



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Planning Statement

**Change of use – from antique shop to a bar with
associated works at: 30 High Street S75 3RG**

**Written and prepared by Planning By Design
on Behalf of Mia Eaden**

Version	Date	Prepared by
1	27/08/2026	KE

Introduction

Planning By Design (the agent) has been instructed to act on behalf of Mia Eaden (the applicant) to submit a planning application to Barnsley Metropolitan Borough Council (the Local Planning Authority) for the Change of use – from an antique shop to a bar with associated works at 30 High Street S75 3RG (the site).

In support of this application, the following Planning Statement has been prepared to demonstrate the suitability of the site for this proposal and evaluate its accordance with national and local planning policy, along with supplementary design guidance.

Site Context

The application site comprises 30 High Street, Dodworth, Barnsley, S75 3RG, situated within the established built-up area of Dodworth and fronting directly onto High Street. The property forms part of the established frontage within the centre of the village, where the surrounding area has a mixed character comprising residential properties alongside shops, food and drink premises and other local commercial uses.

The premises have historically accommodated Class E commercial uses, including retail and café-related activities, most recently operating as Locked in Time Antiques & Vintage Tea Rooms. The site therefore comprises an established commercial premises within a mixed residential and commercial High Street setting.

The site is located within the established development boundary and within Dodworth Local Centre, as identified by the Local Plan.

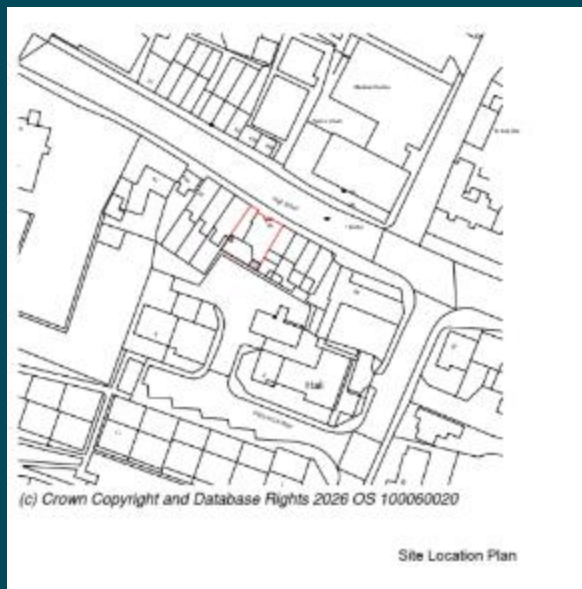


Fig.1 - Site Location Plan

Planning History

Planning history at the site address:

- 2010/1033 Change of use from retail (A1) to hot food take away/restaurant (A3/A5) Refused and dismissed on appeal.

Nearby relevant planning history:

- 2024/1068 Change of use from hot food takeaway to micropub and associated works, 20 Towngate, Mapplewell, Barnsley, S75 6AT - Approved with Conditions.

Proposed Development

Planning permission is sought for the Change of Use of the site to a bar under the use class Sui Generis, together with internal alterations and the construction of two single-storey extensions to the rear of the premises.

The proposed extensions would be positioned on either side of a proposed rear outdoor smoking area, effectively infilling the rear corners of the site while retaining the central external area. Each extension would measure approximately 3,000mm in width, with the western extension projecting approximately 4,900mm/4806mm and the eastern extension approximately 4640mm/4544mm from the existing rear building line. Both extensions would be single storey with an overall height of approximately 3,000mm.

Externally, the extensions would be finished predominantly in brickwork to match the existing building. The proposed elevations would have a simple single-storey form, with the new brickwork visible principally from the rear and side elevations. Alterations would also be made to the north elevation, including new windows to match the existing fenestration and new rendered walling to match the existing finish.

At ground-floor level, the proposed bar would provide a 12m² bar area, together with three customer seating areas measuring approximately 13.77m², 10.8m² and 14.77m². Ancillary accommodation would include a storage area of approximately 11.8m², male and female WCs and an accessible WC. An external outdoor smoking area would be positioned centrally to the rear of the building.

