

<b>Application Reference Number:</b>		2026/0069.	
<b>Application Type:</b>		Change of Use.	
<b>Proposal Description:</b>		Change of use of part of residential garage for dog grooming business. (Retrospective).	
<b>Location:</b>		19 Wellington Crescent, Worsbrough Dale, Barnsley, S70 4QL.	
<b>Applicant:</b>		Sean and Leanne Thurlow.	
<b>Third-party representations:</b>	None.	<b>Parish:</b>	
		<b>Ward:</b>	Worsbrough.

**Summary:**

This application seeks retrospective planning permission for a change of use of an existing detached domestic garage to a business use for dog grooming.

Having balanced all material planning considerations, the proposal provides a small-scale local dog grooming business in a residential setting. Non-residential uses in residential settings are considered acceptable where the majority of the floorspace would remain as residential and adequate parking would be provided. This proposal is considered acceptable regarding potential impact on residential amenity, health and pollution control, highway safety and visual amenity, contaminated and unstable land, and biodiversity and geodiversity which are attributed significant, moderate and modest weight in favour of the proposal.

For the reasons given above, and taking all other matters into consideration, this proposal complies with the relevant local and national planning policies and guidance, and as such, planning permission should be granted subject to necessary conditions.

The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).

Recommendation: **APPROVE subject to conditions.**

**Site Description**

This application relates to an existing detached garage in the residential curtilage of a semi-detached dwellinghouse located on the south side of Wellington Crescent and to the north of Bank End Road. The existing garage is partially used for a dog grooming business. The surrounding area is principally residential. The application property is fronted by a recently extended driveway which appears able to accommodate at least two off-street parking spaces. On-street parking is commonplace on both sides of the road on Wellington Crescent and there are no on-street parking restrictions. The garage is located to the side and rear of the application dwellinghouse and is located adjacent to a garage within a neighbouring plot. The garage is single storey and appears to adopt a prefabricated pebble-dash concrete construction with a white sheet metal roof and UPVC gable cladding. The garage has an element of under-build to the rear as the topography falls north-to-south.



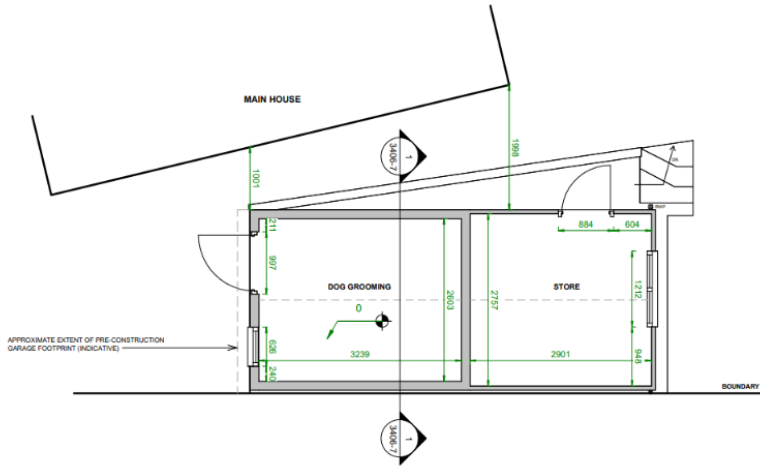
### **Planning History**

There is no planning history associated with the development site. However, this application follows pre-application advice under 2025\ENQ\00230.

### **Proposed Development**

This application seeks retrospective planning permission for the change of use of part of an existing residential garage for use as a dog grooming business.

The retrospective business use operates between 09:00am – 14:30pm Monday – Thursday only and on an appointment-only basis.



EXISTING GARAGE - POST CONSTRUCTION  
GROUND FLOOR PLAN

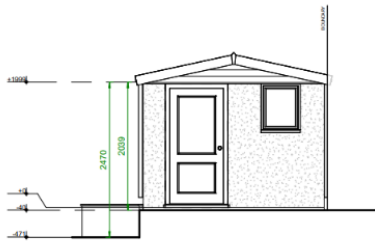


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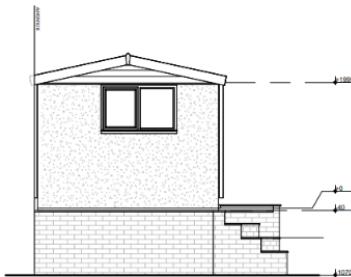
CLIENT: Sean & Leanne Thurlow	DATE: 24/06	DRAWN BY: Richard Obama	SCALE: 1:50@A3 1:25@A1
ADDRESS: 19 Wellington Cres, Worsbrough, Barnsley S70 4QL	PROJECT LEAD: George Cristea	DRAWING NO: 3406-2	REV: C



