



## Planning Statement

**Address:** 32 Peel Street – Barnsley – S70 2RE

**Proposal:** Change of use from Sui Generis nightclub / bar to Class E restaurant with installation of extract canopy to the rear and enlargement of windows to the front elevation.

### **Existing site / location**

The existing site is a three-storey building currently vacant on all floors but previously used as a nightclub / bar

The site is located on the main Peel Street which has a number of high street shops and eateries leading towards the city centre.

The building is constructed in stone bricks with cast stone window cills, heads and surrounds, which gives the building its character and appearance.

The side and rear of the building is constructed in normal bricks with just the front elevation in stone.

The site is neither listed or within any conservation area.

### **Proposal**

The proposal is for a change of use to Class E restaurant on the ground floor with installation of extraction to the rear and existing windows to the front elevation to be increased in height, the proposed restaurant is part of a franchise business serving healthy grilled food with over 200 stores nationwide.

The existing windows to the front elevation will be increased in height by removing the existing window cill and taking them down lower, the cast stones to the side of the windows will also be added to continue the existing appearance.

Increasing the window heights will allow more light into the proposed restaurant and create a nice open plan feeling. The large windows will also create a more attractive front elevation and attract customers.



The canopy to the rear will be installed to discharge 1m above the eaves to follow council regulations.

The proposed extract system will have high level of odour and noise control equipment to ensure efficient operation and minimize any bad smells discharging into the atmosphere.

The whole front elevation stone will be cleaned by a specialist to provide a fresh appearance and the corbelled stone gutter will be repaired as required.

The first and second floor is currently vacant and would be converted into flats which would form a separate application.

The site has a rear courtyard for bin storage and rear access for refuse vehicles to collect the waste.

The proposed change of use would be beneficial for the area as the existing building is derelict and in a bad state and the proposed restaurant will bring a well-established brand into the city and regenerate the building and attract customers to the city centre.

### **Conclusion**

The application went through a pre application process ref number **2025\ENQ\00028**, dealt with by Mr Bradley Sargeson.

The response received was positive and the information requested and changes suggested have been addressed in this full application.