

Application Reference Number:	2025/0891
Proposal Description:	Change of use of part of the existing residential dwelling to form a salon and treatment room including the conversion of the existing garage to form additional living space associated with the dwelling.
Location:	77 Parkgate, Goldthorpe, Rotherham, S63 9GW

Recommendation:

18 month temporary permission, subject to conditions

Site Description

The site is a large, detached property located at 77 Parkgate, Goldthorpe, Rotherham, S63 9GW. This site is in a housing estate within Goldthorpe. The surrounding area is predominantly residential in character. These dwellings consist of detached, semi detached and terraced properties. There are a number of large commercial properties nearby, including shops and warehouses. The site is accessible via road links and there is a train station within Goldthorpe.

Planning History

There are no recent or relevant applications associated with this site.

Proposed Development

The applicant has applied for the change of use of part of the existing residential dwelling to form a salon and treatment room including the conversion of the existing garage to form additional living space associated with the dwelling.

The applicant has stated that the number of clients that would be visiting the site would be limited to one at a time by prior arrangement via a booking system. The change of use would not require any external works. The operating hours would be Monday to Friday 10:00 -17:00, Saturday 10:00 – 13:00.

Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material

considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting on 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
- Policy SD1: Presumption in favour of Sustainable Development
- Policy GD1: General Development
- Policy D1: High quality design and place making
- Policy Poll1: Pollution Control and Protection
- Policy T3: New development and Sustainable Travel
- Policy T4: New Development and Transport Safety
- Policy CC1: Climate change
- Policy BI01: Biodiversity and Geodiversity
- Policy TC1: Town Centres.
- Policy TC3: Thresholds for Impact Assessments

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England.

It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent.

The most relevant sections are:

- Section 2 - Achieving sustainable development

- Section 4 - Decision making
- Section 9 - Promoting sustainable transport
- Section 12 - Achieving well-designed places

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Supplementary Planning Documents:

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty-eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019.

Consultations

Transportation – No objections.

Pollution Control – No objections subject to conditions:

- During construction or demolition works, activity shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015. A site notice was posted at the site. One letter has been received from Cllr Martin Morell in opposition to the scheme stating that “the property is unsuitable for the proposed use on the grounds of excess traffic attending the premises and lack of off-road parking facilities. The existing roads are quite narrow and could present passing problems or result in parked cars restricting the pavements. I refer to a similar application made in Dearne North on Hallgate, Thurnscoe, also a residential area, last year which was refused”. These issues will be addressed later in the report.

Assessment

The main issues for consideration are as follows:

- The principle of development
- The impact on the character of the area
- The impact on neighbouring residential properties

- Pollution issues
- Over intensification of the site
- Parking/highways issues

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

The conversion of the existing garage to form additional living space associated with the dwelling is considered to be acceptable, this would fall under permitted development, as the works would be internal and there are no significant external alternations, except for replacing the garage door, with a window which would match the house and as such is acceptable.

In terms of the use for a beauty salon, the site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing. Proposals for development will be considered acceptable where they are compatible with neighbouring land, do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

The use as a beauty salon could be interpreted as a Class E use or a sui generis use. It does not fall easily as a retail or a leisure use in the tradition of town centre uses and as such it is not considered to fall in the category of main town centre uses as defined by Annex 2: Glossary within the NPPF. As such, an assessment on the impact on local centres, in accordance with Local Plan Policy TC1, is not required in this instance. Notwithstanding that, the small scale of the use would not be considered to have any detrimental impact on the vitality and viability of town or local centres in the vicinity of the site and would not be of a size to trigger an assessment under Policy TC3.

Residential Amenity

The conversion of the garage is likely to have little to no impact on residential amenity of the dwellings surrounding the site. However, the part change of use could lead to an over intensification of the site and lead to noise complaints from neighbouring dwellings. There are properties adjacent to the site and although the Council's Pollution Control Officer has not objected to the scheme there could still be issues of noise and disturbance from customers to the site on the surrounding residential properties. On balance it is considered that a temporary permission would be suitable to allow for the assessment of the use after a certain period of the impacts the proposal has had. An 18 month period is considered an appropriate length of time. Significant weight has been given to the impact on residential amenity.

Visual Amenity

The development is on a residential street, and there would be little to no changes to the character of the street scene, apart from the changes to garage to form living space. This change would have little to no detrimental impact on the visual amenity of the area. Limited weight has been given in terms of planning weight to visual amenity..

Highways Safety

The Council's Highways Officer has been consulted upon and have made the following comments. The property benefits from a fully paved frontage which can accommodate up to 3 vehicles and as such, the conversion of the garage to living space would raise no objection. In terms of the business operation, the associated design and access statement advises that there will be no more than one client at any one time, and the available parking should be sufficient to accommodate this. I would suggest however, should you be minded granting the application, that a personal permission would be appropriate in this instance and that any expansion to the business would be subject to further assessment. It is acknowledged that the Councillor has raised concerns on parking but given the highways officers comments , and the available parking, it is not considered that the scheme would be detrimental to highway safety. The Councillor has also referenced another scheme but each application can only be judged on its own merits. Significant weight has been given in terms of planning weight to highways considerations..

Planning Balance and Conclusion

For the reasons stated in the report above the proposal is granted temporary 18 month approval subject to the conditions also outlined. An 18 months temporary approval will be issued to ensure that there are no issues arising from the scheme in terms of parking and impact on residential amenity.

Recommendation

Temporary 18 month permission, subject to conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.