At first-floor level, the existing approximately 42m² of floor space would be retained and used for customer seating, comprising seating areas of 30.90m² and 9.95m². The central external area to the rear would remain open and would provide an additional outdoor smoking area.

Overall, the proposal would adapt the existing commercial unit to provide customer seating across the ground and first floors, together with the bar, storage, sanitary facilities and external smoking areas necessary to support the proposed use.

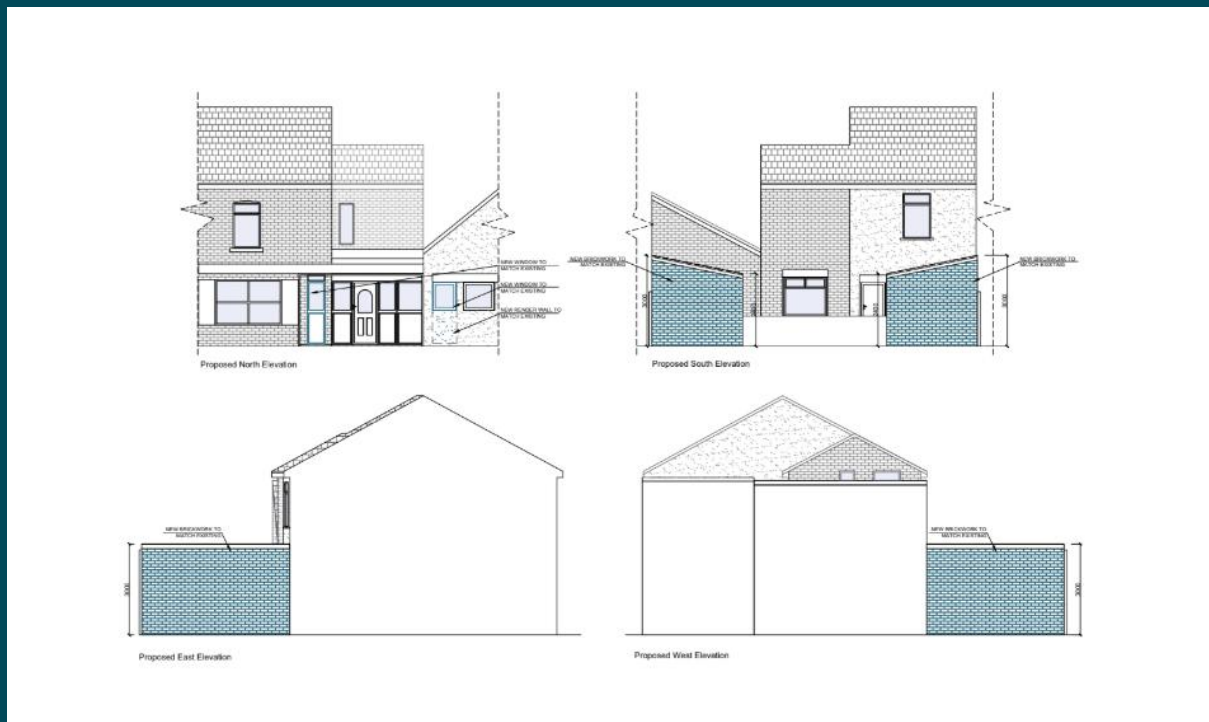


Fig.2 – Proposed Elevations



Fig.3 - Proposed Plans

Context of Proposed Development

The applicant wishes to operate the site as a bar and has written the following in support of the application:

The proposal seeks the change of use of the existing commercial unit to a bar. The premises would operate as a draught bar serving beer, spirits, gin, cocktails, soft drinks and bar snacks. No cooked food is proposed.

The applicant is an established bar operator who currently owns and manages two bars within the Barnsley area, one in Barnsley town centre and another in the nearby village of Mapplewell. The proposed premises will operate as a family-run business and are intended to provide a welcoming, relaxed addition to Dodworth, with a strong focus on serving the local community.

