

Application Reference Number:	2025/0588		
Application Type:	Change of Use.		
Proposal Description:	205 - 207 Sheffield Road, Barnsley, S70 4DE.		
Location:	Change of use of existing offices to create 2 x 4-bedroom dwellinghouses (Use Class C3) with associated works.		
Applicant:	Sherif Properties Ltd.		
Third-party representations:	None.	Parish:	
		Ward:	Central.

Summary:

The applicant is seeking planning permission for the change of use of existing training centre offices to create 2no. 4-bedroom dwellinghouses (Class C3) with associated works.

The proposed development would have no adverse impact on visual amenity, residential amenity, and highway safety, and is considered acceptable in policy terms. 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 a two-storey mid-terraced building comprising offices located on the west side of Sheffield Road (A61) and to the east of Beech Street. The building is elevated from the A61 and is fronted by some soft landscaping and a pedestrian access abutted by a retaining brick wall with black iron railing. To the rear (west) is an existing vehicular access off Beech Street with a high-level brick wall and black iron gate. The area to the rear of the building is hard surfaced and is unkept and bounded by timber fencing on the north boundary and the brick wall construction of the adjacent building on the south boundary. The rear area falls gradually west-to-east towards the building and there is an existing ramped access in situ. The building is constructed of stone and brick and has been rendered white. The building has two-storey bay windows to the front (east) and has a pitched concrete tiled roof.

The building is located in an area that is a mix of residential and commercial uses, including nearby self-storage units, pet food store, steel fabrication unit, and other local amenities comprising barbers, dentist, GP Practice, places of worship, and others. The Town Centre is located approximately 322 metres to the north, and the development site is well-served by public transport links.



Planning History

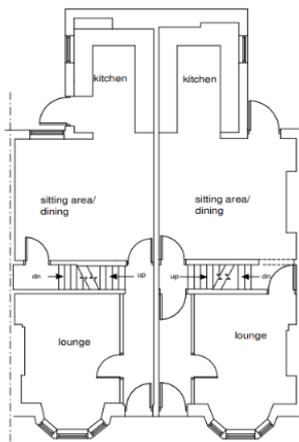
There are two planning applications associated with the development site.

Application Reference	Description	Status
2007/1642	Change of use from flats to training centre.	Approved.
2021/0345	Proposed conversion from offices to 12no bedroom House of Multiple Occupation (HMO) and associated external alterations.	Refused.

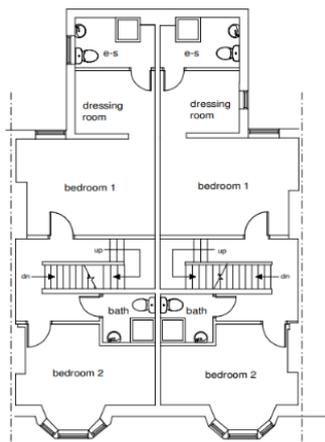
Proposed Development

The applicant is seeking planning permission for the change of use of existing training centre offices to create 2no. 4-bedroom dwellinghouses (Class C3) with associated works.

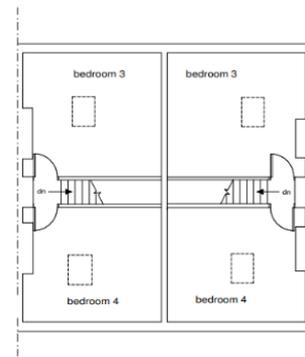
The dwellinghouses would comprise four bedrooms, en-suites and bathrooms, a lounge, dining area and kitchen, and a store at basement level. Parking and gardens would be created to the rear (west). No external alterations or extensions are proposed other than the installation of a one ground floor window on the north elevation to serve a kitchen.



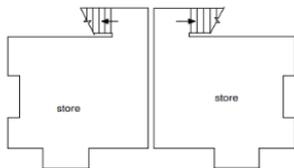
proposed ground floor plan



proposed first floor plan



proposed second floor plan



proposed basement plan

SHERIF PROPERTIES LTD 205 & 207 SHEFFIELD ROAD BARNLSLEY S70 4DE	PROPOSED PLANS				C3 Architecture Planning & Design Tel: 07963 686613 web: www.c3planninganddesign.co.uk email: info@c3planninganddesign.co.uk
	scale	date	drawn	checked	
	1:100 @ A3	JUNE 25	PH		
	drawing no	revision	web	email	
25-043-5					

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. It is also located within the Victoria Road Conservation Area and is opposite a grade II-listed building. The following Local Plan policies are therefore relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy LG2: The Location of Growth.*
- *Policy H1: The number of New Homes to be Built.*
- *Policy H2: The distribution of New Homes.*
- *Policy H4: Residential Development on Small Non-allocated Sites.*
- *Policy GD1: General Development.*
- *Policy POLL1: Pollution Control and Protection.*
- *Policy D1: High quality design and place making.*
- *Policy T3: New Development and Sustainable Travel.*
- *Policy T4: New Development and Transport Safety.*
- *Policy BIO1: Biodiversity and Geodiversity.*

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 5: Delivering a sufficient supply of homes.*
- *Section 11: Making effective use of land.*
- *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:

- *Design of housing development (Adopted July 2023).*
- *Parking (Adopted November 2019).*
- *Walls and fences (Adopted May 2019).*
- *Biodiversity and geodiversity (Adopted March 2024).*

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

Other Material Considerations

- *South Yorkshire Residential Design Guide 2011 (SYRDG).*

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).

A site notice was placed nearby, expiring 03rd October 2025, and the application has been advertised on the Council website.

No representations have been received.

