

Planning and Design and Access Statement

Change of Use from Offices to Residential

Use (for a single dwelling) at

**12 Victoria Street
Barnsley**



Introduction

This Statement is written to support a planning application for the change of use of 12 Victoria Street, Barnsley from office accomodation to a single residential dwellinghouse.

Historically, the property was constructed as a substantial detached dwellinghouse and historically has been used as such. However, more recently the property was converted to an office building. There is currently parking to the rear of the property which is associated with its current use. The applicant now wishes to reinstate the original use of the property.

Site Description

The application property is a brick built detached dwelling. There is a double height bay window to the front elevation and original dormer window feature in the front roofslope.

There are driveways to both sides of the property with one leading to a eco-block car parking area which currently exists within the rear boundary of the property. To the opposite side is a standard driveway capable of accommodating two cars.

The character of the surrounding area is undoubtedly predominantly residential. The adjacent properties and those opposite are in use as substantial residential dwellings and whilst a commercial use currently exists to the east, planning permission was granted in 2013 for a residential development on this land also.

Proposal

It is proposed to change the use of the building from office accommodation to a single residential dwelling. There are no external or internal alterations necessary or proposed.

The office accommodation is now surplus to requirements and interest in the sale of the property has been for residential use.

The current car parking area to the rear of the property will be converted to a private garden area, which is sufficient in size for a family property and the driveway to the western side of the property will be utilised for parking up to two vehicles.

Planning Policy

Paragraph 2 of the NPPF (2018) states that:

“Planning law requires that applications for planning permission be determined in accordance with the development plan², unless material considerations indicate otherwise³. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.”

Paragraph 11 of the NPPF goes on to state that:

“...For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

The application site is allocated within the Local Plan for residential use and therefore in principle the residential use of the site is acceptable.

The following Core Strategy policies are relevant in the determination of this application:

CSP 25 New Development and Sustainable Travel

CSP 29 Design

CSP30 The Historic Environment

Appraisal

The application site is allocated for residential use in the Local Plan and also lies within the Conservation Area.

In principal the reuse of the building for residential purposes is acceptable within this established residential location. Indeed, the removal of a commercial use in this location is considered to be beneficial to the character of the area would result in less traffic to and from the premises reducing the impact on residential amenity.

There are no external alterations proposed to the building and therefore will be no impact on the character or appearance of the area or upon the Conservation Area.

The conversion of the property back to a residential dwelling will contribute towards the provision of new housing in the borough and is in a highly sustainable location where there is access to a wide range of transport options. The property is within walking distance of the town centre where there is a wide range of services and facilities.

It is therefore considered that the proposal accords with the relevant National and Local Planning Policies.