

Barnsley Metropolitan Borough Council  
Planning and Building Control  
PO Box 634  
Barnsley  
S70 9GG

Our ref: JC/25-01419  
Date: 26 June 2025

Dear Planning Department,

**Re: 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.**

This Planning 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.

MyDentist are Europe's largest dental care provider. They currently have network of over 600 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.

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.

This Statement addresses the planning issues affecting the site through the consideration and assessment of the proposal against key national and local planning policies, and material considerations.

We would be grateful if you could take into account the contents of this letter in determining the application, in addition to the following submitted drawings:

- Site Location Plan;
- Site Plan showing Location of Proposed Extension (Drawing No. 376/04);
- Ground Floor Plan as Existing (Drawing No. 376/01);
- First Floor Plan as Existing (Drawing No. 376/02);
- Proposed Ground Floor Plan (Drawing No. 376/05);
- Proposed First Floor Plan (Drawing No. 376/06);
- Elevation and Section as Existing (Drawing No. 376/7); and
- Elevations as Proposed (Drawing No. 376/8).

The planning application fee in the amount of £298.00 has been paid via the Planning Portal (PP-14075398) 26 June 2025.

## Site and Surroundings

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.

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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, and pedestrians and vehicles from the rear car park.

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 (consisting of 11 spaces). 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.

## Planning History

A review of Barnsley Metropolitan Borough Council's online planning records has revealed the following planning applications, which are deemed to be of relevance to this planning application.

Planning Application Reference	Description of Development	Decision	Date of Decision
2021/1136	Erection of 2no. advertisement banners	Refused	24 <sup>th</sup> November 2022
B/74/1745/PU	Change of use of shop, store and dwelling to dentist's surgery.	Approved	25 <sup>th</sup> November 1974

## The Proposal

Planning permission is sought for the erection of a ground floor rear extension and other associated internal and external works.

The proposed extension will facilitate a new scanning room which will be accessed from the existing waiting room. An A/C unit will be relocated 0.6m to the north of this extension.

For full information of the proposed development, including details on proposed materials, please see the submitted drawings.

## National and Local Planning Policy

### 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.

Section 4 of the Framework (Decision-making) confirms that local planning authorities should approach decisions on proposed development in a positive and creative way by working proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.

Section 6 of the Framework (Building a strong, competitive economy) states that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Section 8 of the Framework (Promoting healthy and safe communities) states that Local Authorities take into account and support the delivery of strategies to improve health and support the delivery of local services.

Section 12 of the Framework (Achieving well-designed places) promotes the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

### Local Planning Policy

In accordance with Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the 2004 Planning and Compulsory Purchase Act, the planning application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. Applications which accord with the development plan should be approved without delay.

Section 38(6) of the Planning and Compensation Act 2004 requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan for Barnsley Metropolitan Borough Council comprises the Local Plan, which was adopted in January 2019.

The relevant policies are outlined below.

- **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 TC1 (Town Centres)** states that development located with town, district and local centres will be expected to maintain and enhance the viability and vitality of that centre.
- **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).

### Supplementary Planning Documents (SPD)

- Development Management SPD (June 2021);
- Planning Obligations SPD (June 2020).

Barnsley Metropolitan Borough Council has adopted a Community Infrastructure Levy (CIL); however, developments under 100sqm are not subject to CIL charging.

### Planning Assessment

From the preceding review and analysis of the planning policy, guidance and material considerations relevant to the site and the proposals, the key planning issues relevant to the determination of this application are as follows:

- Design Impact; and
- Impact on Amenity.

### Design Impact

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 slopped 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 in keeping 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).

### Impact on Residential Amenity

It must be considered how the proposed development will impact residential amenity, particularly properties situated along the site's boundaries.

MyDentist's opening hours are set below:

- Monday – 09:00 – 17:30
- Tuesday – 09:00 – 17:30
- Wednesday – 09:00 – 17:30
- Thursday – 09:00 – 17:30

- Friday – 09:00 – 17:30
- Saturday – Closed
- Sunday – Closed

In this regard, all activities on site will be restricted to operational hours. In addition, MyDentist's day-to-day operations are contained within the building itself.

The application will include the relocation of one A/C unit to the rear (eastern) elevation. This unit has a timer and will only operate within the practice's operational hours. As such, the proposal will not cause any noise impacts outside of these hours.

This eastern elevation of the extension is not facing any primary or secondary windows of adjacent properties. Therefore, the extension should not have a severe impact on amenity/privacy.

The ground floor extension will have a height of 2.175m and will have a sloped roof to match the existing property.

It is therefore considered that the proposed development would have no additional impact on any nearby sensitive receptors, nor would there be a material change to the impact of the site on the amenities of neighbouring uses.

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

## **Conclusion**

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

This proposed development will help contribute to My Dentist's nationwide operational requirements, which would be in line with NPPF's (2024) aspiration to support economic growth.

After consideration of relevant national and local planning policies, it is considered that this application is policy compliant and will not result in an unacceptable impact on the amenity of neighbouring properties. The application is therefore considered acceptable in planning terms and there is a compelling case for the granting of permission without delay.

We trust that the enclosed information is sufficient to enable you to validate the application and we look forward to receiving your confirmation in due course. Rapleys will be pleased to address any matters raised through the consultation process.

Please contact the Agent in the first instance should you require any further information.

Yours faithfully,

**Rapleys LLP**