

Design, Access and Planning Statement

Proposed Change of use from Two Flats to a 12-Bedroom House in Multiple Occupation (Sui Generis)

42 Doncaster Road, Barnsley – S70 1TL

Introduction

This Design and Access Statement has been prepared in support of a planning application for the change of use of the existing residential accommodation at 42 Doncaster Road, Barnsley S70 1TL, from two self-contained flats to a 12-bedroom House in Multiple Occupation (HMO).

The proposal relates solely to the residential parts of the building. The two existing commercial units located at ground floor level fronting Doncaster Road are excluded from the application and will remain in their existing retail/commercial use.

The proposal seeks to provide good quality shared accommodation through the effective reuse of an existing mixed-use building in a sustainable location close to Barnsley Town Centre, local services, employment opportunities and public transport facilities.

The development includes only minor external alterations consisting of:

- Installation of three roof lights to the front roof slope
- Installation of three roof lights to the rear roof slope
- Formation of a second vehicular access gate to the rear yard to facilitate off-street parking this will be a wooden gate in a similar construction to the existing timber gate. The gate will be 1.8m high.

Site and Surroundings

The application site comprises a substantial mixed-use building situated on Doncaster Road, a principal route into Barnsley Town Centre.

The property currently consists of:

- Two commercial units at ground floor level
- The property currently consists of residential accommodation, with one flat located to the rear of the ground floor and at basement/lower ground floor level, and the other flat located at first floor and loft level.

The surrounding area is characterised by a mix of residential, commercial and community use. The site benefits from excellent access to local shops, services, public transport facilities and employment opportunities.

The building occupies a highly sustainable urban location where future occupiers can access day to day facilities on foot, by bicycle or by public transport.

The Site Area is approximately 242.8 Square Metres.

Planning Proposal

The proposal seeks planning permission for the conversion of the existing residential accommodation to form a 12-bedroom HMO.

The accommodation is arranged as follows:

Basement / Lower Ground Floor

- Bedrooms 1-3
- Shared Kitchen
- Shared Dining Area
- Shared Lounge Area

Ground Floor (Street Level with Doncaster Road)

- Bedrooms 4-5
- A Shared Seating Area

First Floor

- Bedrooms 6-10

Second Floor / Loft

- Bedrooms 11-12
- Shared Kitchen
- Shared bathroom facilities

The development is contained entirely within the existing building envelope and no extensions are proposed. The only external changes are the installation of six rooflights, comprising three to the front roof slope and three to the rear roof slope.

Design Principles

Amount

The development comprises of a change of use and internal reconfiguration of existing residential accommodation. No increase in the building footprint, height or overall scale is proposed.

Layout

The layout has been designed to provide:

- 12 individually occupied bedrooms
- Shared kitchen and dining facilities
- Shared bathroom facilities for the 2 bedrooms in the loft
- Safe and convenient circulation throughout the building.

The arrangement makes efficient use of the existing building whilst ensuring future occupiers benefit from appropriate communal facilities and living conditions.

Scale

No alterations are proposed to the scale, bulk or massing of the building.

The proposal remains wholly contained within the existing structure.

Appearance

External alterations have intentionally been kept to a minimum.

The only visible changes comprise:

- Three Rooflights within the front roof slope.
- Three Rooflights within the rear roof slope.
- A second vehicular access gate within the rear boundary wall, this is to match in style and materials to the existing timber gate.

The existing shopfronts, windows, doors, brickwork and architectural detailing are retained.

The proposal therefore preserves the appearance of the building and maintains its contribution to the surrounding street scene.

Impact on Character and Appearance

The proposed development will have a negligible impact upon the character and appearance of the building and wider streetscape.

The proposed rooflights are modest in scale and are set flush within the roof slopes. Such features are commonly associated with residential conversions and are considered sympathetic to the character of traditional buildings. The front elevation will remain substantially unchanged, with the only addition being the 3 rooflights in the front roof slope which would not be visible from pedestrian level.

No changes are proposed to the building's heights, footprint or principal architectural features.

The proposal is therefore considered to preserve the visual character of the area.

Access

Pedestrian Access

Existing pedestrian access arrangements will remain unchanged, with both access from the rear on the basement / lower ground floor level and the access through the door on the ground floor from Doncaster Street.

Residents will continue to access the accommodation through the existing entrances serving the residential element of the building.

Vehicular Access

Vehicular access is available from the rear alleyway which is accessed from Lambra Road. The proposal includes the creation of a second rear gate to improve access for the provision of parking within the rear yard.

Parking

The revised rear layout provides two off-street parking spaces. Given the site's sustainable location close to Barnsley Town Centre, public transport routes and local services, the parking provision is considered appropriate for the proposed use.

Cycle Storage

The rear yard provides adequate space for secure cycle storage, supporting sustainable transport choices.

Residential Amenity

The proposal does not involve extensions or significant external alterations that would impact upon neighbouring properties.

