

Planning Statement

The Conversion of 10 to 16 Wombwell High Street to 4no Self-Contained Flats.

Proposal

It is proposed to convert 10 to 16 Wombwell High Street into a mixed used site comprising: 2no commercial retail units at ground floor and 4no self-contained flats at first floor level.

10 to 16 High Street is a large building in the heart of Wombwell Town Centre that was most recently occupied by Hays Travel. The ground floor is a designated retail space and the first and second floor levels include office accommodation and staff facilities.

The building has been occupied by a number of retail businesses over the last 14 years and the building is currently unoccupied.

This planning application aims to maintain the ground floor retail space but divide this into two smaller units of accommodation – this will increase the retail offering on the high street and encourage small businesses to occupy the site.

It is proposed to convert the first floor into 4 self-contained flats; three of which will be studio and one self contained suitable for: 1 person 1 Bed.

Local Plan

The local plan describes Wombwell as a principal district town centre with the focus for urban Barnsley being; housing, employment, shopping, leisure, education, health and cultural activities and facilities and their roles as accessible and vibrant places to live. The building offers:

- Housing: 4 self contained flats.
- Employment: The retail units will provide employment opportunities for the local area including those who may occupy the flats.
- Shopping: The ground floor shops will provide a retail offering for the people that live nearby .

Supplementary Guides

The development complies with the minimum internal space standards set out in the SYRDG and BMBC's supplementary housing design guide. The density of the local area and the layout of the building does not allow for shared or private amenity space, however, the site is located in an area where local green space is readily available being close to the Pennine Trail, Waterside Park, and Wombwell Park which is within 15minutes walking distance or a 5 minute bike ride from the site. BMBC's housing design guide does state that full compliance with amenity space standards is expected in predominantly residential areas whereas they may be slightly relaxed in Town Centre situations where density is higher, and this proposal falls within the latter. It is thought that the

local amenities, good transport links, and available green space are factors which would allow the relaxation of this requirement.

Bin stores have been included in the scheme - 3no 240l bins per flat at a collection point to be agreed with the Authority.

A cycle store has been included in the scheme and is capable of accommodating at least 5 bikes.

The visual appearance of the site remains as per the existing.

The density of development is considered to be appropriate for the site;

10 Wombwell High Street = 1 x Flat.

12 Wombwell High Street = 1 x Flat

14 Wombwell High Street = 1 x Flat

16 Wombwell High Street = 1 x Flat