The proposed opening hours are:

- *Wednesday: 15:00-22:00*
- *Thursday: 15:00-22:00*
- *Friday: 15:00-23:00*
- *Saturday: 12:00-23:00*
- *Sunday: 12:00-22:00*

The intention is to provide a varied offer for customers, including quiz nights, bingo and live music. Live music would generally comprise a solo acoustic singer approximately once per week, likely on a Saturday afternoon, and would finish no later than 21:00. This is earlier than the 22:00 live-music scenario assessed within the Noise Impact Assessment. Background music would also be played internally throughout the day. There would be no external music.

Dodworth is a growing village, and the applicant considers that the High Street has potential to accommodate an additional community-focused venue. At present, the applicant understands that there are two public houses and one working men's club serving the village. The proposed premises are considered suitable for the intended use due to their High Street location, manageable scale and potential to provide a venue that can become established within the local community.

The applicant's experience at the existing Mapplewell premises is particularly relevant. Since opening that venue, the business has become established within the village and has received positive feedback from the local community. The applicant considers that the bar provides a different offer to surrounding venues and has invested significantly in the premises. This experience would inform the operation and management of the proposed bar at Dodworth.

The business would continue to be operated directly by the applicant, Mia, with support from her brother, Jay. Mia would lead and manage all aspects of the business, including the building and fit-out process, design, social media, stock, staffing, product selection and general day-to-day operation. She would maintain a high presence during the construction and opening stages and, in particular, during the first few weeks of operation to ensure that the premises are running smoothly and that staff are properly trained.

Once established, the applicant would divide her time between the three bars each week, maintaining regular oversight of the Dodworth premises and direct communication with both staff and customers. The applicant does not currently intend to expand the business beyond

these three premises, in order to ensure that each venue continues to benefit from direct family involvement and active management.

Staffing levels would vary depending on the quieter and busier periods identified once the premises are operational. It is anticipated that approximately two members of staff would normally be present on weekday evenings, with at least four members of staff working at weekends. During the initial opening period, staffing levels would be higher than may ultimately be required in order to establish patterns of demand, provide appropriate training and ensure that staff are fully familiar with the applicant's approach to managing the bar.

A number of measures would be introduced to minimise the potential for disturbance to neighbouring properties. Customers would not be permitted to stand or congregate outside the front of the premises. Smokers would instead be directed to the designated rear smoking areas, where no food or drink would be consumed. Use of the outside areas would cease at 21:00 on Wednesdays, Thursdays and Sundays and at 22:00 on Fridays and Saturdays, in accordance with the Noise Management Plan.

Clear signage would be displayed at the exits asking customers to respect neighbouring occupiers and leave the premises quietly. Staff would also be trained to manage customer behaviour and would maintain particular oversight during the later parts of the evening.

The windows would be double glazed, and doors would be kept closed as far as practicable during operation. Internal speakers would be positioned away from walls shared with neighbouring properties. The level of internally amplified music would be informed by the findings and recommendations of the Noise Impact Assessment, and sound limiters would be installed where required. A Noise Management Plan would also be implemented. No music would be played externally.

The maximum capacity of the premises would be confirmed following the completion of the relevant fire risk assessment. At this stage, the applicant anticipates that the ground floor could accommodate approximately 100 persons. The maximum capacity of the first floor may be approximately 60 persons due to the presence of a single staircase, although the applicant considers that a more realistic operational capacity would be around 40-50 persons.

The premises would serve drinks only, together with light bar snacks such as crisps and nuts. No wider food offer or cooked food preparation is proposed.

Deliveries would generally take place once per week and would be undertaken by the applicant's courier, Tradeteam. A fixed delivery day and time window would be agreed with the courier. Deliveries and collections would take place from the rear of the premises between 08:00 and 17:00, Monday to Friday, in accordance with the Noise Management Plan.

In terms of waste management, a general commercial waste bin and a separate glass bottle bin would be provided. These would be stored at the rear of the property adjacent to the gate until collection.

No dedicated customer parking would be provided at the property, and the road immediately outside the premises is subject to yellow-line restrictions. Customers would therefore be

directed towards public car parks and other available parking areas. Given the village-centre location of the premises, the applicant anticipates that a significant proportion of customers would arrive on foot.

