UK Surveyors Ltd

CAD Drafting - Planning - Building Regulations - Building Surveying - Alcohol Licensing

Design and Access Statement

135 Doncaster Road, Barnsley S70 1UF

Prepared on behalf of:
Mr. Sittampalam Thayakaran

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1.0 **Introduction**

1.1 This report has been prepared by UK Surveyors Ltd on behalf of Mr. Sittampalam Thayakaran to identify design and access issues relevant to the proposed:

- Change of the Use Class from A1 (Retail Shop) to A5 (Hot Food Takeaway)
- Installation of an extraction system to the rear elevation

1.2 This Design and Access Statement accompanies the planning application at:

- 135 Doncaster Road, Barnsley S70 1UF

1.3 This design and access statement aims to demonstrate the principles of good design and safe and inclusive access for all have been considered from the outset of the development process.

1.4 This design and access statement has been written in accordance with the CABE document ôhis design and access statements: How to write, read and use themô published in 2006 and ôGuidance on information requirements and validationôpublished by the Department of Communities and Local Government in March 2010.

1.5 **The CABE 2006 states that**:
ôt is important that the design and access statement are written specifically for the application they accompany and the amount of detail they contain should reflect how complex the application isô

1.6 Furthermore the 2010 guidance states that the level of detail required in a design and access statement depends on the scale and complexity of the application.

1.7 **Day Use:**
During the hours of operation, the property is to be used as a take away food outlet.

1.8 **Evening Use:**
During the hours of operation, the property is to be used as a take away food outlet.

2.0 **Site Description**

2.1 The application site is centrally located on Doncaster Road, Barnsley S70 1UF.

2.2 The property is comprised of a ground and first floor retail unit within a brick built property.

2.3 The existing property forms part of a parade of existing properties presented within a uniform terrace.

3.0 **The Proposal**

3.1 The proposal consists of the following:

- Change of the Use Class from A1 (Retail Shop) to A5 (Hot Food Takeaway)
- Installation of an extraction system to the rear elevation

4.0 **Planning History**

4.1 The local authority planning website has confirmed that there is 1x planning application associated with the application site:

- B/01/1285/BA: Change of use of ground floor from dancing school to A1 (general retail) to A2 (offices) with 2 no flats to first floor.

5.0 **Relevant Planning Policy**

5.1 **Planning and Compulsory Purchase Act 2004**

4.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

5.2 **The National Planning Policy Framework (NPPF)**

The National Planning Policy Framework (NPPF) sets out the Governmentôs planning policies for England and how they should be applied to achieve sustainable development, which it sees as consisting of following three dimensions, economic, social and environmental. Although the Framework does not change established planning law and the need for planning applications to be determined in accordance with the statutory development plan unless material considerations indicate otherwise, it is clear that the Framework should be considered a material consideration in planning decisions.

5.3 The NPPF must now be taken into account in the preparation of local and neighborhood plans and is a material consideration in planning decisions.

5.4 The NPPF gives particular encouragement towards job creation and economic growth; provide additional support for the reuse of the premises in the manner suggested in the planning application.

5.5 Within paragraph 14 it is underlined the importance of delivering sustainable development through the planning system. It states that ñat the heart of the National Planning Policy Framework is a presumption in favor of sustainable development, which should be seen as a golden thread running through both plan-making and decision takingò. The NPPF states that for decision making this means:

- Approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or specific policies in this Framework indicate development should be restricted.

5.6 The Framework contains a set of 12 core land use principles which should underpin both development management and plan making. These Core Planning Principles are set out at Paragraph 17 of the NPPF. Of particular relevance to this planning application is the role that the planning system should play in ensuring that every effort is made to ñobjectively identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growthò.

5.7 The Framework very clearly underlines the Governmentôs commitment to ensure that the planning system does everything it can to support sustainable economic growth. It states that ñsignificant weight should be placed on the need to support economic growth through the planning systemò (paragraph 19).

