

## DESIGN AND ACCESS STATEMENT

### Change of use

Ground floor – 129 Doncaster Road, Barnsley, S70 1UF



## 1.0 Purpose of document

- 1.1 This design & access statement is prepared and submitted in support of the application to change the ground floor of 129 Doncaster Road (previously a cooker shop and separate storage space) to 2.no residential flats.
- 1.2 The application is supported by the proposed plans including the below:
- Dwg no. 1 – Planning drawings
- 1.3 This design & access statement will describe the application site and the surrounding area, the proposed development and assess the proposals against the relevant planning policy framework.
- 1.4 The design & access statement will also summarise the sustainability credentials of the development and clearly demonstrate that the benefits of the scheme outweigh any potential adverse impacts.

## 2.0 Site and surrounding area analysis

- 2.1 The application relates to the ground floor of 129 Doncaster Road, Barnsley, S70 1UF, a mixed use, semi-detached property which last supported a retail (Class E) function at ground floor. The property fronts onto Doncaster Road and is located approximately 0.5m south east of the Town center. The ground floor is currently vacant following the closure of the shop.



- 2.2 129 Doncaster Road is of Georgian appearance, three stories in height and is constructed from stone with a glazed shop front, PVCu windows and a tiled roof. The property is set back from the main road and benefits from a concrete frontage which can be used for parking of 1 vehicle. There is a side access area and gate into the rear garden with access to a garage directly behind via the garden.
- 2.3 Doncaster Road (A635) is one of the main arterial highways into Barnsley town Centre. The surrounding area is predominately residential with an element of retail and convenience uses. Heading towards Barnsley town center this commercial character becomes more prevalent.
- 2.4 The area is not located within a designated Conservation Area nor is it listed or within the influence of any designated heritage assets.

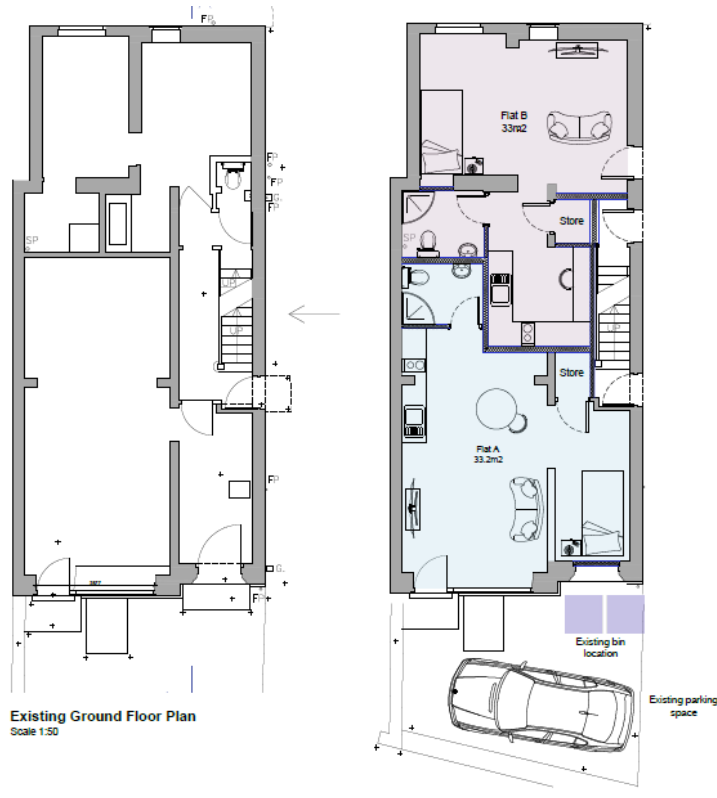
## 2.5 Transport analysis

- 2.6 The key transport services and points to note are as follows:
- There is a bus service with stops located less than a 2 minutes walk from the property providing access to Barnsley town center.
  - There is a bus service with stops less than a 2 minute walk from the property leading to out of town areas.
  - The property is located a 15 minute walk from the town center.
- 2.7 The property is situated in an ideal location that promotes the use of public transportation or walking and does not require a car to travel to and from key areas.