The applicant considers that the proposal is supported by their established experience of operating two successful bars within the Barnsley area. The existing businesses have operated without known issues with neighbouring occupiers, the Council or licensing authorities, and the operator has developed a positive reputation locally.

The business also maintains a strong community focus, including sponsorship of local sports teams, fundraising for local charities and regular engagement with customers. The applicant intends to carry this approach through to the Dodworth premises and to develop a venue which is locally managed, community-focused and responsive to its customers.

Further information regarding the applicant's existing business can be found at www.eadensbar.co.uk.

Planning Policy Documents

The following planning policy and guidance documents are recognised as material considerations for the assessment of this application.

National Planning Policy Framework 2026

- Chapter 4: Achieving sustainable development – Policies S3 and S4
- Chapter 7: Building a strong, effective economy – Policy E2
- Chapter 8: Ensuring the vitality of town centres – Policy TC2
- Chapter 12: Making effective use of land – Policy L2
- Chapter 14: Achieving well-designed places – Policy DP3
- Chapter 15: Promoting sustainable transport – Policies TR3, TR4 and TR6
- Chapter 17: Pollution, public protection and security – Policy P3
- Chapter 16: Promoting healthy communities – Policy HC4

Barnsley Local Plan 2019

- Policy SD1: Presumption in favour of Sustainable Development
- Policy GD1: General Development
- Policy D1: High Quality Design and Placemaking
- Policy TC1 Town Centres
- Policy I2: Educational and Community Facilities
- Policy T3: New Development and Sustainable Travel
- Policy T4: New Development and Transport Safety
- Policy POLL1: Pollution Control and Protection

Assessment

The following section evaluates the proposed development in accordance with the relevant policies and the Council's supplementary design guidance to demonstrate why the proposal

should be considered acceptable in principle and in strict accordance with National and Council development criteria.

The main considerations of this application are the potential impact of the change of use on parking and highways, the character and amenity of the surrounding neighbouring properties, and the design and impact on the visual character of the local area.

Principle of Development

The application site comprises established commercial premises within Dodworth Local Centre and the proposal would retain an active, public-facing commercial use at the heart of the village. Barnsley Local Plan Policy TC1 expressly identifies Dodworth within the Borough's hierarchy of Local Centres and seeks to maintain and enhance the vitality and viability of those centres. Local Centres are intended to meet the needs of their local catchments, and the proposed bar would sit comfortably within that role by providing a small-scale leisure and hospitality use within an existing High Street unit rather than directing such activity to an out-of-centre location.

NPPF Policies S3 and S4 establish the relevant national approach to sustainable development and development within settlements. The proposal accords with these policies because it would reuse an existing commercial premises within the established settlement of Dodworth, maintain an active use and frontage within the Local Centre and avoid the need for development in a less accessible location. Additionally, economic and social benefits would be delivered without unacceptable adverse effects, as demonstrated through the detailed design, amenity and transport assessment below.

The change from the existing Class E use would not undermine the commercial role of the High Street. The premises would remain in an active customer-facing use, with regular opening hours across the latter part of the week and weekend, thereby maintaining activity and footfall at times which extend beyond conventional daytime shopping hours. The proposal would also broaden the range of facilities available within Dodworth and complement, rather than displace, the existing mix of shops, services and food and drink uses. Importantly, the Local Plan's Primary and Secondary Shopping Frontage controls in Policy TC2 relate to Barnsley Town Centre and the District Centres rather than Dodworth Local Centre, so the proposal does not conflict with a policy requirement to retain a particular proportion of Class E retail frontage at this location.

There are also clear economic benefits. The applicant is an established local operator with two existing bars in the Barnsley area and would invest in adapting and extending the premises, directly manage the business and employ staff at the site. NPPF Policy E2 requires substantial weight to be given to the economic benefits of commercial development which allows businesses to invest, expand or adapt. The proposal would achieve this through the reuse and improvement of existing commercial premises, while supporting local employment and expenditure within the village.

