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2024/0564

**Beecroft Estates**

**245 Park Road, Barnsley, S70 1QW**

**Change of use from a C4 6 person HMO to a Sui Generis 7 person HMO and all associated works.**

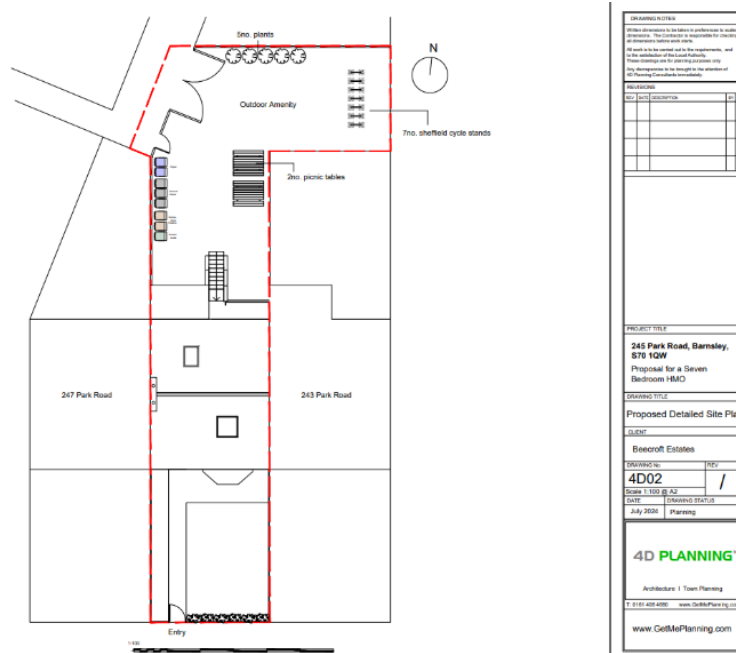
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**Site Description**

The application relates to a plot located on the north side of Park Road and in an area that is principally residential characterised by other two-storey terraced properties of a similar scale and appearance. The application site is located opposite to Locke Park – a grade II-listed registered park and garden.

The property in question is a two-storey mid-terraced property constructed of stone. The property is fronted by a small, enclosed area of soft landscaping with a larger, surfaced garden area to the rear. Internally, the basement level consists of various storage areas, the ground level consists of an entrance hall, a shared kitchen and dining area, and 2no. bedrooms, one of which is currently vacant. The first-floor level consists of 3no. bedrooms, and the second-floor level consists of 2no. bedrooms. All bedrooms benefit from an en-suite.





## **Policy Context**

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering 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. The next review is due to take place in 2027, or earlier, if circumstances require it.

### **Local Plan Allocation – Urban Fabric**

The site is allocated as urban fabric in the adopted Local Plan and is in the setting of the grade II-listed registered park and garden, Locke Park, and Green Belt land. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy POLL1: Pollution Control and Protection.***
- ***Policy LG2: The Location of Growth.***
- ***Policy T3: New Development and Sustainable Travel.***
- ***Policy T4: New Development and Transport Safety.***
- ***Policy D1: High quality design and place making.***
- ***Policy HE1: The Historic Environment.***
- ***Policy HE4: Developments affecting Historic Areas or Landscapes.***
- ***Policy GB1: Protection of Green Belt.***

### **Supplementary Planning Document(s)**

- ***Design of Housing Development.***
- ***Parking.***

### **National Planning Policy Framework**

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- ***Section 9: Promoting Sustainable Transport.***
- ***Section 12: Achieving well-designed and beautiful places.***
- ***Section 13: Protecting Green Belt land.***
- ***Section 16: Conserving and enhancing the historic environment.***

### **Other Material Considerations**

- ***South Yorkshire Residential Design Guide 2011.***

## **Consultations**

Local Ward Councillors – No response.  
Pollution Control – No objections subject to condition.  
Case Management Officer – No objection.  
South Yorkshire Police – Concerns in relation to security measures.

Whilst the concerns of South Yorkshire Police are noted along with the suggested security measures included within their response. This would be a matter to be addressed through a building regulations application. South Yorkshire Police have also suggested a condition to provide a secured by design application prior to commencement. This condition is not considered to meet the six tests required for use of conditions as set out by paragraphs 55 and 56 of the National Planning Policy Framework and will therefore not be included.

The response from South Yorkshire Police has been provided to the applicant for consideration and it has been recommended that the suggested security measures be implemented where possible.

## **Representations**

Neighbour notification letters were sent to surrounding properties and the application was advertised by a site notice, expiring 26<sup>th</sup> July 2024. No representations were received.

