

HERITAGE, DESIGN AND ACCESS STATEMENT

"Full Application for the erection of a ground floor rear extension and other associated internal and external works at MyDentist, 11-15 High Street, Penistone, S36 6BR."

June 2025

INTRODUCTION

This Design and Access Statement has been prepared by Rapleys LLP, on behalf of MyDentist (GB) Limited ('MyDentist') and is submitted in support of a full planning application at MyDentist, 11-15 High Street, Penistone, S36 6BR.

THE APPLICANT

MyDentist are Europe's largest dental care provider. They currently have network of over 530 practices and are committed to providing the latest treatments, helping the nation improve their oral health. Over 5 million people in the UK trust MyDentist with their dental care.

In this context, MyDentist has identified their Penistone practice for improvement / modernisation as the existing practice is now outdated and does not adequately meet the needs of its staff and patients.

This application seeks full permission for the erection of a ground floor rear extension and other associated internal and external works to facilitate a new scanning room.

PLANNING POLICY CONTEXT

National Planning Policy

The National Planning Policy Framework (NPPF) was most recently updated in December 2024. It sets out the purpose of the planning system of achieving sustainable development and how these are expected to be applied.

In respect of achieving well-designed places, Paragraph 131 states that the creation of high-quality, beautiful, and sustainable buildings and places through good design is a key aspect of sustainable development.

Explaining further, Paragraph 135 ensures that local planning policies and decisions should aim to ensure that developments:

- a. *"Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b. *Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c. *Are sympathetic to local character and history, including the surrounding built environment and landscaping setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d. *Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e. *Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f. *Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."*

Local Planning Policy

The Development Plan for Barnsley Metropolitan Borough Council comprises the Local Plan, which was adopted in January 2019. The following policies are of relevance:

Local Plan (2019)

- **Policy SD1 (Presumption in favour of Sustainable Development)** states that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.
- **Policy GD1 (General Development)** states that proposals for development will be approved if there is no impact on amenity. Proposals should not significantly prejudice the current or future use of neighbouring land.
- **Policy D1 (High Quality Design and Place Making)** states that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character features.
- **Policy CC2 (Sustainable Design and Construction)** states that development will be expected to minimise resource and energy consumption through the inclusion of sustainable design and construction features, where there is technically feasible and viable. All non-residential development will be expected to achieve a minimum standard of BREEAM 'Very Good' (or any future national equivalent). Bridport Conservation Area Appraisal and Management Plan (2009).

LOCATION

The application site relates to 11-15 High Street, Penistone, S36 6BR, which currently operates as a MyDentist dental practice.

The subject site contains a three-storey semi-detached building, currently occupied by My Dentist. The building currently comprises of five surgery rooms, of which one is on the ground floor and four are on the first floor. In addition to the one surgery room, the ground floor contains the main reception and waiting area, an office, store rooms, a local decontamination unit (LDU), a store room and a W/C. The second floor contains the staffroom, a staff W/C and an office. The basement is not occupied.

The site is bounded to the north by a row of retail premises including cafes and other convenience and comparison retail uses. To the east (rear), the site is bound by a car park. The site is bounded to the south by Adore gift shop beyond which lies the Penistone Group Practice GP surgery. To the west (front) lies High Street, beyond which lies a Spar Convenience Store and associated car parking area. The site is located within Penistone District Centre. The site is accessed by pedestrians from High Street.

The site is in close proximity to bus stops, with the nearest bus stop located c.175m to the north of the site along Shrewsbury Road (B6462). The nearest train station, Penistone, is located c. 640 to the east of the site. This station provides services to Huddersfield and Sheffield. There is a car parking area to the rear of the property. Off-street and on-street car parking provision is provided along adjacent streets.

The site is located within the Penistone Conservation Area. The building is not listed, nor is located adjacent to any listed buildings.

There are no Tree Preservation Orders (TPOs) within or adjacent to the site.

The site is located within Flood Zone 1, which means there is a low probability of fluvial and tidal flooding. There is also no risk of surface water flooding according to the Environment Agency.

USE

As the property is currently occupied by My Dentist, it is subsequently designated for dentistry use under Use Class E(e) of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. This proposal aims to improve / modernise the existing practice.

Further details on the principle of development are set out in the accompanying Planning Statement. The letter concludes that the proposed use is acceptable in principle. On this basis, the proposed development is considered to accord fully with Policy Policies SD1, GD1 and D1 of the Local Plan (2019) and the principles of National Planning Policy in respect of achieving well-designed places.

LAYOUT

The proposed external alterations apply to the eastern (rear) elevation.

The site is accessed by pedestrians from High Street, and pedestrians and vehicles from the rear car park. No further parking spaces is proposed.

The proposal seeks to maximise the existing dental practice use in a way that is proportionate with the locality and in accordance with the practice's existing operations. In this regard it is considered that the proposal is entirely consistent with Policies SD1, GD1 and D1 of the of the Local Plan (2019) and the aspirations set out in the NPPF (2024).

