

4D PLANNING™

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PLANNING / DESIGN AND ACCESS STATEMENT

Erection of Two Storey Side Extension and Single Storey Front Extension (as per previous grant of permission Ref. 2022/0512), and Change of use from C3 to Children's Care Home (Use Class C2).

Property Address: 30 Manor Fields, Great Houghton, Barnsley, S72 0BF.

May 2026

1.0 INTRODUCTION

1.1 This Planning / Design and Access Statement is submitted on behalf of the applicant in respect of a planning application for erection of two storey side extension and single storey front extension (as per previous grant of permission Ref. 2022/0512), and change of use from C3 to children's care home (Use Class C2). This Statement should be read in conjunction with other drawings and documents accompanying the planning application.

1.2 This Statement comprises:

- A description of the application property and surrounding area;
- A description of the proposed development;
- A summary of relevant planning history; and,
- An assessment of the proposed development against relevant planning policy.

2.0 SITE DESCRIPTION AND SURROUNDINGS

2.1 No. 20 is a two storey detached property located within Manor Fields. There is on site parking and an average size rear garden relative to the area.

2.2 The area immediately surrounding the site is predominantly residential. However, within walking distance there are amongst other uses, a church, a pharmacy, a convenience store, a large public park (Pleasant Avenue Park), and a primary school.

2.3 The site is located within Flood Zone 1 and at low risk of flooding. There are no known risks of contamination on site. The site is not in a conservation area.

3.0 PROPOSED DEVELOPMENT

3.1 The proposed development comprises the following:

- Erection of a two storey side extension and single storey front extension. These extensions would be exactly as per a previous grant of permission - Ref. 2022/0512.
- Change of use from C3 to Children's Care Home (Use Class C2). The property would cater for two children and 2-3 staff.

3.2 A management plan is submitted under separate cover. This sets out more details of the proposed management of the care home.

4.0 PLANNING HISTORY

4.1 As noted, permission was previously granted for extension under permission Ref. No. 2022/0512.

5.0 PLANNING POLICY AND GUIDANCE

National Planning Policy Framework (2024)

5.1 Para. 63 of the National Planning Policy Framework 2024 (NPPF) recognises the need to cater for the housing needs of different needs in the community such as care homes.

The proposed development would provide a high quality care home to meet the needs of children in the community.

Barnsley Local Plan (2019)

5.2 Policy GD1 indicates that development will be approved subject to assessment of criteria including whether there will be a significant adverse effect on the living conditions and residential amenity of existing and future residents. The application must also be assessed against Policy H9 which indicates that the loss of existing larger dwellings will be resisted. Supplementary Planning Document Design of Housing Development (2019) defines a larger dwelling as one which has four or five bedrooms.

The proposed development is considered policy compliant in the following respects:

- *The existing dwelling does not fall under the definition of a larger dwelling.*
- *The proposed care home utilises an existing property and the use would be fully integrated into an established neighbourhood.*
- *A management plan is submitted under separate cover.*
- *In terms of occupancy levels and comings / goings, the use would be little different to family occupancy of the house.*

5.3 In terms of residential amenity and highway matters, most of the time there would be two members of staff on site. Regular shift patterns would operate and are such that changeovers occur

during non anti-social hours. There is on-site parking for two vehicles on the site, and scope for on-street parking.

The proposed development is considered fully compliant with this policy.

5.4 Development Management Policy D1 requires that design of new buildings will need to be of the highest standard in terms of appearance and function. As stated, the proposed extensions would be exactly as per a previous grant of permission - Ref. 2022/0512.

6.0 CONCLUSION

6.1 The application site is within distance of nearby shops, services and facilities. The site is in an accessible location for public transport.

6.2 The proposed development is considered to be in compliance with NPPF policies, as well as the Barnsley Local Plan.