

Application reference number	2026/0488
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Application Type	Full – Change of Use
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Proposal Description:	Change of use of the first floor to create a flat with metal access steps to the rear and minor alterations to the ground floor to create a funeral directors
Location:	24 High Street, Goldthorpe, Rotherham, S63 9LR

Applicant	Mr P Ferrie
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Number of Third Party Reps	One	Parish:	None
		Ward:	Dearne North

Site Description

The site fronts onto High Street, at the junction of Jackson Street and High Street, close to the signalised junction of High Street and Barnsley Road, the main road linking Goldthorpe to main arterial road to Doncaster. It is located within Goldthorpe District Centre which is an area generally characterised by commercial properties at ground floor level, with residential properties at first floor level and above.

The site forms an end terrace property with a single storey projection from the western elevation of the building at the junction of Jackson Street and High Street. A narrow access road runs along the rear of the properties separating the terrace row from the side elevation of the residential properties fronting Jackson Street.

Site History

<i>Application Reference</i>	<i>Application description</i>	<i>Status</i>
B/81/1392/DE	Change of use from shop to veterinary surgery	Historical
B/96/1364/DE	Erection of a single storey rear extension	Historical

Proposal

The applicant seeks permission for the conversion of the first floor to 1no studio apartment and the installation of the galvanised steel staircase and associated alterations. The plans also indicate a change of use from a Veterinary Clinic (Class E) to Funeral Directors (Class E); this does not require planning permission and as such is not under consideration as part of this application.

Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

Local Plan

The site is identified as Green Belt within the Local Plan and as such the following policies are considered to be relevant to this application:

Policy TC1 Town Centres
Policy TC2 Primary and Secondary Frontages
Policy GD1 General Development
Policy T4 New Development and Transport Safety
Policy Poll1 Pollution Control and Protection
Policy D1 High Quality Design and Place Making

National Planning Policy Framework (NPPF) (2026)

In August 2026, the UK Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. The revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

The revised NPPF establishes national decision-making policies (NDMP). Central to the NPPF is a presumption in favour of sustainable development (NDMP S3) and plans and decisions should apply this NDMP. There are three overarching objectives to sustainable development: an economic, social and environmental objective which are mutually dependent.

The following NPPF sections and NDMPs are relevant in this case:

Chapter 8. Ensuring the vitality of town centres

The objective of the policies in this chapter is to promote the long-term vitality and viability of town centres by prioritising them as locations for main town centre uses and allowing them to adapt to changing community and business needs, in a way which reflects their locally distinctive roles and opportunities. For the purpose of this chapter 'town centres' includes city, town, district and local centres as defined in the glossary at Annex B.

TC2: Development in town centres

In considering proposals for development in town centres, substantial weight should be given to the benefits of:

- a. Supporting the overall vitality and viability of the centre, including where this can be achieved through the diversification of uses, intensification and provision of residential accommodation (provided this would not conflict with policies in the development plan for specific locations); and
- b. Improving or retaining access to local shops and other facilities which provide day-to day services for the local community.

Chapter 15: Promoting sustainable transport

The objective of the policies in this chapter is to ensure that transport considerations are taken fully into account in the preparation of development plans and the evolution and assessment of development proposals; using a vision-led approach to embed the role that transport infrastructure and choices can play in creating well-designed, sustainable, inclusive and popular places.

TR4: Street design, access and parking

To contribute to creating well-designed places, transport considerations should be integral to the design of development, proposals for which should:

- e. Provide a suitable number of parking spaces for a range of transport modes where appropriate, reflecting the location and nature of the development (including its connectivity), any locally-set standards in the development plan, and including adequate provision of spaces and infrastructure that allow for the charging of electric vehicles in safe, accessible and convenient locations. A flexible approach to applying parking standards should be taken where the reconfiguration of retail or other sites which attract large numbers of customers would make better use of previously developed land, and there is evidence that a certain number of spaces needs to be retained to meet specific operational and commercial requirements.

Relevant Consultations

Highways DC – No objections subject to conditions
Pollution Control – No objections subject to conditions
Ward Councillors – No objections received.

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Neighbour notification letters were sent to nearby residents, the application was advertised by way of a site notice posted adjacent to the site and advertised on the Council's website; one letter of representation has been received. The representation is from a property located approximately 1.7km from the site and relates to:

- The impact on highway safety
- Parking provision

Assessment

The main issues for consideration are as follows:

- The principle of development
- The impact on neighbouring residential properties
- The impact on the highway network and highways standards
- The impact on visual amenity

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of development

The site is located on the eastern boundary of Goldthorpe District Centre and falls within the primary shopping area. As such, it is expected that development should serve smaller catchments and development will be expected to meet the needs of the local area and not adversely impact on the vitality or viability of other nearby centres.

The conversion of the first floor to 1no studio apartment and the installation of the galvanised steel staircase and associated alterations is considered acceptable in principle where satisfactory standards of design are achieved, where they do not have a detrimental impact on the character of the buildings, on the amenity of neighbouring residents and existing uses are maintained.