5.8 In assessing planning applications the advice is clear, that local planning authorities ñshould apply the presumption in favor of sustainable developmentò. This means that authorities should have regard to paragraphs 18 to 219 of the NPPF, which taken as a whole, constitute the Governmentôs view of what sustainable development in England means in practice. It is therefore important for local planning authorities to make decisions that reflect a balance of economic, social and environmental considerations.

5.9 With regards to transport issues the NPPF seeks to encourage sustainable transport modes, to give people a real choice about how they travel. Developments that generate significant movement should be located where the need to travel will be minimized and the use of sustainable transport modes can be maximized. The NPPF does however make clear that development should only be prevented or refused on transport grounds where the ñresidual cumulative impacts of development are severeò (paragraph 32).

5.10 **Planning For Growth:**
The Minister of State for Decentralization and Planning issued in March 2011 a written statement which highlighted the role planning has to play in helping rebuild Britainôs economy. The Statement recognizes that there is a pressing need to ensure that the planning system does everything it can to help secure a swift return to economic growth.

5.11 The Governmentôs top priority in reforming the planning system is to promote sustainable economic growth and jobs. The Government is clear that the expectation is that the answer to development and growth should wherever possible be yes, except where this would compromise the key sustainable development principles set out in national planning policy. The statement makes clear that there is a strong presumption in favor of sustainable development.

5.12 Local Planning Authorities should consider fully the importance of national Planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession. Local Planning authorities should consider the range of likely economic, environmental and social benefits of a proposal such as increased consumer choice and more robust local economies.

5.13 In determining planning applications local authorities should ensure that they give appropriate weight to the need to support economic recovery. The statement makes clear that the Secretary of State for Communities and Local Government will take the principles set out in Planning for Growth into account when determining planning applications that come before him for a decision and in particular he will attach significant weight to the need to secure economic growth and employment.

5.14 **Furthermore:**
ñIt should improve an areaôs visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the areaò (Policy 7.4A).

5.15 Policy 7.4B also advises that planning decisions should seek to ensure that buildings provide a high-quality design response that:

- Has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass;
- Contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and typography of an area;
- Is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings;
- Allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area;
- Is informed by the surrounding historical environment.

5.16 Local planning authorities should help to ñensure the place evolves to meet the economic and social needs of the community and enhances its relationship with the natural and built landscapeò (Paragraph 7.14).

5.17 **Barnsley Local Plan**

6.0 **The Process & Assessment**

6.1 **Assessment:**
The application site has a lawful Use Class A1: (Shops) under the Town and Country Planning (General Permitted Development order 1995, planning is required for the proposed works.

6.2 In this instance, we believe that no objection would be raised to the principle for the proposed works.

6.3 The development proposal should be considered on the grounds of whether the existing retail use of the premises is needed and if it demonstrates effective use of the land. In addition, the council should allow flexibility to respond to the challenging economic circumstances and thus enable the premises to be used for alternative purposes in uncertain economic times.

6.4 It is therefore considered that the proposed works are appropriate and will not have a detrimental impact on the surrounding area.

6.5 In preparing the scheme, we feel that the proposal will strengthen the existing building parade by diversifying the goods and services on offer in the local area which will have a positive economic impact and will enhance the character of the area.

6.6 The proposal site is situated within retail area and it is believed that the proposals will service local needs as the site is easily accessible by foot and bicycle and is relatively easy to access.

6.7 When preparing the scheme, careful consideration has been made to ensure the proposals will not have a detrimental impact upon any residential amenities that may be in the local vicinity.

6.8 With a good design standard it is predicted that the A5 (Hot Food Takeaway) use within this location will serve the needs of local resident and business alike.

6.9 Taking the above into consideration the application site is the most appropriate location for the proposed A5 (Hot Food Takeaway) use in the locality.