## 3.0 Proposed development

- 3.1 This application seeks full planning permission for the change of use of the ground floor premises into 2 no. apartment's. No extensions are proposed and the scope of works would predominantly relate to internal modifications plus the replacement of the shop front and new windows where shown on the drawings.
- 3.2 The proposed flats would be provided as a follows:
- Flat 1 - (33.2m<sup>2</sup>)  
This would be accessed via the same door opening as the existing retail space.
  - Studio 2 (32m<sup>2</sup>)  
This would be accessed via a new door opening to the side elevation.
- Both new flats are designed for single person occupancy and include Kitchen/dining area, living/sleeping area and a bathroom with WC, basin and shower.
- 3.3 Externally the property benefits from a rear garden which can be used as shared amenity space for the residents.

- 3.4 The property also benefits from space in the rear garage for cycle storage, which is accessed via the door at the back of the garden.
- 3.5 Waste storage and recycling is currently situated at the front of the property and the proposal is for that to remain as existing.
- 3.6 There is an existing parking space to the front of the property.
- 3.7 The proposed floor plans are as below:



- 3.8 The proposed access for cycle storage within the garage is through the door to the rear of the garden:



- 3.9 The proposed conversion of the ground floor has been designed in accordance with the South Yorkshire Residential Design Guide.

Sustainability

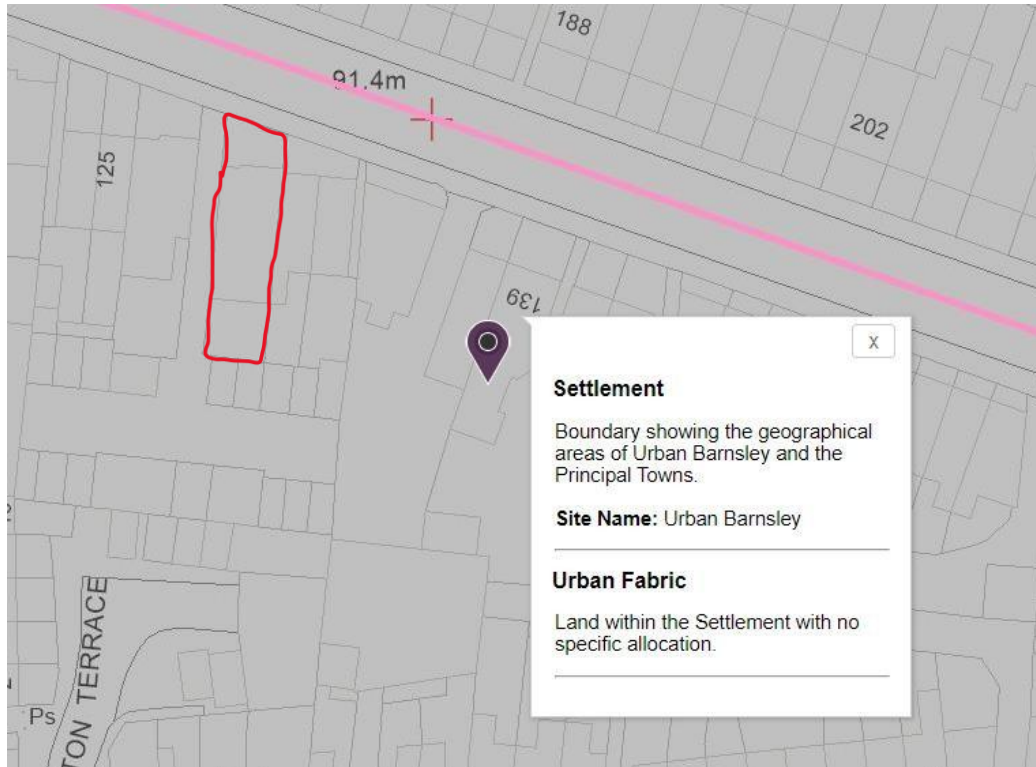
- 3.10 The proposed development would achieve an EPC rating of C for each of the new apartments.

