

Notification of a Proposed Change of Use to Dwelling(s)

Town and Country Planning (General Permitted Development) Order 1995 (as amended) Development consisting of a change of use of a building and any land within its curtilage to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order from a use falling within Class B1(a) (offices) of that Schedule*

*Development is not permitted where the building is on Article 1(6a) land, is a Listed Building or Scheduled Ancient Monument, or is or forms part of a safety hazard area or military explosives storage area.

Publication of notifications on planning authority websites

Please note that the information provided on this notification and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please note: you need to download the form to complete it electronically. Please complete using block capitals and black ink if sending by post.

1. Developer Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Site Address Details

Please provide the full postal address of the application site.

Unit: Building number: Building suffix:

Building name:

Address 1:

Address 2:

Address 3:

Address 4:

Postcode:

4. Description of the Proposed Development

Please describe the proposed development, including relevant information covering transport and highways impacts of the development; contamination risks on the site; and flooding risks on the site.

Change of use of first floor premises from B1(a) office to C3 dwelling to create 4-bedroom duplex apartment by combining with existing second floor 1-bedroom flat.

Transport and Highways:

There are no car parking facilities associated with the site and the proposals do not make alterations to this. As such, there is limited or no impact on highways. Barnsley Core Strategy Supplementary Planning Document: Parking sets out a maximum of 2 parking spaces for C3 use class dwellings with 3 or more bedrooms. This development is in a highly sustainable location and clearly does not exceed this limit.

The site is centrally located within Barnsley town centre and is within 200m of public transport stops and 300m of Barnsley bus and train stations. This is compliant with Barnsley's Core Strategy Policy CSP 25 (New Development and Sustainable Travel) in that it is located in such a way as to reduce the need to travel and is highly accessible to public transport.

Flood Risk:

The site does not fall within an area at risk of flooding and is not located within 20 metres of a watercourse. Neither will the proposed change of use increase flood risk elsewhere and as such is in alignment with CSP 4 Flood Risk.

Contamination Risk:

The site is not known or suspected to be contaminated and the proposed use is not particularly vulnerable to the presence of contamination, meeting the requirements set out in CSP 39 Contaminated Land.

If the building was not in use immediately before 30th May 2013, when was it last in use? Date (DD/MM/YYYY)

What was the use of the building immediately before 30th May 2013 or the last use before that date?

B1 office use.

5. Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required could result in your notification being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. Please note that as part of this procedure, if any objections are received the Local Planning Authority may require submission of further information at a later date.

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| All sections of this notification completed in full, dated and signed (typed signature if sent electronically). | <input checked="" type="checkbox"/> | A plan indicating the site and showing the proposed development. A plan drawn to an identified scale will assist the authority in assessing your development proposal. Plans can be bought from one of our accredited suppliers using our Buy-a-Plan service . | <input checked="" type="checkbox"/> |
| The correct fee | <input checked="" type="checkbox"/> | | |