FORMER CAR DEALERSHIP, CATHILL ROUNDABOUT SERVICE STATION, DONCASTER ROAD, DARFIELD, BARNSLEY, S73 9JG

CHANGE OF USE TO A2

16 APRIL 2012

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Introduction

The proposed building was previously a vacant car dealership located at the Cathilll Roundabout Service Station, Doncaster Road, Darfield, Barnsley. The proposal is for a retrospective Change of Use from the car dealership, to an A2 (financial Services) use class. The unit was recently converted to the financial services building, as shown in the photos below. The unit is a single storey building with associated car parking which is accessed from Doncaster Road. There is also a lower ground level which is under a different ownership, and is accessed via its own driveway from Cathill Road. Doncaster Road (A635) is the main arterial route from Barnsley to Doncaster.

Use

The proposal is for a retrospective Change of Use from the previous car dealership to a new A2 (Financial Services) use class and signage application with associated works.

Amount and Location

The site is approximately 0.1 hectares (0.25 acres) in total and is located adjacent a petrol filling station at the Cathill roundabout Service Station on Doncaster Road. To the North, East, South and West of the site is all agricultural land. The lower ground floor beneath the proposed unit is car garage under a different ownership, which is accessed from Cathill Road. The site is located in on prominent position at the junction of Doncaster Road and Rotherham Road.



View from Car park, off Doncaster Road

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View from Cathill Rd & garage below



View of north east elevation

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Layout, scale and use

The existing building is single storey brick, painted white with natural stone brick piers. The scale of the proposed building does not interfere/conflict with adjacent buildings. To the north of the building is the associated car parking, which was formally the area for the sale of cars, and is accessed from Doncaster Road.

Design

The building has not been changed in terms of scale, or design, from its previous use/layout as a car dealership. New signage has been installed in the same locations of that for the previous use and we have been informed that a signage application is not required. Additional signage has been applied as a film in some of the glazing as part of the refurbishment. The external car parking area also remains unaltered from the previous use.

The internal layout has been refurbished and amended to suit the new use and processes of a financial services building. The main customer entrance will be from the car park and the vehicular access remains unaltered.

In summary the proposed building is using the existing building footprint and structure and has the same mass and scale. The car parking has remained unaltered except for the provision of disabled car parking spaces. The vehicles can all turn within the site. The site is ideal for this type of business use as car parking is available on site; the business relies on cars being driven to the site and is therefore this use is not suited to a city centre site.

Landscaping

The car parking and the grassed area to the building are to remain as existing; there are no proposals to provide landscaping.

Access/Highways/Disabled Access

The main pedestrian access to the building is from the car park, and due to its location, almost all of visitors to the building will be by a vehicle. The vehicular entrance will remain unaltered. All of the previous accesses to the building complied with the Approved Building regulations, and have been retained as part of the refurbishment. The previous use as a car dealership already provided level threshold access. With regards to highways issues, we feel there will not be any increase in traffic and parking issues for this proposal. There will be a disabled WC facility on site for both customer and staff use.

Noise/ Flood Risk Assessment

There should be no more noise emitting from the proposed use than there was with the existing car dealership facility. The site is not in a flood risk area.

Heritage and Archaeological/ Contamination

We believe there are no heritage issues and the site is not within an area of archaeological significance. We confirm the proposed site is not affected by contamination.

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Sustainability

The proposal is very sustainable as we are using an existing building and car parking. The site is accessible via a number of main roads.

Conclusion

Our proposal is for a simple, retrospective change of use. The building has not been modified in its appearance, only to change its signage. The signage has been fitted in the same locations as that previously on the building for the car dealership. The pedestrian and vehicular access around the site will remain the same and the building has had an internal refurbishment as part of the change of use. Our proposal will bring into use a building that has been vacant and will up lift the area and this busy junction.