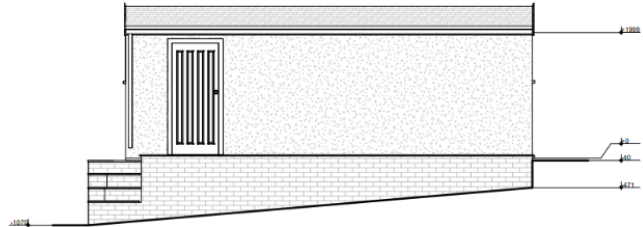
EXISTING GARAGE - POST CONSTRUCTION  
FRONT ELEVATION



EXISTING GARAGE - POST CONSTRUCTION  
SIDE ELEVATION



EXISTING GARAGE - POST CONSTRUCTION  
REAR ELEVATION



EXISTING GARAGE - POST CONSTRUCTION  
SIDE ELEVATION



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## Relevant Policies

### The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. The following Local Plan policies are relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy TC1: Town Centres.*
- *Policy TC3: Thresholds for Impact Assessments.*
- *Policy GD1: General Development.*
- *Policy POLL1: Pollution Control and Protection.*
- *Policy T3: New Development and Sustainable Travel.*
- *Policy T4: New Development and Transport Safety.*
- *Policy D1: High quality design and place making.*
- *Policy BIO1: Biodiversity and Geodiversity.*
- *Policy CL1: Contaminated and Unstable Land.*

### National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, the Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. The revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *Section 2: Achieving sustainable development.*
- *Section 4: Decision-making.*
- *Section 7: Ensuring the vitality of town centres.*
- *Section 8: Promoting healthy and safe communities.*
- *Section 9: Promoting sustainable travel.*
- *Section 12: Achieving well-designed places.*
- *Section 15: Conserving and enhancing the natural environment.*

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take this guidance into account when taking decisions.

## Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty-eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The following SPDs are relevant in this case:

- *Biodiversity and geodiversity (Adopted March 2024).*
- *Residential amenity and the siting of buildings (Adopted May 2019).*
- *Parking (Adopted November 2019).*

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

## **Representations**

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended).

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

No representations were received.

## **Consultations**

Highways Development Control	<i>No objection(s) subject to condition(s).</i>
Pollution Control	<i>No objection(s) subject to condition(s).</i>
Local Ward Councillors	<i>No comments received.</i>

## **Planning Assessment**

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

## Principle of Development

This proposal provides a dog grooming business use falling outside of a defined Town, District and Local Centre. Such uses are not considered main town centre uses as defined by Annex 2: Glossary in the NPPF.

Paragraph 92 of the NPPF states that when considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored.

Local Plan Policy TC1: Town Centres establishes that edge of centre and out of centre development will only be allowed where it meets the requirements of the NPPF. Impact assessments will also be

required as laid out by Local Plan Policy TC3: Thresholds for Impact Assessments. These should also comply with the requirements of the NPPF.

Local Plan Policy T3: Thresholds for Impact Assessments states that proposals for retail and leisure uses will be required to provide an impact assessment if they are of a scale, role or function where they could have a negative impact on the vitality and viability of the centre and are:

Located outside the Primary Shopping Area of Barnsley Town Centre and are:

- Within the catchment of Barnsley Town Centre; and
- Have a floorspace in excess of 2,500 square metres gross.

Located outside the Primary Shopping Area of a District Centre and are:

- Within the catchment of a District Centre; and
- Have a floorspace in excess of 1,000 square metres gross.

Located outside a Local Centre and are:

- Within the catchment of a Local Centre; and
- Have a floorspace in excess of 500 square metres gross.

If the local planning authority (LPA) has concerns that a proposal below these floorspace thresholds may have a significantly adverse impact on centres, the LPA may require an impact assessment as part of a planning application.

In this instance, given the small-scale nature of the business and its distance from the Stairfoot Local Centre (approximately 1.6km northeast) and Barnsley Town Centre (approximately 2.1 metres northwest) and that a dog grooming business is not considered to be a main town centre use, the proposal accords with Local Plan Policy TC1. Moreover, an impact assessment is not required in this instance in accordance with Local Plan Policy TC3.

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. Development is therefore acceptable in principle if proposals would not adversely affect residential amenity, highway safety, and where satisfactory standards of design are achieved.

Non-residential uses within residential settings are considered acceptable where the majority of the floorspace would remain as residential and adequate parking would be provided. The development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or people.

Considering the above, this proposal could prove acceptable in principle subject to an assessment of the following matters.

