size to provide suitable facilities for residents**

5.25 The SPD requires that HMOs should have a shared lounge and shared dining room.

5.26 As shown on the proposed plans submitted as part of the application, it is proposed that the

HMOs will each have a shared kitchen, lounge and dining room.

5.27 The SPD does not reference specific internal space standards for HMOs, nor does the South Yorkshire Residential Design Guide. On this basis, the proposal has been assessed against the minimum internal space standards set out in the 2018 Regulations.

5.28 As demonstrated in the proposed accommodation schedules in Section 3 of this Statement, the HMOs will exceed the requirements set out in the Regulations.

- **There will be no unacceptable noise nuisance for either existing neighbouring residents or occupants of the proposed residential unit(s)**

5.29 The proposed development is small scale and the neighbouring properties are shops and offices with some residential properties above (as discussed previously in this Section). Therefore, it is considered that unacceptable noise nuisance will not be an issue for existing residents or future occupants.

- **Satisfactory provision is made for off-street car parking in accordance with the Council's standards**

5.30 No off-street car parking is provided as part of the development proposal. This is discussed in further detail in Section 4 of this Statement.

- **The appearance of the building or its curtilage would not be altered to the detriment of the visual amenities of the area**

5.31 No changes to the external appearance of the property or its curtilage are proposed as part of the development.

Conclusion

5.32 The principle of residential use at the property is already established and the site is located in a mixed commercial area with some residential development. The change of use of the existing development to 2 HMOs will not result in an increase in activity at the site and will not have unacceptable impacts on existing residential development.

5.33 Whilst we accept that the proposal does not meet the SPD's less than 10% requirement, there are limited HMOs / residential development in the immediate vicinity so it will not result

in an overconcentration of HMO development which is what the SPD is seeking to avoid.

5.34 The Council can control future HMOs in the area via planning permissions.

6.0 CONCLUSION

- 6.1 This Planning Statement has been prepared by DLP Planning Ltd on behalf of Mr Darren Butt (the “Applicant”) in support of a full planning application for the change of use of the lower ground floor, part of the ground floor, first floor and second floor to two houses in multiple occupation (Use Class C4) at 42 Doncaster Road, Barnsley, S70 1TL.
- 6.2 This Statement has provided a description of the site and the proposed development, and an assessment of the development proposal against national and local planning policies and objectives. It has also reviewed the other material planning considerations, and it has assessed the principle of development.
- 6.3 Based on the assessment, the proposed development is considered to be acceptable at this location and it is considered that planning permission should be granted.

BEDFORD / SDD / SPRU

4 Abbey Court, Fraser Road
Priory Business Park, Bedford. MK44 3WH
bedford@dlpconsultants.co.uk
01234 832 740

BRISTOL / SDD / SPRU

Broad Quay House (6th Floor)
Prince Street, Bristol. BS1 4DJ
bristol@dlpconsultants.co.uk
01179 058 850

EAST MIDLANDS

1 East Circus Street, Nottingham
NG1 5AF
nottingham@dlpconsultants.co.uk
01158 966 622

LEEDS

Princes Exchange
Princes Square, Leeds. LS1 4HY
leeds@dlpconsultants.co.uk
01132 805 808

LONDON

The Green House, 41-42 Clerkenwell Green
London. EC1R 0DU
london@dlpconsultants.co.uk
020 3761 5390

MILTON KEYNES

Midsummer Court, 314 Midsummer Boulevard
Milton Keynes. MK9 2UB
miltonkeynes@dlpconsultants.co.uk
01908 440 015

SHEFFIELD / SDD / SPRU

Ground Floor, V1 Velocity Village
Tenter Street, Sheffield. S1 4BY
sheffield@dlpconsultants.co.uk
0114 228 9190

RUGBY

18 Regent Place, Rugby, Warwickshire
CV21 2PN
rugby.enquiries@dlpconsultants.co.uk
01788 562 233

APPENDIX 1



BARNSLEY

Metropolitan Borough Council

Development Service

David Shepherd Service Director Economic Regeneration
Development Service
P.O. Box 604, Barnsley S70 9FE

Susie Boyce
DLP
Ground Floor, V1
Velocity Village
Tenter Street
Sheffield, S1 4DE

My ref: 2015/0460

Your ref: SB/Yk2582/BMBC/Let1

Enquiries to: Rachael Roddis

Email: developmentmanagement@barnsley.gov.uk

Dial Direct: 01226 772578

Fax: 01226 772591

Date: 26th March 2015

RECEIVED 30 APR 2015

Dear Ms Boyce

Thank you for your recent prior notification application regarding change of use from A1 Retail to Mixed Use A1 and C3 Residential at 42 Doncaster Road, Barnsley, S70 1TL.

I can confirm that planning permission is not required for the proposed development to retain the ground floor and basement levels as A1 with the first and second floors to be changed to C3 to provide 2no. residential flats.

If you require any further information please feel free to contact me on the details above.

Yours sincerely

Rachael Roddis

For and on behalf of Joe Jenkinson
Head of Planning and Building Control

Development Management
David Shepherd
Service Director Economic Regeneration, Development Service

www.barnsley.gov.uk/developmentmanagement

CUSTOMER
SERVICE
EXCELLENCE