6.10 **Vehicular Parking Standards:**
Supplementary Planning guidance ñVehicular Parking Standardsò suggests, both the proposed and the previous use would not increase the numbers of vehicle journeys to the application site.

6.11 It is not considered that the proposal would give rise to significant amenity issues by way of noise and disturbance. The opening hours can be controlled by condition should the Council consider it necessary. The applicant intends to cater for the local population so it is not anticipated the use would generate a high level of car journeys. Although, the site has excellent public transport links so if customers did want to travel from further afield, it is unlikely that their presence would result in additional strain on the parking provision of the area.

6.12 Given the excellent public transport accessibility and the history of the site, it is not considered that the proposal would give rise to any detriment by way of disturbance to the local area.

7.0 **Design Components**

7.1 With regards to the CABE guidance and relevant planning policies, this section examines the design principles and concepts that have been applied to particular aspects of the proposal. In undertaking this assessment, we have had regard to adopted Local Plan policies and the adopted Supplementary Design Guidance which generally encourage high standards of design in all developments.

7.2 **Use:**
The proposed introduction of an A5 (Hot Food Takeaway) use at the application site is considered to be appropriate as the intended use will enhance the surrounding area by having a positive impact on the surrounding area.

7.3 The proposed hours of operation:

- Monday 10:00 ï 01:00
- Tuesday 10:00 ï 01:00
- Wednesday 10:00 ï 01:00
- Thursday 10:00 ï 01:00
- Friday 10:00 ï 01:00
- Saturday 10:00 ï 01:00
- Sunday 10:00 ï 01:00

7.4 **Amount:**
The application site has an internal total floor area of 78.7sm.

7.5 **Internal works will include:**

- Refurbishment of the ground floor area only
- Installation of extraction system

7.6 **External works will include:**

- Installation of an extraction system to the rear elevation

7.7 As the submitted drawings demonstrate the proposed development successfully demonstrates the existing buildingôs ability to comfortably accommodate the proposals.

7.8 **Layout:**
The main access route into the property is through the front elevation entrance located on Doncaster Road, Barnsley S70 1UF.

7.9 The layout of the property has been designed to maximize the best use of the floor area.

7.10 The proposed ground floor works will enhance and compliment the current site and the design ensures that it will not have a detrimental or overbearing effect to the site and its surroundings.

7.11 **Scale:**
The overall height of the property will remain as existing with the proposed ground floor rear elevation extension being designed to have little impact on neighboring properties.

7.12 The design of the extension seeks to create a building of high aesthetic quality through the careful and considered approach to proportion, materials, form and scale and the design respects that of older traditional properties located within the near vicinity.

7.13 **Landscaping:**
There are no areas of landscaping associated with the application site so there are no intensions to carry out a landscaping scheme.

7.14 **Appearance:**
The client wishes that the architectural language of the alterations to be in keeping with the existing and surrounding properties, the proposals are to match the existing materials used within the property.

7.15 The proposals are for the internal design to be of a modern styling.

7.16 Currently the designs of the premises are in accordance with the relevant districts planning design guidelines and also in accordance to the overall appearance of adjoining buildingõs appearance.

7.17 The view of the application site is in harmony with the overall appearance of site and the overall view is smart, clean and clinical.

7.18 **Access:**
Pedestrian access to the property will continue to be from the front elevation of the application site.

7.19 The site is also located within walking distance of community facilities and other local services and public transport.

7.20 The site is in a central location with excellent train and bus services. It is envisaged that the majority of the visitors to the site will have traveled on foot and by public transport. Any traffic generated by the development will be small and not have a significantly detrimental impact on parking, traffic problems, pedestrian and highway safety.

7.21 **Public Transport:**
The proposed development is well connected to the local area via the network of footpaths and cycle paths.

7.22 It is considered that the site is accessible by public transport ensuring that users will have equal and convenient access to the site. The proposed uses will therefore offer a sustainable local service for residents, reducing the need for journeys out of the local area, in keeping with both Local and National Planning Policy.

