

Application Reference Number:	2026/0482		
Application Type:	Change of Use.		
Proposal Description:	Change of use of garage from domestic (Use Class C3) to be used as a commercial beauty salon (Use Class Ec2)		
Location:	18 West Crescent, Oxspring, Sheffield, S36 8YU		
Applicant:	Miss E Ward		
Third-party representations:	None.	Parish:	Oxspring
		Ward:	Penistone East

Summary:

The applicant is seeking planning permission for the change of use of an existing garage to form a beauty salon business (Class E). There are no extensions or external alterations proposed beyond the replacement of the garage doors and the proposed business use would operate on a 1:1 appointment basis with no walk-ins during the following times:

- Monday, and Wednesday – Friday between 09:00 and 15:00.
- Tuesdays between 16:00 and 20:00
- Saturday between 09:00 and 12:30

The proposed business use would not operate on Sundays or Bank Holidays and would be operated by one full-time position (the Applicant). Customers would be sent details of parking arrangements upon booking, with gaps between appointments to avoid overlapping clients.

Non-residential uses within residential settings are considered acceptable where the majority of the floorspace would remain as residential and adequate parking would be provided. The development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or people.

The proposal would have no adverse impact on residential or visual amenity or health and pollution control, but to allow Highway Safety Officers the opportunity to assess any potential highway safety impacts, permission will be granted on a temporary basis. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with National Decision-Making Policy S3 of the NPPF (2026)

Recommendation: **APPROVE subject to conditions.**

Site Description

The application relates to a modest-sized two-storey semi-detached dwelling fronting onto West Crescent, a residential street characterised by red-brick, two-storey semi-detached dwellings with small gardens and parking to the front.

Planning History

B/81/0174/PU	First floor extension to dwelling.	Historic
2021/0565	Erection of a two-storey rear extension	Approved with Conditions – June 2021

Proposed Development

The applicant is seeking planning permission for the change of use of an existing garage to form a beauty salon business (Class E). There are no extensions or external alterations proposed beyond the replacement of the garage doors. The business use would operate on a 1:1 appointment basis with no walk-ins during the following times:

- Monday, and Wednesday – Friday between 09:00 and 15:00.
- Tuesdays between 16:00 and 20:00
- Saturday between 09:00 and 12:30

The proposed business use would not operate on Sundays or Bank Holidays and would be operated by one full-time position (the Applicant). Customers would be sent details of parking arrangements upon booking, with gaps between appointments to avoid overlapping clients.

Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. The following Local Plan policies are relevant in this case:

Policy SD1: Presumption in favour of Sustainable Development.

Policy GD1: General Development.

Policy POLL1: Pollution Control and Protection.

Policy D1: High quality design and place making.

Policy T4: New Development and Transport Safety.

Policy TC1 Town Centre

National Planning Policy Framework (NPPF)

In August 2026, the UK Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the

overarching planning framework for England. The NPPF sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. The revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

The revised NPPF establishes national decision-making policies (NDMP). Central to the NPPF is a presumption in favour of sustainable development (NDMP S3) and plans and decisions should apply this NDMP. There are three overarching objectives to sustainable development: an economic, social and environmental objective which are mutually dependent.

The following NPPF sections and National Decision-Making Policies are relevant in this case:

Chapter 3 - Decision making
Chapter 4 - Achieving sustainable development
Chapter 14 - Achieving well-designed places

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty-eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The following SPDs are relevant in this case:

Parking (Adopted November 2019).

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Consultations

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended).

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website. No representations have been received.

Highways DC – No objections
Highways Drainage – details to be checked by Building Control
Pollution Control – no objections subject to conditions

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

Non-residential uses within residential settings are considered acceptable where the majority of the floorspace would remain as residential and adequate parking would be provided. The development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in

air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or people.

The proposed use of a garage to form a beauty salon business would not fall in the category of main town centre uses as defined by Annex B: Glossary within the NPPF. As such, an assessment on the impact on local centres, in accordance with Local Plan Policy TC1, is not required in this instance.

Impact on Residential Amenity, Health and Pollution Control

Policy GD1 states that proposals for development will be approved if amongst others; there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

The authority's aim is not to suppress development but to ensure that the living conditions and residential amenity of people is protected. Section 6.9 of the Local Plan page 29 states that the authority will assess the impact on living conditions and residential amenity in relation to:

- Noise, smell, dust, vibration, light, air, surface water, ground water, or other pollution and disturbance from any proposed activity, including traffic related noise and the coming and goings of visitors to premises particularly when late evening activity is involved.

It is acknowledged that the use of the driveway by customers is not dissimilar to the domestic use of the drive, however the development could still generate a greater number of vehicular movements and noise associated with manoeuvring and the opening and shutting of car doors throughout the day. Whilst this type of activity would normally be considered unacceptable within a quieter residential estate setting; in this instance, given that the use of the premises would be limited to Monday, and Wednesday to Friday between 09:00 and 15:00 when most residents would be out working and Saturday mornings. There would be no activity on Sundays or Bank Holidays when residents would be home and expect to have quiet enjoyment of their property.

The business would operate on a 1:1 appointment basis with, no 'walk-ins', sufficient time between bookings that clients do not overlap, and the business operates on a little more than part-time basis with 30 hours per week over six days being typical. There would be no need for specialised or heavy electrical equipment, and the operational hours would be reasonable for a residential setting. Pollution Control and adjacent neighbouring properties were consulted, and no objections were received. Pollution Control stated that there would be a low potential to have an adverse impact on health and the quality of life of this living and/or working within the locality; this is considered to weigh significantly in favour of the application.

Whilst the use of the business in its current form is considered acceptable, it is considered prudent to include a condition limiting operation hours and one limiting the use of the premises to the applicant whilst they are the occupier of the property to which the outbuilding relates, which will further protect residential amenity should the applicant vacate the associated residential property.

As no extensions or external alterations to the garage are proposed beyond the replacement of the garage door, it is not considered that the proposal would contribute to significant overshadowing, overlooking and loss of privacy, or reduced outlook impacts which may otherwise adversely affect the amenity of the occupants of the application and neighbouring properties.

There could be some potential disturbance and disruption because of construction works, and whilst any potential impact is anticipated to be temporary, should the application be approved, a condition could be used to control construction hours.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and Local Plan Policy POLL1: Pollution Control and Protection and is considered acceptable regarding residential amenity.

Impact on Highways

The conversion of the garage for the use as a salon and store results in the loss of garage space, however, the garage appears not to be of suitable dimensions to be considered as part of the off-street parking for the property. A large driveway/frontage parking area would remain available and is proposed to be increased in width to allow 2no vehicles to park.

Highways have been consulted on the application and raise no objection to the proposal or the off-street parking provision; this weighs significantly in favour of the application

In light of the above, the proposals are considered acceptable and in compliance with Local Plan Policy T4.

Impact on Visual Amenity

It is not considered that the proposal would markedly alter or detract from the character of the street scene or application property as no extensions or alterations are proposed beyond the replacement of the garage door. It is proposed to utilise external cladding to match the existing cladding surrounding the garage door; this carries moderate weight in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policies D1: High Quality Design and Placemaking and is acceptable regarding visual amenity.

Planning Balance and Conclusion

In accordance with National Decision-Making Policy S3 of the NPPF (2026) the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be located within a sustainable location and would not impact on the character of the area, highway safety, or upon residential amenity, and this weighs considerably in favour of the application.

RECOMMENDATION: Approve subject to conditions.

Justification

Statement of compliance with Article 35 of the Town and Country Development Management Procedure Order 2015.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering representations, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