## **4.0 Planning History**

- 4.1 A search of the planning records confirms two previous applications which have both been regarding the ground floor of the premises.
- 4.2 B/94/0340/BA – 1994 – this application was to change the use of the ground floor to office and storage space. It is not clear if the application was approved or not from the online planing records.
- 4.3 B/03/0286/BA – 2003 – this application was to change the use of the shop back to a dwelling.

## 5.0 Planning Policy

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Statutory Development Plan unless material considerations indicate otherwise. The Statutory Development Plan comprises of the Barnsley Local Plan Adopted January 3<sup>rd</sup> 2019 .



- 5.2 The Local Plans allocation Map designates the site as being within the Urban Fabric within Urban Barnsley. This designation applies to land within the settlement with no specific allocation.

## 6.0 Change of Use Considerations

- 6.1 **Additional Residential Accommodation:-** The proposal would see the conversion of the ground floor retail and storage space into 2 residential units which would be accessible to the rental market on a private basis. Typical tenants include key workers within health professions, students or employees of local businesses.
- 6.2 **Loss of Commercial Space:-** The ground floor is currently vacant having previously supported a shop (Class E). Doncaster Road is not a Principal shopping street, as such the applicant property is not afforded protection from any frontage policy. The GPDO includes a number of permitted development rights which are material consideration to the merits of the proposals.
- 6.3 The above includes (prior approval) for the change of use of Class E accommodation to C3

Dwellinghouses.

- 6.4 **Impact on Neighboring Residents:-** Barnsley's approach to its housing strategy is to raise the resident population within its established centers. The building is surplus to commercial requirements and is vacant as a consequence. The proposals represent a viable opportunity to secure its long-term stewardship which would benefit the local environment and that of nearby residents who could otherwise be faced with a rundown derelict site that attracts anti-social behavior.
- 6.5 **Sustainability:-** The change of use of the ground floor premises would allow for the sustainable and efficient use of the existing property without the need for new construction. This has a positive impact on the surrounding community and neighboring residents. The property lends itself to conversion without the need for extension or significant alteration, the proposals would be compatible with the established residential environment of the locality, with the scale of occupation being commensurate to a Town Centre location which supports higher density development, this is consistent with the aspirations of the NPPF (para 123) which promotes efficient use of land and buildings by raising densities in sustainable locations. Cycling and public transport are promoted through the development through the provision of secure bicycle storage in the rear garage that is accessed through the garden. Appropriate refuse storage will accommodate mixed recycling bins within the curtilage of the building, in the existing location.
- 6.6 **Future Occupants:-** Tenants would be subject to background checks and would be required to pay a bond upfront, the minimum contract period would be for 6 months. Tenants would be required to maintain the property in an appropriate manner and this would be enforced through routine management inspections. Having regard to these matters it is considered that tenants would occupy the property with a suitable degree of permanence. The turnover of tenants would not be distinguishable. The premises is ideally located within a highly sustainable location with immediate access to employment opportunities. The site has excellent access to public amenity provisions including shops, leisure facilities and high quality green spaces. In addition to this there are excellent multi-modal transport links within easy reach of the site which provide Borough and regional wide transport options. The property is located within walking distance of the town centre.
- 6.7 **Design & Layout:-** The accommodation will be well proportioned in accordance with the South Yorkshire Residential Design Guide. Existing spaces can also be modified to accommodate additional storage if necessary.
- 6.8 Internally, the property would benefit from a complete refurbishment to create a high standard of internal space for the residents. Each of the flats would receive plentiful daylight and ventilation. This is also access to the shared private garden area.