#### Impact on Residential Amenity, Health and Pollution Control

The retrospective business use operates between 09:00am – 14:30pm Monday – Thursday only and on an appointment-only basis with a minimum 20-minute interval between dogs arriving and leaving.

A submitted Noise Management Statement adds that owners are notified 10-15 minutes before their dog is due to be finished and that the external door is only opened briefly between dogs arriving and leaving and that the door remains closed and locked at all other times. Windows remain closed only except for minimal opening during bathing to manage steam and mechanical equipment used such as a blaster/dryer is used only intermittently and solely for the duration required to dry each dog. The

doors and windows remain closed when the equipment is in use. Dog barking is stated to be minimal and infrequent.

The dog grooming use is in operation. The local planning authority (LPA) has not been made aware of any complaints. The LPA has notified neighbouring properties of this application and no objections were received.

Furthermore, the Council's Environmental Health Officer (Pollution Control) was consulted; and no objections were raised subject to conditions. In addition to requiring compliance with the submitted Noise Management Statement, operational hours could also be conditioned.

It is not considered that the proposal would contribute to significant overshadowing, overlooking and loss of privacy, or reduced outlook impacts which may otherwise adversely affect the amenity of the occupants of the application and neighbouring properties as no extensions or external alterations to the existing detached garage are proposed. The proposals show that a new pitched roof has been erected atop the detached garage. However, this does not significantly increase the height and has a negligible impact overall.

Considering the above, this is considered to weigh significantly in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and Local Plan Policy POLL1: Pollution Control and Protection and is considered acceptable regarding residential amenity.*

#### Impact on Highways

The application dwellinghouse is served by a recently extended driveway which appears to be able to accommodate at least two off-street parking spaces. On-street parking is commonplace on both sides of the road on Wellington Crescent and there are no on-street parking restrictions.

Highways Development Control were consulted; and no objections were received. It was stated that based on the submitted details in the Noise Management Statement they are satisfied that sufficient measures are implemented such that the dog grooming business would not result in vehicles being parked indiscriminately on street along Wellington Crescent. It was suggested that if approved, any grant of planning permission should be on a personal basis to the applicant.

The LPA has no reason to disagree with the professional opinions of colleagues in this instance and should this application be approved, the suggested condition will be included.

Considering the above, this is considered to weigh moderately in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.*

#### Impact on Visual Amenity

It is not considered that this proposal would markedly alter or detract from the character of the street scene or application dwellinghouse as no new extensions or alterations are proposed. The proposals show that a new pitched roof has been erected atop the detached garage. This is a welcome design change that does not significantly alter or detract from the character of the street scene.

Considering the above, this is considered to weigh modestly in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policies D1: High Quality Design and Placemaking and is acceptable regarding visual amenity.*

### Impact on Contaminated and Unstable Land

The development site is within a development high risk area as identified by the Mining Remediation (Coal) Authority due to the probable presence of shallow coal.

Given that the business use is accommodated within an existing detached garage with no extensions or alterations proposed it has not been considered necessary in this instance to consult the Mining Remediation (Coal) Authority or the South Yorkshire Mining Advisory Service (SYMAS).

Notwithstanding the above, should this application be approved an informative of standing advice is to be included.

Considering the above, this is considered to weigh modestly in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policy CL1: Contaminated and Unstable Land and is considered acceptable.*

### Impact on Biodiversity and Geodiversity

In England, Biodiversity Net Gain (BNG) became mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and means developers must deliver a BNG of 10%. This proposal falls within the de minimis exemption and is therefore not subject to BNG in this instance.

Considering the above, this is considered to weigh modestly in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policy BIO1: Biodiversity and Geodiversity and is considered acceptable.*

### Planning Balance and Conclusion

In accordance with the provision of paragraph 11 of the NPPF (2024), the proposal is considered in the context of the presumption in favour of sustainable development.

Having balanced all material planning considerations, the proposal provides a small-scale local dog grooming business in a residential setting. Non-residential uses in residential settings are considered acceptable where the majority of the floorspace would remain as residential and adequate parking would be provided. This proposal is considered acceptable regarding potential impact on residential amenity, health and pollution control, highway safety and visual amenity, contaminated and unstable land, and biodiversity and geodiversity which are attributed significant, moderate and modest weight in favour of the proposal.

For the reasons given above, and taking all other matters into consideration, this proposal complies with the relevant local and national planning policies and guidance, and as such, planning permission should be granted subject to necessary conditions.

**RECOMMENDATION: Approve subject to conditions.**

### **Justification**

### **Statement of compliance with Article 35 of the Town and Country Development Management Procedure Order 2015.**

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering representations, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.