The change of use from a veterinary clinic (Class E) to Funeral Directors (Class E) does not require planning permission and is not under consideration as part of this application.

Residential Amenity

The building subject to the application is currently occupied by a veterinary clinic at ground floor and associated storage at first floor.

The applicant seeks permission to convert the first floor to a studio apartment with access taken via external staircase to the rear. The applicant initially sought permission for the conversion to a 1no bedroom apartment, however the overall floor area fell significantly short of the technical guidelines set out in the South Yorkshire Residential Design Guide (SYRDG). The applicant subsequently amended the scheme to a studio apartment which meets the requirements of the SYRDG. This carries significant weight in favour of the application

Supplementary Planning Document – Design of Housing Development states that a minimum of 50m² of shared amenity space should be provided, along with 10m² per unit which should be provided in the form of a balcony or added to the shared space. It is acknowledged that amenity space has not been provided, however there is a small courtyard which could be utilised as amenity space. In addition, a recreation ground is located within close proximity to the premises.

It is also worth noting that changes of use can be undertaken under the prior notification process which does not require the provision of external amenity space. Therefore, in this instance the minimal amount of space is considered acceptable. This carries moderate weight in favour of the application.

The site is located within Goldthorpe District Centre, which is predominantly commercial at ground floor with residential units at first floor level and above.

The inclusion of the staircase is to provide entry and egress to the studio apartment; whilst the staircase would be located adjacent to the neighbouring first floor residential unit, it is not considered that the staircase would lead to an increase in overlooking and the landing area is kept to a minimum and is not of a sufficient size to accommodate a table and chairs. This carries significant weight in favour of the application.

It is therefore considered that on balance the proposed development is acceptable in terms of its impact on residential amenity, and in compliance with Local Plan Policy GD1 General Development.

Highway Safety

The site is located on a classified road, at the junction of Jackson Street with High Street, and close to the High Street/Barnsley Road signalised junction.

Comments have been received in relation to the lack of parking and the impact on highways safety.

The site has no off-street parking provision and there are very limited opportunities to park on-street within the vicinity of the site. However, given that the existing veterinary use of the site and the proposed use as a funeral directors both fall within Use Class E, planning permission is not required for this change of use.

With regard to the proposed change of use of the first floor in order to create 1no studio apartment; Supplementary Planning Document (SPD) Parking (2019) Table 1 states that one car parking space should be provided per 1-2 bedroom dwelling, thereby creating a shortfall of one parking space for the proposed residential use.

Notwithstanding this, the site is located within the centre of Goldthorpe and has a large number of amenities within easy reach as well as benefiting from having good access to public transport facilities. Subject to the provision of suitable cycle parking facilities, that the residential use of the site is considered to be sustainable and therefore compliant with Nation Decision Making Policy TR4 (1) (e); this carries significant weight in favour of the application.

It is not considered that the creation of 1no additional residential unit would have a significant adverse impact on the transport network or on highway safety, highways have been consulted on the application and raise an objection from a highways development control perspective, as such it is considered that the proposed development is acceptable and in compliance with Local Plan Policy T4.

Visual amenity

The change of use would not result in any external alterations to the external appearance of the building.

The galvanised staircase is to be located on the western rear elevation of the building to provide access to the first floor residential accommodation, whilst the staircase would be visible from public vantage points it is not considered that it would form an unduly alien feature within the street scene as it is set in from the side elevation of the building and would be screened in part by the existing single storey rearwards projection, which lessens its impact; this carries significant weight in favour of the application.

As such, the proposed development is in compliance with Local Plan Policies D1, and is considered to be acceptable in terms of visual amenity.

PLANNING BALANCE & CONCLUSION

In accordance with National Decision Making Policy S3 of the NPPF (2026) the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be located within a sustainable location and would not impact on the character of the area, highway safety, or upon residential amenity, and this weighs considerably in favour of the application.

All other material planning considerations have been fully explored by the appropriate consultees who have raised no objections to the proposal and holistically this weighs moderately in favour of the application.

The proposal is therefore, on balance, recommended for approval.

RECOMMENDATION: Approve subject to conditions

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990

The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission.

Plan references

Location Plan

Site Plan

Proposed Plans and Elevations JBA.4510.101.A received 4th August 2026

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

Upon commencement of development a scheme for the parking of bicycles complying with LTN 1/20 Cycle Infrastructure Design has been submitted to and approved in writing by the LPA. The scheme shall be fully implemented before the development is first occupied (or brought into use) and thereafter retained for this purpose.

Reason: In the interests of encouraging the use of sustainable modes of transport in accordance with Local Plan Policy T3.

During construction or demolition works, activity shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

INFORMATIVES

It is recommended that measures are taken to prevent a nuisance/ or effect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke or dust. No waste should be burnt. If a statutory nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore recommended that you give serious consideration to the steps that may be required to prevent a noise, dust or smoke nuisance from being created.