## **Assessment**

### Principle of Development

Changes of use are acceptable in principle if they would reflect and be compatible with other existing uses in the locality and would not be detrimental to the amenity afforded to adjacent properties and existing and future residents, including visual amenity and highway safety, and would conserve and enhance the significance and setting of the borough's heritage assets, and would not have a harmful impact on the appearance or character and will preserve the openness of the Green Belt.

This application follows the grant of a lawful development certificate (2024/0315) for the existing use of the application property as a 6-person HMO. As such, Local Plan Policy H9: Protection of Existing Larger Dwellings, is not applicable in this instance.

### Residential Amenity

Changes of use are considered acceptable if the proposal would not adversely affect the amenity of neighbouring properties and existing and future residents and would demonstrate that it would not result, directly or indirectly, in an increase in noise or other pollution which could unacceptably affect or cause nuisance to the natural and built environment or to people.

The proposal shows minimal internal works would be carried out at ground level which would include the provision of improved kitchen facilities, and a new en-suite to "Room 2". No external alterations to the building are proposed. Whilst small-scale, the proposed works could cause some nuisance and disturbance to existing occupants. A condition will therefore be attached to any forthcoming decision to control the hours of development related activities.

The proposal shows that all rooms would benefit from an en-suite, and at least one window or roof light providing reasonable access to natural light. A communal kitchen and dining area is located at ground level, with an area of existing outdoor amenity space (approximately 136.5m<sup>2</sup>) to the rear. All bedrooms comply with the South Yorkshire Residential Design Guide (SYRDG) internal space standards for single and double bedrooms, and the dual-aspect kitchen and dining area would also comply. The proposed en-suite to "Room 2" would not comply with the SYRDG internal space

standards which requires a minimum of 3.5m<sup>2</sup>. However, the new en-suite would follow the scale of most existing en-suites which are also not compliant.

The existing outdoor amenity space to the rear of the application property is comprised entirely of a loosely gravelled (or similar) surface that appears somewhat unkept bounded by some poor-quality boundary treatments. It was considered that there was an opportunity to provide some improvements by way of a landscaping scheme, in accordance with Local Plan Policy GB1: General Development. A revised site plan was submitted showing the siting of some outdoor seating and boundary planting. Whilst a more comprehensive scheme would have been preferred, the area is existing and therefore it would be unreasonable to require any further significant amendments.

The proposal would result in an additional resident. However, any potential activities associated with one additional person (comings and goings, noise etc.) would unlikely be significantly detrimental to the amenity of the existing residents or neighbouring properties.

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

### Highway Safety

The application property is currently used as a 6-person HMO with no existing off-street car parking provision. The application property forms a row of terraced properties along the north side of Park Road that are located approximately 1km from Barnsley Town Centre which places many amenities within easy reach. The application property also benefits from having good access to public transport facilities with some on-street parking available if required. Given the sustainable location and lack of existing and proposed off-street car parking provision, the HMO would likely be marketed towards non-car users.

During the application process, a revised site plan was submitted to include the provision of 7no. cycle parking spaces, in accordance with Local Plan Policy T3: New Development and Sustainable Travel, and the Parking SPD. The Parking SPD states that cycle parking spaces should be covered and located securely within the application site. The application property does not have existing cycle parking spaces and therefore the provision of new uncovered cycle parking spaces in a semi-secure location would still provide some benefits and would be acceptable in this instance.

As the application property is in a sustainable location within easy reach of amenities and with good access to public transport facilities, the proposed change of use would likely have a negligible impact on highway safety. The proposal would also provide the required amount of cycle parking spaces to encourage the use of sustainable modes of transport.

The proposal is therefore considered to comply with *Local Plan Policy T3: New Development and Sustainable Travel* and *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

### Design, Heritage and Visual Amenity

Proposals are considered acceptable if they would not significantly alter or detract from the character of the street scene, would conserve and enhance the significance and setting of the borough's heritage assets, and would not have a harmful impact on the appearance or character and will preserve the openness of the Green Belt.

External alterations are not proposed, and the appearance of the property would remain unchanged. New cycle parking spaces, outdoor seating and boundary planting would be implemented to the rear of the application property and would not impact the setting of the grade II-listed Locke Park or harm the openness or visual amenity and character of the Green Belt.

The proposal is therefore considered to conserve or enhance the setting of the registered park and garden and is considered to comply with *Local Plan Policy HE1: The Historic Environment*, *Local Plan Policy HE4: Developments affecting Historic Areas or Landscapes* and *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

**Recommendation -  
Approve with Conditions**