SCALE

The proposal will increase the built footprint of the building by approximately 6 sqm, with the proposed amendments being minor in nature. Given this, it is considered that the proposal will not impact the surrounding context.

The proposal is therefore in accordance with Policies GD1 and D1 of the of the Local Plan (2019).

APPEARANCE

The design, layout and appearance of the development proposal is functional in character in order to meet the operational requirements of MyDentist.

The proposed extension will have a rendered pebble dashed finish with a red brick stall riser to match the external appearance of the existing building on site and those within its immediate vicinity. The ground floor rear extension will have a height of 2.175m and will have a sloped roof with slate grey concrete interlocking tiles.

The proposal, including the materials to be used, has been designed to ensure that it is of a high quality and is inkeeping with the existing site character and that of neighbouring properties.

Given the minor nature of the development, the proposal is not considered to detrimentally harm the surrounding context and is considered complementary to the existing built form. The proposed development would not result in a material change to impact the site or the amenities of neighbouring uses.

On this basis, it is considered that the proposal is compliant with Policies SD1, GD1, D1 and CC2 of the Local Plan (2019), as well as the overarching principles outlined in the National Design Guide (2019), and in the NPPF (2024).

ACCESS

The existing vehicular access arrangements to the rear car park remain unaffected. The point of access is considered adequate to serve the development proposal on a safe and appropriate basis.

There is a total of 11 designated parking spaces within the existing car park. No further parking spaces is proposed with this proposal.

In this regard, it is considered that the proposal will demonstrate safe access in accordance with the Development Plan and the overarching principles of the NPPF (2024).

HERITAGE ASSESMENT

The site at 11–15 High Street is located within the Penistone Conservation Area, which is characterised by a strong local vernacular, historic street patterns, and the use of traditional materials such as local sandstone and slate. The Conservation Area includes many buildings that contribute to the historic market town character of Penistone, with its linear form centred around High Street and the Church of St John the Baptist (Grade I listed). The Penistone Heritage and Character Assessment (2016) recognises the historic and architectural value of the town's vernacular stone buildings and encourages sensitive enhancements that respect the setting and character of the area

Although the application property itself is not listed, nor immediately adjacent to any listed buildings, it sits within this designated area, and any development must demonstrate sensitivity to its heritage context. The Penistone Heritage and Character Assessment (2016) highlights that alterations within the town centre should reflect the historic building forms, materials, and detailing typical of the local vernacular, while allowing for limited modern adaptation that respects the area's character

The proposed development comprises a modest rear ground floor extension, extending the footprint by approximately 6 sqm to accommodate a new scanning room. It will be finished in pebble-dashed render with a red brick stall riser, and a sloped roof with slate grey interlocking concrete tiles, materials chosen to be visually compatible with the existing building and neighbouring properties. These choices are in keeping with the local character as described in both the Barnsley Local Plan (2019) and the Character Assessment, which note the importance of reflecting traditional construction materials and forms

The development is located to the rear (eastern) elevation and is not visible from the High Street or public viewpoints within the core of the Conservation Area. Its location, minor scale, and sympathetic design ensure that it does not disrupt the established built form, streetscape, or views identified as significant in the Conservation Area.

The proposal has been designed with respect to the guidance contained within:

- **Barnsley Local Plan Policy HE1 (The Historic Environment)** – by protecting the character and appearance of the Penistone Conservation Area;
- **Barnsley Local Plan Policy D1 (High Quality Design and Place Making)** – by reinforcing local distinctiveness through scale, materials, and design;
- **The National Planning Policy Framework (2024)** – by recognising the significance of heritage assets and ensuring developments make a positive contribution to local character and distinctiveness.

In accordance with paragraph 212 of the NPPF (2024), the impact of the proposed extension on the significance of the Conservation Area is considered to represent less than substantial harm. In line with paragraph 214, such harm should be weighed against the public benefits of the proposal, which include enhanced healthcare infrastructure through improved dental facilities for the community.

Given the minor nature, discreet siting, and sympathetic material palette of the proposed extension, the development is considered to preserve the special interest of the Penistone Conservation Area. It has been carefully designed to meet the operational needs of the dental practice while respecting and sustaining the historic environment in which it is located.

CONCLUSION

This Design and Access Statement has been prepared on behalf of MyDentist in respect of a Full Planning and application at MyDentist, 11-15 High Street, Penistone, S36 6BR. The proposal includes the erection of a ground floor rear extension and other associated internal and external works to facilitate a scanning room.

The proposal is considered to be acceptable in design terms, as it has been designed to take account of the site's physical and functional requirements, whilst also taking into account the site context.

The proposal is also considered to be acceptable in access terms in that the access arrangements accord with the objectives of the Development Plan and relevant national requirements. It is therefore considered that the development proposals are acceptable in design and access terms.