Accordingly, there will be no material impact arising from:

- Loss of daylight
- Loss of sunlight
- Overshadowing

- Overbearing development
- Loss of privacy

The proposed rooflights are required to provide natural light and ventilation to the loft / second floor accommodation and are not considered capable of creating unacceptable overlooking. Especially as the proposed rooflights face the same direction as the existing windows and are further back on the roof slope compared to the positions of the existing windows on the floors below.

The proposal will improve and make effective use of existing residential accommodation whilst maintaining acceptable levels of amenity for neighbouring occupiers.

Refuse Storage

A dedicated Bin storage area is provided within the rear yard, this is shown on the submitted plans. The proposed bin store can accommodate 4x 360 litre grey bins, 4 x 240 litre brown bins and 4 x 240 litre blue bins. This accommodates the required refuse and recycling containers for the HMO and is screened by the brick boundary wall which is at least 1.8m high. This bin store is screened from public view by making use of the existing brick boundary wall and the wall of the upper floor. The bin store is accessed through the existing opening in the wall.

Sustainability

The proposal represents sustainable development through:

- Re-use of an existing building
- Efficient use of previously developed land
- Delivery of additional housing accommodation within the urban area
- Proximity to shops, services, employment opportunities and public transport
- Encouragement of walking, cycling and public transport use.

The installation of rooflights will improve natural daylight and ventilation to the top floor accommodation, reducing reliance upon artificial lighting during daylight hours.

Planning Policy Assessment

National Planning Policy Framework (NPPF)

The National Planning Policy Framework promotes sustainable development and supports the efficient use of land and buildings to meet housing needs. The NPPF encourages the effective reuse of existing buildings, supports well-designed development and seeks to maximise the use of sustainable urban locations.

The application site is located within a sustainable urban area close to Barnsley Town Centre, public transport and local services. The proposal reuses an existing building and provides additional housing accommodation without extending the building footprint, consistent with the objectives of the NPPF.

Barnsley Local Plan (Adopted January 2019)

The Barnsley Local Plan, adopted on 3 January 2019, forms the statutory development plan for the Borough.

Policy SD1 – Presumption in Favour of Sustainable Development

Policy SD1 supports sustainable forms of development that contribute positively to the economic, social and environmental objectives of the Borough.

The proposal involves the re-use of an existing building in a sustainable and accessible location, increasing the supply of housing accommodation whilst retaining the existing commercial uses. The proposal therefore accords with the principles of sustainable development contained within Policy SD1.

Policy GD1 – General Development

Policy GD1 requires development proposals to be compatible with surrounding land uses, protect residential amenity, provide satisfactory access arrangements, ensure suitable servicing arrangements and respect local character.

The proposal satisfies these requirements as:

- The building already contains residential accommodation;
- No extensions or significant external alterations are proposed;
- Adequate refuse and recycling facilities are provided;
- Two off-street parking spaces are created within the site;
- External alterations are limited to six rooflights and a secondary access gate;
- The proposal will not result in unacceptable impacts upon neighbouring occupiers.

Policy D1 – High Quality Design and Place Making

Policy D1 seeks to ensure that development responds positively to its setting and achieves high standards of design.

The proposal preserves the existing appearance of the building and introduces only minor alterations that are proportionate and sympathetic to its character. The rooflights are modest interventions that sit comfortably within the roof slopes and do not detract from the wider streetscape.

Policy T4 – New Development and Sustainable Travel

Policy T4 promotes development in accessible locations and encourages sustainable travel choices.

The application site is located within easy walking distance of Barnsley Town Centre and public transport services. Future residents will have convenient access to employment, retail and community facilities without reliance upon private vehicles. The provision of cycle storage and on-site parking further supports the objectives of Policy T4.

Houses in Multiple Occupation

The proposed 12-bedroom HMO constitutes a Sui Generis use and therefore requires planning permission. Barnsley Metropolitan Borough Council has identified the need to carefully assess HMO proposals to ensure that housing choice is widened whilst protecting residential amenity and maintaining balanced communities.

The proposal differs from many conventional HMO schemes in that it involves the conversion of an existing mixed-use building rather than the loss of a family dwelling. The retention of the two existing commercial units, together with the contained nature of the development and absence of external extensions, ensures that the proposal sits comfortably within its surroundings and is not expected to result in unacceptable impacts on the character of the area or neighbouring amenity.

Conclusion

The proposal seeks planning permission for the conversion of the existing residential accommodation at 42 Doncaster Road, Barnsley S70 1TL. From 2 flats into a 12-bedroom House in Multiple Occupation whilst the 2 existing commercial units on the ground floor will remain as is.

The development:

- Reuses an existing building in a sustainable urban location
- Preserves the character and appearance of the building
- Requires only minor external alterations
- Provides appropriate waste storage and parking facilities
- Delivers additional high quality shared accommodation within Barnsley
- Retains the existing commercial frontage and vitality of Doncaster Road.

The proposal is considered to accord with the aims of the National Planning Policy Framework and with Policies SD1, GD1, D1 and T4 of the Barnsley Local Plan (2019).