

# Planning Statement

**Prior Approval Application – Formation of 2 No. First Floor Flats (Class MA Conversion)**

**Site Address:** 42 High Street, Wombwell, Barnsley, S73 8BH

**Prepared by:** NYP ARCHITECTURAL LTD

**Date:** Dec 2025

---

## Executive Summary

This submission seeks **Prior Approval under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)** for the conversion of the first floor of 42 High Street, Wombwell, Barnsley into two self-contained flats. The proposal represents a sustainable and efficient reuse of existing commercial floorspace, delivering high-quality residential accommodation in accordance with Barnsley MBC Local Plan policies and the GPDO Class MA criteria. This planning statement is to be read in conjunction with the drawings etc submitted with the application.

## 1. Site and Context

- The property is a two-storey building with a basement, comprising a ground floor retail unit (Use Class E) with ancillary upper-floor space.
- The first floor is currently used for storage/office functions associated with the shop.
- The site is located on Wombwell High Street within a mixed-use town centre environment where residential accommodation above shops is common.
- The location benefits from excellent access to public transport, services, and amenities.
- Ample free car parking is available off Snowden Terrace within Barnsley Council-managed car parks, ensuring convenient access for residents without adverse impact on highway safety.

## 2. Proposed Development

- Conversion of the first floor into **2 no. self-contained flats**:
  - Flat 1 – 1 bedroom, 58m<sup>2</sup> GIA
  - Flat 2 – 1 bedroom, 59m<sup>2</sup> GIA
    - Both units exceed NDSS minimum space standards.
    - Cycle storage for 2 bicycles will be provided at the first-floor landing.
    - Bin storage will be located within the ground-floor entrance lobby.
    - External alterations are limited to the rear elevation only, comprising:
  - Reopening existing window openings to improve light and ventilation
  - Forming a roof-access door from an existing window opening (reinstating a previous arrangement)
    - No alterations are proposed to the principal High Street frontage.
    - Access will be via the existing entrance, with minor internal reconfiguration to provide separate residential access.

## 3. Policy Compliance – Barnsley Local Plan

Policy	Requirement	Compliance
<b>H6 – Housing Mix and Efficient Use of Land</b>	Deliver varied housing types and efficient reuse of land/buildings	Provides 2 x 1-bed flats exceeding NDSS standards, reusing existing floorspace efficiently
<b>D1 – High Quality Design and Place Making</b>	Ensure good design, amenity, natural light, and functional layouts	Flats designed with good natural light, ventilation, sound insulation, and compliant bin/cycle storage
<b>TC1 – Town Centres</b>	Support residential uses above shops to enhance vitality	Introduces residential accommodation above an active retail unit, supporting town centre vibrancy
<b>T3 – Sustainable Travel</b>	Encourage sustainable transport and cycle provision	Secure cycle storage for 2 bicycles provided

## 4. GPDO Class MA Prior Approval Criteria Compliance

Class MA Criterion	Requirement	Compliance
<b>MA.2(1)(a) – Vacant Period</b>	Building must have been vacant for 3 months before application	First floor ancillary space has been unused for required period (or confirm as applicable)
<b>MA.2(1)(b) – Use History</b>	Building must have been in Class E for 2 years	Ground floor is Class E; first floor ancillary to Class E use
<b>Transport &amp; Highways Impact</b>	No unacceptable impact on highway safety	Sustainable town centre location with excellent public transport and ample free BMBC parking to rear
<b>Contamination Risks</b>	Site must be suitable for residential use	No known contamination; existing retail use presents low risk
<b>Flood Risk</b>	Must not be in an area of unacceptable flood risk	Site is outside designated flood zones
<b>Impact of Noise from Commercial Premises</b>	Must ensure acceptable living conditions	Ground floor shop is compatible; sound insulation will mitigate any noise transfer
<b>Adequate Natural Light</b>	All habitable rooms must receive sufficient natural light	All rooms served by existing/proposed windows providing good daylight
<b>External Appearance</b>	Any external changes must be acceptable	Only minor rear-elevation alterations; no impact on High Street frontage
<b>Fire Safety (MA.3)</b>	Statement required for buildings over 18m or 7+ units	Not applicable – building under 18m and only 2 units

## 5. Conclusion

The proposed Class MA conversion at 42 High Street, Wombwell will deliver two high-quality 1-bedroom flats (58m<sup>2</sup> and 59m<sup>2</sup>), both exceeding national space standards. Provision for cycle storage, bin storage, and access to ample free council-managed parking off Snowden Terrace ensures the scheme meets Barnsley MBC's amenity and sustainability expectations.

The only external alterations are modest rear-facing works to reopen existing windows and reinstate a roof-access door. The proposal fully complies with Barnsley Local Plan policies and the GPDO Class MA prior approval criteria, representing a sustainable and efficient reuse of existing commercial floorspace that contributes positively to housing supply and town centre vitality.