The use would additionally provide a social function within the Local Centre. Although the bar would operate as a commercial hospitality use, its community-focused offer, including quiz

nights, bingo and occasional small-scale acoustic live music, would provide opportunities for social interaction and organised activities within an accessible village-centre location. In this respect, the proposal would align with the wider objectives of the NPPF, including Policy HC4, insofar as they relate to community facilities, social interaction and meeting places. It would also accord with Barnsley Local Plan Policy TC1 and I2, by contributing to the range of local community services, facilities and activities available within Dodworth Local Centre and supporting its role in meeting the day-to-day needs of the local community.

Accordingly, the proposed use complies with the relevant spatial, town-centre and economic policy framework. It would maintain active commercial occupation of the premises, diversify the local offer and generate employment and investment, while remaining compatible with the established role and function of Dodworth Local Centre. The proposal therefore accords with the policies of Barnsley Local Plan NPPF 2026 and should be considered acceptable in principle.

Visual Impact and Character

The physical works are modest in scale and have been designed to enable the proposed use without materially altering the established character of the premises or the High Street frontage. The development would comprise two single-storey additions positioned at the rear, on either side of the central external area. Each would be approximately 3,000mm wide, with the western addition projecting approximately 4,900mm/4,806mm and the eastern addition approximately 4,640mm/4,544mm. Both would have an overall height of approximately 3,000mm. Their siting to the rear and limited single-storey scale would ensure that they remain subordinate to the existing building.

The extensions would utilise the existing rear part of the plot efficiently and would accommodate the ancillary storage and sanitary facilities necessary for the bar. This is a proportionate form of development which avoids the need for a more substantial addition and makes effective use of an already developed commercial site. The retained central external area would continue to provide separation between the two additions and would prevent the rear of the premises from appearing as a continuous or overly bulky mass of development.

The proposed material treatment would reinforce this subordinate relationship and local character. New brickwork would match the existing building, while areas of render and the proposed windows would similarly reflect the existing finishes and fenestration. The additions would therefore read as a coherent extension of the established premises rather than as visually unrelated structures. The simple form, limited height and matching materials would avoid an incongruous or overly prominent appearance.

While alterations would be made to the elevations, the proposal would retain the established commercial character and scale of the building. The principal visual effects would be contained to the rear and side aspects, and the additions would not introduce a form of development that is out of keeping with the varied built form of the High Street. The works would therefore preserve the character of the site and would not detract from the appearance of the surrounding local centre.

This approach accords with NPPF Policy DP3, which requires development to respond to the history, character and features of its site and setting through its built form, materials and architectural treatment. It also complies with Barnsley Local Plan Policy D1, which seeks high-quality development that complements local character, uses appropriate materials and provides an accessible and functional environment. The rear extensions are therefore acceptable in design and visual terms.

Impact on Neighbouring Amenities

The relationship with neighbouring residential occupiers has been treated as a principal planning consideration. The nearest noise-sensitive receptors include the adjoining dwellings at Nos. 26 and 32 High Street, residential accommodation to the rear of No. 45 High Street and sheltered housing at Pollyfox Way. The potential effects of music, internal sound transfer, customer activity, use of the rear smoking area, deliveries and fixed plant have therefore been assessed in detail and are capable of being appropriately controlled.

A baseline acoustic survey was undertaken over the period 14-17 August 2026. Typical background sound levels were found to be approximately 38-42 dB LA90 (15 min) during the daytime and 31-33 dB LA90 (15 min) at night, with robust worst-case representative levels of 38 dB during the day and 31 dB at night adopted for assessment purposes. The existing acoustic environment is principally influenced by local and distant road traffic.

The assessment of music breakout provides strong evidence that the proposed use can operate without causing unacceptable harm. Acoustic modelling predicts music noise levels of no more than 30 dB(A) at the nearest noise-sensitive receptors. These levels would be at least 4 dB below the existing late-evening background sound level and are assessed as a No Observed Adverse Effect Level, meaning that any music noise would be noticeable at most but not intrusive. The resulting impact is expressly assessed as negligible. This is a material distinction from an unmitigated bar use: the application is supported by quantified evidence demonstrating that the proposed operational model can coexist with nearby housing.