7.24 **Public Transport:**
The proposed development is well connected to the local area via the local bus network including the following service that have stopping points located on Doncaster Road approx 35m from the application site entrance door offering the following services:

- 6, 7, 22x, 218, 219, 219a, 222, 226, 482, 482a

7.25 It is considered that the site is accessible by public transport ensuring that users will have equal and convenient access to the site. The proposed uses will therefore offer a sustainable local service, reducing the need for journeys out of the local area, in keeping with both Local and National Planning Policy.

7.26 **By Car:**
The district is well served by the strategic road network although many roads experience peak time congestion problems.

7.27 For any visitors to the application site arriving by car there is adequate on street parking to both the right and left-hand side of the application site, however, it is envisaged that this will not be utilized as the majority of visitors will walk to the application site.

7.28 Any traffic generated by the development will be small and not have a significantly detrimental impact on parking, traffic problems, pedestrian and highway safety.

7.29 **Inclusive Access:**
Pedestrian access into and within the proposed development has been designed fully in accordance with Part M of the Building Regulations.

730 The proposed change of the Use Class to A5 (Hot Food Takeaway) will not create any greater accessibility requirements than the current permitted Use Class A1: (Shops).

7.31 **Flood Risk:**
The property is indicated not to be within a flood risk area as by the Environment Agency website.

7.32 **Refuse & Recycling:**
The following principles would be adopted for waste management, refuse and collection.

7.33 The proposed changes within the Use Class will not generate more waste than the current A1: (Shops) use.

7.34 Recyclable materials such as plastic, paper, cardboard, glass shall be separated and stored in commercial waste bins located to the rear elevation of the property as indicated on the proposed floor plans.

7.35 All collections will be undertaken by waste specialists during normal daytime operational hours, collection will be from the rear of the premises accessed off Doncaster Road.

7.36 **Noise**
When assessing the likely impact of Use Class A5 (Hot Food Takeaway) use on neighboring amenity it is considered that the main concerns will relate to noise, these concerns have been addressed below.

7.37 As per the included specifications, the proposed extraction system will not generate noise at levels that will be detrimental to the neighboring properties or residents.

7.38 The extraction has been designed to exit the property through the rear elevation wall and will not be visible from the street scene.

7.39 This has been proposed as to have a neutral impact on both the host building and any nearby amenities.

7.40 The extraction has been designed in accordance with the requirements of local planning policy.

7.41 It is considered that the result of the installation of the proposed extraction will not have a great impact in relation to loss of neighboring amenity.

7.42 Should there be a requirement for the supplying of a Noise Impact Assessment Report regarding the extraction, we request that this be added to the approval as a condition.

8.0 **Conclusions**

8.1 In summary, the application site has a lawful use for Use Class A1: (Shops), therefore planning approval is required for the:

- Change of the Use Class from A1 (Retail Shop) to A5 (Hot Food Takeaway)
- Installation of an extraction system to the rear elevation

8.2 Having analyzed the design basis and implications of the proposals, it is considered that the proposals will sit comfortably within their surroundings and will improve the site and of the surrounding area.

8.3 The proposals will:

- Maintain and contribute to the variety of services on offer at the site
- Have no adverse or detrimental impact upon neighboring properties or residents
- Have no adverse effect on the levels of road traffic and car parking
- Increase employment within the locality

8.4 It is therefore considered that the proposals for the target floor space are appropriate as they accord with both local and national policy; we therefore respectfully request that the council grant planning permission for the proposed change of use.

8.5 The layout of the unit seeks to maximize the unitôs potential whilst ensuring it respects the neighboring uses. The design also ensures ease of access for all groups of society regardless of age, class or physical disability.

8.6 The scale, design and layout of the proposed development ensure that it represents an appropriate addition to the area and the proposed development reinforces the strong character of the street scene.

8.7 It is considered that the proposed scheme accords with current central, regional and local planning policies and that detailed planning permission should be granted.