

PLANNING STATEMENT

PLANNING, HIGHWAYS AND ECOLOGY STATEMENT

Proposed First Floor Extension and Change of Use to Storage (Class B8) Tote Bookmakers, Birk Avenue, Kendray, Barnsley, S70 3AL

1. Introduction

This statement has been prepared in support of a full planning application for:

- The erection of a first-floor extension; and
- Change of use of the building to storage (Class B8)

at Tote Bookmakers, Birk Avenue, Kendray, Barnsley.

The application has been informed by pre-application advice issued by Barnsley Metropolitan Borough Council (Ref: 2026/ENQ/00051).

This document combines planning, highways, and ecology considerations in accordance with the Council's validation requirements.

2. Site and Surroundings

The site comprises a former betting office located within an established mixed-use area. Surrounding uses include:

- Residential properties
- MOT testing and repair garage
- Social club and café uses

The building is of brick construction with pitched roof elements and forms part single and part two-storey development.

The site is allocated as Urban Fabric within the Barnsley Local Plan and has no specific land use allocation.

3. Proposed Development

The proposed development includes:

- First floor extension over part of the existing building
- Internal reconfiguration to provide storage and ancillary office space
- Change of use to **Class B8 (storage and distribution)**

The extension is designed as a portal frame structure with cladding to match the adjacent commercial premises, ensuring visual continuity.

Key characteristics:

- No increase in building footprint
- Modest increase in scale
- Efficient reuse of an existing building

4. Planning Policy Context

National Planning Policy Framework (NPPF)

The proposal accords with:

- Section 6 – Supporting economic growth
- Section 9 – Promoting sustainable transport
- Section 11 – Effective use of land
- Section 12 – Achieving well-designed places
- Section 15 – Conserving the natural environment

The NPPF promotes the reuse of previously developed land and supports employment-generating uses.

Barnsley Local Plan (2019)

Relevant policies include:

- **SD1** – Presumption in favour of sustainable development
- **LG2** – Location of growth
- **GD1** – General development
- **D1** – High quality design
- **T3 / T4** – Transport and highway safety
- **POLL1** – Pollution control
- **BIO1** – Biodiversity

The pre-application response confirms that the principle of development is acceptable, subject to detailed matters.

5. Principle of Development

The proposal:

- Reuses an existing building within an urban location
- Supports economic activity through provision of storage space
- Represents sustainable development

The Council has confirmed:

The proposal could prove acceptable in principle and would support economic growth.

6. Design and Visual Amenity

The proposed extension:

- Is located at first floor level and contained within the existing building envelope
- Does not significantly increase height or massing
- Reflects adjacent commercial buildings through matching cladding

The scale and appearance are proportionate to the surrounding context and comply with Policy D1.

7. Residential Amenity

The development:

- Does not extend beyond the existing footprint
- Will not result in overlooking or loss of privacy
- Will not create unacceptable overshadowing

The use as storage is low intensity and compatible with the mixed-use character of the area.

Construction impacts can be controlled through planning conditions.

8. Highways and Transport

8.1 Existing Situation

The site was previously in use as a betting office, generating:

- Regular customer footfall
- Frequent short-duration vehicle trips

There is no formal off-street parking provision.

8.2 Proposed Use

The building will be used for:

- Storage of electrical equipment (SEMS Ltd)
- Ancillary office use

This is a low-intensity, non-public use.

8.3 Staff and Hours

- Staff: 1–3 persons on site
- Hours: 08:00 – 17:00

8.4 Vehicle Movements

Estimated vehicle movements:

- 2–4 movements per day (total)
- Occasional light goods vehicle access

This is significantly lower than the previous use.

The Council has acknowledged that:

No material increase in traffic has been anticipated.

8.5 Parking and Servicing

- No new parking is proposed
- This reflects the existing lawful situation

Servicing will be infrequent and managed safely from the frontage.

8.6 Highway Safety

The proposal:

- Retains existing access arrangements
- Does not intensify site use
- Reduces trip generation compared to the former use

The development complies with Policies T3 and T4.

9. Ecology

9.1 Site Context

The site is located within a fully developed urban area with:

- Limited vegetation
- No designated ecological habitats
- Low biodiversity value

9.2 Bat Roost Potential

An assessment of the building confirms negligible potential for bats, based on:

- No visible access points into roof voids
- Absence of suitable roosting features
- High levels of disturbance
- No evidence of bat activity

9.3 Survey Requirements

While pre-application advice suggested a bat survey may be required, it is considered that:

- The building has negligible roost potential
- The proposed works do not impact suitable habitat
- A full bat survey would not be proportionate

Accordingly, a bat roost assessment has not been undertaken.

9.4 Precautionary Approach

In the unlikely event that bats are encountered during construction:

- Works will cease immediately
- Appropriate ecological advice will be sought

9.5 Biodiversity Enhancements

To support Policy BIO1, the development will include:

- Installation of bat or bird boxes on the building

10. Conclusion

The proposed development:

- Is acceptable in principle
- Represents sustainable reuse of an existing building
- Provides economic benefit through storage use
- Has no adverse impact on residential amenity
- Results in no material highway impact
- Raises no ecological concerns

The proposal complies with the NPPF and Barnsley Local Plan and addresses all matters raised at pre-application stage.

Overall Conclusion

There are no technical or policy reasons to withhold planning permission, and the application should be approved.