## 7.0 Planning Assessment

- 7.1 **Principle:** - The site is located within an established residential area and this is reflected by its allocation as Urban Fabric within Barnsley's Adopted Local Plan. Urban fabric is a designation which applies to all land which is located within the boundary of towns and villages across Barnsley.
- 7.2 The site is located on the periphery of Barnsley Town center and is within the Urban Barnsley boundary. Urban Barnsley is identified within the Local Plan as the spatial preference to accommodate future growth. Policy H4 identifies the opportunities that small unallocated sites can make to meeting housing growth targets. The proposals would be fully compliant with strategic policy objectives through the provision of housing in an accessible location which has full accesses to services and amenities.
- 7.3 Within the Urban Fabric the Local Plan identifies that new residential development is acceptable in principle where it complies with the predominant use of the area, and where the proposed use would not compromise, or lower the amenity of uses within the locality.
- 7.4 The need to achieve housing growth is referenced throughout the NPPF. Paragraph 59 is explicit that it is the Government's objective to; 'significantly boost the supply of housing'. Paragraph 117 of the NPPF states; 'Planning policies and decisions should promote an effective use of land in meeting the need for homes', paragraph 122 (c) promotes development that makes for an efficient use of land particularly where there is scope to promote sustainable travel. The proximity to Train and Bus services as well as immediate access to a raft of amenities is compliant with these policy objectives.
- 7.5 With reference to Paragraph 59 and Local Plan policy H1 the development would achieve a contribution to the local supply of housing through the provision of 2 apartments within a desirable location which is well connected to employment uses.
- 7.6 The proposed development would meet sustainability criteria insofar as it:
- Represents efficient redevelopment of otherwise unoccupied former retail unit;
  - Accessible location served with immediate access to services, transport and employment opportunities within the town center;
  - Would contribute to the supply of housing;
  - Would secure long-term stewardship of the building.
- 7.7 Conversion to residential represents the most viable use of the ground floor. It is therefore considered that the loss of the Class E accommodation can be tolerated and would not result in the loss of an essential community service which would be detrimental to the ability of the local community to meet its day to day needs.

- 7.8 The development represents a viable opportunity to regenerate a vacant former shop. Its location on the edge of Barnsley town Center means that it is ideally served with access to employment, health and education services as well as transport and leisure opportunities. It should therefore be interpreted as a highly sustainable location and the principle of the residential development should not be questioned.
- 7.9 It is therefore considered that the proposals are consistent with the objectives of the adopted Local Plan and provisions of the NPPF.

## **8.0 Conclusion**

- 8.1 This design & access statement has identified that the proposed Development would be consistent with guidance provided at a national level in the NPPF as well as local Development Plan policies. It has been demonstrated that the proposed residential conversion of the ground floor is acceptable in principle.
- 8.2 High quality accommodation would be delivered within a design that has been approached in a sympathetic manner that would meet recommended guidelines identified within the South Yorkshire Residential Design Guide. The proposals clearly demonstrate that the property would successfully lend itself to conversion of the ground floor into two studio apartments with well appointed accommodation. The scale of the actual change of use would not result in a significant intensification of residential use in comparison to the properties current established Class E use.
- 8.3 The accommodation would add to the supply of affordable property within the locality adding to the mix and balance of housing stock.
- 8.4 The sites proximity to Barnsley town center, its associated amenities, services and transport means that it represents an ideal location to promote car free residential accommodation of the proposed scale. Notwithstanding the fact there is one parking space available if necessary.
- 8.5 The sites excellent access to the public transport and local amenities dictates that the property can support car free housing. Existing Parking restrictions on Doncaster Road are sufficient to enforce that no on-street parking would occur as is seen with existing properties.
- 8.6 Therefore in accordance with the NPPF, in the absence of any adverse impacts which would significantly and demonstrably outweigh the benefits of the use it is hoped that the Local Planning authority support this application.

