



PLANNING STATEMENT

In respect of
**26-28 Racecommon Road,
Barnsley,
S70 1BH**

PLANNING STATEMENT

1. Introduction

This Planning Statement has been prepared in support of a Full Planning Application for the conversion of the existing upper floors only to form two self-contained residential flats at 26–28 Racecommon Road, Barnsley, S70 1BH. The ground floor commercial mixed use unit is retained and will continue to operate independently from the proposed residential use.

The proposal seeks to make effective use of under-utilised upper floors within a sustainable town-centre location, contributing to local housing supply while maintaining an active commercial frontage at street level.

2. Site Description and Context

The Site is located on Racecommon Road within Barnsley town centre. The building comprises a ground floor with mixed use & upper floors historically used for ancillary, office or storage purposes and are currently under-utilised.

The surrounding area is characterised by a mix of commercial uses at ground floor with residential accommodation above, reflecting the established mixed-use character of this part of the town centre. The Site benefits from excellent access to services, facilities and public transport.

Residential access to the proposed flats is provided from the rear of the building, ensuring a clear and functional separation between residential and commercial uses.

3. Description of the Proposed Development

The proposed development comprises:

- Conversion of the existing upper floors only to provide two self-contained residential flats.
- Retention of the ground floor commercial unit, maintaining an active shopfront.
- Rear residential access, avoiding conflict with the commercial use.
- Minor alterations to rear elevation windows serving kitchens.
- Replacement of the existing slate roof covering with concrete tiles.
- Provision of two off-street car parking spaces.
- Installation of one electric vehicle (EV) charging point.
- Provision of secure cycle storage & refuse collection area.
- Associated internal alterations.

External alterations are modest in scale and designed to integrate with the existing building and surrounding streetscape.

4. Planning History

The Site has previously been the subject of a determined Prior Approval application under Class MA (Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)) relating to the change of use of the upper floors from commercial use to residential use.

The Prior Approval application (Ref: 2016/1380) was determined by the Local Planning Authority, confirming that the principle of residential use on the upper floors is acceptable.

The current application seeks full planning permission as it includes associated external alterations, including minor changes to the rear elevation and a change in roof finish, which fall outside the scope of Class MA permitted development. The proposal therefore builds upon the established fallback position accepted under the earlier determination, allowing the Local Planning Authority to consider the full details of the scheme.

5. Planning Policy Context

5.1 National Planning Policy Framework (NPPF)

The proposal accords with the National Planning Policy Framework, which supports the effective reuse of previously developed land, the delivery of new homes in sustainable locations, and development that responds positively to local character.

5.2 Barnsley Local Plan

The proposal has been assessed against the adopted Barnsley Local Plan, including the following relevant policies:

- Policy GD1 – General Development: The proposal represents sustainable development and does not result in unacceptable impacts on amenity, highway safety or character.
- Design and Place-Making Policies: The proposal respects the scale, form and appearance of the existing building and the surrounding townscape.
- Transport and Parking Policies: Appropriate parking provision, EV charging and cycle storage are provided in a sustainable town-centre location.

The proposal has also had regard to the principles set out in the South Yorkshire Residential Design Guide, including the emphasis on context-led design, efficient use of existing buildings, clear separation of uses within mixed-use environments, and proportionate parking and access arrangements in town-centre locations

6. Assessment of Key Planning Considerations

6.1 Principle of Development

The conversion of upper floors to residential use within a town-centre location is appropriate in principle. The proposal makes efficient use of an existing building while retaining the ground floor commercial unit, supporting town-centre vitality.

6.2 Design and Visual Impact

The proposal retains the existing building form and results in only limited external changes. The replacement of the roof covering and minor rear window alterations are proportionate and will not adversely affect the character or appearance of the building or wider street scene.

6.3 Residential Amenity

The proposed flats provide appropriate living conditions for future occupiers. Given the established mixed-use context, the development will not result in unacceptable impacts on neighbouring properties in terms of overlooking, loss of light or disturbance.

6.4 Highways, Parking and Sustainable Transport

The development provides two off-street parking spaces, together with an EV charging point and secure cycle storage. The rear access arrangement allows safe and convenient access for residents without impacting the operation of the ground floor commercial unit.

6.5 Other Matters

All other matters, including drainage, fire safety and building performance, can be satisfactorily addressed through detailed design and compliance with Building Regulations.

7. Conclusion

The proposed development represents a sustainable and policy-compliant form of development. It makes effective use of under-utilised upper floors, retains an active commercial frontage, and provides appropriate access and transport measures. There are no adverse impacts that would justify refusal, and the proposal should be granted planning permission.