The building fabric would provide further protection. Standard thermal double glazing is assumed, and the front entrance and rear smoking-area access doors would be kept closed during live music events, other than for access and egress, with self-closing devices recommended. Live music would be small-scale in nature, such as acoustic acts with low-wattage amplification, and no music or live music would be played externally. These measures directly limit the principal routes through which entertainment noise could escape from the premises.

Internal sound transfer to the adjoining dwellings has also been specifically considered. The existing party walls are understood to comprise solid 9-inch masonry. The acoustic recommendations provide for upgrading the party walls with deep independent linings comprising an independent frame, three layers of 12.5mm SoundBloc plasterboard and a 200mm cavity containing 150mm insulation. This treatment is predicted to improve the overall sound reduction performance of the party walls to approximately 75 dB DnT,w+Ctr. On that basis, noise from live music events within the adjoining dwellings is predicted to be approximately 11 dB LAeq, at least 24 dB below the relevant internal ambient noise criterion.

This provides a substantial acoustic margin and strongly supports the conclusion that internal entertainment noise would not result in unacceptable residential disturbance.

The rear smoking area would be managed as a smoking/vaping area rather than an external drinking terrace, and customers would not be permitted to consume food or drink there. The acoustic assessment consequently anticipates no significant noise from this area. The Noise Management Plan provides an additional operational safeguard: a nominated noise-monitoring supervisor would regularly monitor the external area, staff would check it at 30-minute intervals, no external music would be permitted, and the outside area would be limited to 21:00 on Wednesdays, Thursdays and Sundays and 22:00 on Fridays and Saturdays. Staff would be trained in the management procedures, and signage would request that customers leave quietly and respect neighbouring occupiers.

The management arrangements also address activities other than music. Deliveries and collections would be restricted by the Noise Management Plan to 08:00-17:00 Monday to Friday; staff would manage customer behaviour and arrivals/departures; and a clear complaints procedure would require complaints to be logged, referred to the noise-monitoring supervisor, investigated and remedial action recorded. The management plan can also be reviewed in liaison with the Local Authority if operational experience indicates that further controls are required. These measures provide a clear mechanism for preventing and responding to potential disturbance rather than relying solely on informal management.

Any future fixed external plant would also be capable of control. The acoustic assessment recommends that plant noise rating levels do not exceed the measured background sound levels at the nearest receptors and confirms that this can be achieved through appropriate specification, siting and standard mitigation techniques. This matter can therefore be secured by condition without preventing the development from proceeding.

In physical amenity terms, the proposed rear additions would be single storey and approximately 3,000mm high. Their limited scale and rear siting would not introduce a degree of bulk or height capable of causing a significant loss of outlook, daylight or sunlight, material overshadowing or an overbearing effect upon neighbouring occupiers. They would remain clearly subordinate to the existing building and would not create new elevated viewpoints or materially different opportunities for overlooking.

Taken together, the technical evidence, building-fabric improvements and operational controls demonstrate that the proposal would safeguard neighbouring living conditions. The Noise Impact Assessment concludes that, subject to implementation of its recommendations, noise is not a constraint to the development. The proposal therefore accords with NPPF Policy P3, which requires noise impacts to be mitigated and reduced to a minimum so that significant observed adverse effects do not arise, and with Barnsley Local Plan Policies GD1 and POLL1, which require development to avoid unacceptable effects on residential amenity and minimise and mitigate pollution.

Highway and Accessibility Matters

The proposal would make use of an existing commercial premises in an established High Street location within Dodworth Local Centre. This is inherently more sustainable than locating the use on an isolated or out-of-centre site because customers can combine trips with other local facilities and can access the premises on foot from the surrounding residential catchment. The applicant anticipates that a significant proportion of customers would arrive on foot, reflecting the local nature of the proposed bar and its village-centre location.

No new vehicular access is proposed, and the development would not alter the established relationship between the premises and the highway. There is no dedicated customer parking within the site, and the highway immediately outside is subject to yellow-line restrictions. Customers would therefore use available public parking or alternative modes of travel rather than relying on parking directly in front of the premises. In policy terms, the absence of on-site customer parking is not, in itself, a reason to resist the development: NPPF Policy TR4 requires parking provision to reflect the location, nature and connectivity of development, while Local Plan Policy T3 seeks to reduce the need to travel and promote access by public transport, walking and cycling.

