

Design and Access Statement for 108,110-112 Sheffield Road, Barnsley

The property is a mid-terraced building providing accommodation arranged over 2 principal floor levels. The property comprises two buildings which have been linked internally. The property has previously been occupied as a tattoo studio with ancillary retail sales and residential accommodation above, however is now vacant.

The property occupies a tertiary position but facing a busy main road in an urban area but near to Barnsley town centre. There is a yard to the rear accessed off Waltham Street.

The applicant proposes to develop the property by remodelling and refurbishing the premises into a mobile phone shop at ground level and convert the first floor accommodation into 2x 1 bedroom flats.

The conversion of space above a shop is considered to fall under prior approval rules and therefore does not generally attract the requirement to submit a full planning application.

However the rear stairs to access the first floor flats are subject to planning and therefore are subject to a full planning application.