

Conclusion

The proposal is considered to be consistent with current planning policies. The proposal is of single storey form constructed of matching facing materials in a sympathetic style and design. It is considered that the proposal would benefit the area and improve further job opportunities in the area. In conclusion we submit that our proposal should be recommended for approval.

DESIGN AND ACCESS STATEMENT

Proposed additional display and sales unit at Barnsley Plumbing Centre, Cundy Cross, Barnsley.

Site Description

Barnsley Plumbing Centre occupies a prominent location adjacent a busy roundabout on a main route into the town from outlying districts. The building itself was purpose built as a Public House but now operates as a Plumbing Centre with 3No self contained residential units over. A large car park serves the unit. The area itself is predominantly commercial, with a variety of retail and commercial outlets taking advantage of the roadside location.

Proposal

The aim of the scheme is to provide further sales and display space on site. The existing centre sells and displays bathrooms kitchens, plumbing goods and bedroom furniture. Developments in the business have emphasised the need to improve display areas to form greater showroom areas. Lack of display space is curtailing the development of the business, and preventing expansion and the increase of job opportunities. The proposal is to separate certain products and use this building as a separate display area for bedroom furniture, beds and wardrobes. The unit would operate independently but would be owned and managed by the existing owner/operators of the plumbing centre.

Planning Policy

The proposed use is considered to be consistent with Local and National Planning Policies. The proposed unit would increase employment opportunities and maintain economic growth in this location.

Car Parking and Access

The access to the site will be unaffected. The unit has two independent car park areas each served independently. Although the unit will reduce the number of spaces, the overall number will be small. The applicant proposes to mark out the car park subject to the granting of permission which will regularise parking on site. Car parking as not been an issue since the applicants purchased the site.