The proposal would also retain the existing pedestrian access from High Street and would not introduce works that prejudice pedestrian movement or highway safety. The use would principally operate during the afternoon and evening, with the majority of weekday opening occurring outside the principal morning and daytime commuter periods. The development is therefore unlikely to give rise to the type of concentrated peak-hour vehicle movements associated with larger destination uses.

Servicing requirements would be limited and controlled. Deliveries would generally take place approximately once per week to the rear of the premises and, under the Noise Management Plan, deliveries and collections would be confined to 08:00-17:00 Monday to Friday. Waste would be stored to the rear pending collection. These arrangements would avoid late-evening servicing and separate routine commercial servicing from the busiest customer periods.

Given the reuse of an existing commercial premises, the absence of a new access, the Local Centre location, the availability of non-car travel options and the limited servicing requirements, there is no evidence that the proposal would result in an unacceptable highway-safety impact or a severe effect on the transport network. It therefore accords with NPPF Policies TR3, TR4 and TR6 and Barnsley Local Plan Policies T3 and T4.

Accessibility and Inclusive Design

The proposal has been designed to provide an inclusive and accessible environment for customers. At ground-floor level, the premises would include a dedicated accessible WC, allowing the principal customer facilities to be used by disabled visitors without reliance on the first-floor accommodation.

The existing High Street entrance and ground-floor customer areas would continue to provide the main point of access to the premises. Where required, a removable access ramp could

also be provided at the entrance to assist wheelchair users and customers with reduced mobility, subject to the detailed threshold levels and safe operation of the entrance.

The proposal would therefore provide key customer facilities at ground-floor level and would incorporate practical measures to improve accessibility where necessary. This accords with Barnsley Local Plan, which requires development to provide an accessible and inclusive environment, and aligns with the inclusive design principles of the NPPF.

Fire Safety

Fire safety is not expected to represent a constraint to the proposed development. Detailed requirements, including appropriate means of escape, fire detection and other necessary fire safety measures, would be addressed through the Building Regulations process. A Fire Risk Assessment would also be undertaken prior to occupation and would inform the final safe capacity of the premises.

Planning Balance

The proposal represents an appropriate and sustainable use of an existing commercial premises within Dodworth Local Centre, delivering economic, social and environmental benefits in accordance with the Local Plan and NPPF.

Economically, the development would facilitate investment in an existing High Street premises, support the growth of an established local business and provide employment. It would also maintain an active commercial frontage and broaden the range of uses within the Local Centre.

Socially, the proposal would provide an additional leisure and hospitality venue for the local community, including opportunities for quiz nights, bingo and occasional live acoustic music. Importantly, these benefits would be delivered without unacceptable effects on neighbouring occupiers. The submitted acoustic assessment demonstrates that noise can be appropriately controlled, supported by structural mitigation and the operational measures contained within the Noise Management Plan.

Environmentally, the proposal would make efficient use of an existing building and previously developed site within an established and accessible settlement. The modest rear additions would respect the existing building and surrounding character, while the Local Centre location provides opportunities for customers to travel on foot and by public transport.

Overall, the proposal would deliver clear economic and social benefits while avoiding unacceptable impacts upon residential amenity, highway safety or the character and appearance of the area. The development therefore represents a sustainable form of investment in Dodworth Local Centre and accords with the Barnsley Local Plan and the relevant requirements of the NPPF 2026 when considered as a whole.

Conclusion

To conclude, permission is sought for the use of the site as a bar under use class sui generis, with associated internal and external alterations to support the proposed use. The proposal

represents an appropriate use which, subject to the mitigation and management measures identified within the submitted supporting documents, would not result in unacceptable adverse impacts on the surrounding area. The proposal accords with relevant local and national planning policy and guidance.

The proposal would deliver social and economic benefits to the applicant and local community, while avoiding unacceptable harm to the surrounding area, neighbouring occupiers and existing local uses.

We kindly request that the Council support this application. Should the Council have any further questions in relation to this proposal, do not hesitate to contact Planning by Design.