2021/0793

Change of use of ground floor to 1no commercial unit (use class E(a), (b) (c) and (g) Commercial, Business and Service or Laundrette and tanning salon)

Marlborough Hotel, 36 Dodworth Road, Barnsley S70 6DY

Site Location and Description

The vacant former Marlborough Public House is located at the junction of Dodworth Road and Lancaster Street, near to Townend roundabout and Barnsley Town Centre.

The building forms an end terrace and is of stone construction with stone headers and cills. The unit fronts on to Dodworth Road and Lancaster Street and an archway from Lancaster Street provides access to the small courtyard to the rear of the premises. The small courtyard is bounded by the outdoor space associated with the surrounding residential properties. The surroundings of heavily built up in nature and are predominately made up of terraced buildings and streets.



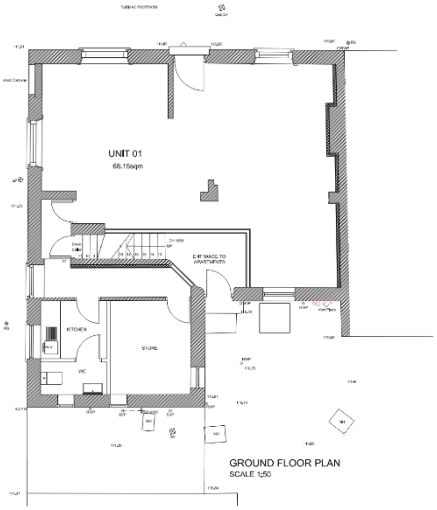


Planning History

2018/0683 – Conversion of existing public house into 4no apartments including dormer extension to 2nd floor – Approved
2020/1279 – Variation of condition 2 (approved plans) of planning permission 2018/0683 to enable plan changes including replacing the proposed dormers with rooflights - Conversion of former public house into 3no. apartments - Approved

Proposed Development

The applicant seeks permission to change the ground floor of the premises to an open use to incorporate Class E(a), E(b), E(c) and E(g) and sui generis uses laundrette and tanning salon.
This is a speculative application with no end user proposed at the time of assessing the application.



Policy Context

Planning decision should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making.

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy GD1 General Development
Policy D1 High Quality Design and Place Making
Policy Poll1 Pollution Control and Protection
Policy TC1
Policy TC5

Policy T3 New Development and Sustainable Travel
Policy T4 New development and Transport Safety
Policy SD1 Presumption in favour of Sustainable Development

SPDs/SPGs
Supplementary Planning Document – Parking

National Planning Policy Framework

The National Planning Policy Framework sets out the Governments planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Consultations

Pollution Control – No objections
Conservation Officer – No objections
Highways DC – No objections
Commercial Services – No comments received
Ward Councillors – No comments received.

Representations

The application has been advertised by way of neighbour notification letters and a site notice; no comments have been received.

Assessment

Principle of development

The premises are located on the periphery of the Town Centre in an area served by some commercial premises which are also located outside the town centre boundary.
Whilst the site is located outside the town centre it is not considered that any of the proposed used would impact the viability or vitality of the town centre and would meet the daily shopping needs of the local community which are not already met by the existing shops within the vicinity of the site.
The proposal therefore complies with Local Plan Policies TC1 and TC5.

The change of use of premises are considered acceptable where there is no significant adverse effect on living conditions and residential amenity of existing and future residents and they are compatible with neighbouring uses

Residential Amenity

The building is located within a predominantly residential area and also benefits from planning permission to convert the building to apartments.

The applicant initially sought permission to include Class E(g) which included research and development and some industrial processes.
It was requested that this class and Class E(b) were removed from the application given the potential impact on residential amenity and that a full assessment could not be made given the speculative nature of the application.
The applicant agreed to remove E(g) however wished E(b) to be retained, a condition will be included preventing a change to E(g) under permitted development.

There are some concerns in relation to the possible E(b) Food and Drink and Laundrette uses, and the potential impact on residents, however given that no end user has been identified and this is a speculative scheme it is considered that a condition is included limiting the food and drink use to 7-5 and that a condition requiring fume extraction details to be submitted prior to such uses being operational would then give the authority opportunity to full consider the potential impacts.

It is therefore considered that the proposal is considered acceptable in terms of its impact on residential amenity and complies with Local Plan Policies GD1 and Poll1.

Visual Amenity

The building is unlisted and unprotected by designation, however it is an historic building of some architectural merit.
There are no proposed changes to the external appearance of the building and any signage would be subject to separate advertisement consent.

It is considered that the proposed change of use would not have a detrimental impact on the character of the area and complies with Local Plan Policy D1

Highway safety

Whist the building is not located within the town centre it is situated within proximity to off street parking and there is some un-restricted on street parking within the immediate vicinity.

It is acknowledged the building fronts onto Dodworth Road, a busy arterial route close to the Town End roundabout, however, on street parking restrictions would prevent on street parking and therefore the proposed change of use is considered acceptable in terms of highway safety, in compliance with Local Plan policy T4.

Recommendation
Grant subject to conditions