Consultations

Biodiversity Officer	<i>No objection(s).</i>
Highway Drainage	<i>No objection(s).</i>
Yorkshire Water Services Ltd	<i>No comment(s).</i>
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

The application site is allocated as urban fabric in the adopted Local Plan. Local Plan Policies GD1 and H4 are therefore applicable and require development to be compatible with its surroundings. In this instance, the surrounding area is a mix of residential and commercial uses with many properties on Sheffield Road having been converted to House of Multiple Occupation (HMOs). The properties attached to the north and south appear to be dwellinghouses (Class C3).

Local Plan Policy H4: Residential developments on small non-allocated sites establishes proposals for residential development on sites below 0.4ha will be allowed where the proposal would comply with other relevant policies in the Local Plan. Such sites make a valuable contribution to the housing supply, and sites in towns and villages can offer good opportunities for providing houses where other people already live, near to existing shops and services. Developing these sites can reduce the need to provide new sites outside of settlement boundaries. As such, we will allow small scale residential development within towns and villages in line with other policies, including those protecting peoples living conditions, road safety and design.

All new dwellings must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level, for existing and new and future residents, including visual amenity and highway safety.

Considering the above, the proposal is considered acceptable in principle subject to an assessment of the matters discussed below.

Impact on Residential Amenity

Local Plan Policy GD1: General Development indicates that support will be given to development if there will be no significant adverse impact on the living conditions and residential amenity of existing and future residents, and the development would be compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land.

Local Plan Policy POLL1: Pollution Control and Protection establishes that support will be given to development if it is demonstrated that proposals would not be 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 nuisance to the natural and built environment or to people.

The South Yorkshire Residential Design Guide (SYRDG) sets out internal space standards for new dwellings. Support will be given to development if the internal space standards are complied with.

The Design of housing development SPD sets out design principles that would apply to new housing developments, including infill and back land development. Support will be given to development if it would ensure high standards of privacy, light and outlook would be provided for existing and future residents and would not be detrimental to the amenity afforded to adjacent properties.

This application relates to an existing building accommodating training centre offices where the use was approved under application 2007/1642. Prior to this change of use, the building accommodated residential flats. The surrounding area is a mix of residential and commercial uses with the attached properties to the north and south appearing to be residential terraced houses (Class C3).

The proposal would conform with the minimum internal space standards for a 4-bedroom 5-person or more dwelling as set out by Table 4A.1 Space Standards within the SYRDG.

The proposal would achieve garden sizes below what is normally required (60 sqm or more) for the proposed 4-bedroom dwellinghouses contrary to the Council's adopted design guidance. However, the proposal would achieve rear garden sizes of approximately 50 sqm. Each dwellinghouse would benefit from existing garden areas to the front (approximately 40 sqm). The development site is also within walking distance of local greenspaces to the east and south-east (approximately 332 metres). As such, on balance, the proposal is considered acceptable in this instance.

The submitted site plan shows that the existing ramped access would be removed and new stepped accesses for each dwellinghouse would be provided. The plan also shows indicative boundary lines and boundary treatment positions, although additional details would need to be secured by condition.

The proposal would achieve acceptable distances (21 metres or more) between first-floor habitable room windows and neighbouring habitable room windows, in accordance with the Council's adopted design guidance. The proposal would utilise existing openings and one window would be installed on the north elevation at ground level to serve a kitchen. All habitable rooms would therefore receive reasonable levels of natural light. No other external alterations or extensions are proposed.

Considering the above, it is not considered that the proposal would contribute to significant increased levels of overshadowing, overlooking and loss of privacy or reduced outlook.

The proposed works have the potential to cause nuisance to people who live or work in the locality, and although any potential impact is likely to be temporary, a condition could be used to control the times in which development related activities can be undertaken.

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 Visual Amenity

Local Plan Policy D1: High Quality Design and Placemaking establishes support would be given to development if proposals would achieve a high quality of design and would respect, take advantage of, and reinforce the distinctive local character and features of Barnsley.

The Design of housing development sets out detailed guidance in support of Local Plan Policy D1.

No external alterations or extensions are proposed and as such, it is not considered that the proposal would adversely affect the character of the street scene.

Notwithstanding the submitted details, further details regarding proposed boundary treatments could be secured by condition.

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 considered acceptable regarding visual amenity.

Impact on Highways

The proposed development is not considered to be prejudicial to highway safety. The proposal would provide adequate parking spaces for each dwellinghouse in accordance with the Council's adopted guidance. The development site is in a sustainable location with access to nearby greenspaces and local amenities. Barnsley Town centre is also located to the north, and the development site is served by good public transport links. Highways Development Control raised no objections. However, it was acknowledged the details of refuse storage or collection pads and cycle storage had not been shown. As such, it is recommended that these details be secured by condition.

During the application process, a site meeting was held on 7th November 2025. It is understood that the applicant intends to remove existing access gates and reduce the width of the existing boundary wall off Beech Street to improve vehicular access and egress.

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 T4: New Development and Transport Safety and Local Plan Policy T3: New Development and Sustainable Travel and is considered acceptable regarding highway safety.

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 is exempt from BNG under the de minimis exemption. The Council's Ecologist was consulted, and no objections were received.

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. For the reasons given above, and taking all other matters into consideration, the proposal conforms with the relevant local and national planning policies and supplementary guidance and 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.

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Amendments to the site plan to indicate proposed boundary treatments and show the gardens for each dwellinghouse.

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.

Conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with the amended plans:

25-043-2 Site Plan Rev. B received 7th November 2025.

25-043-5 Proposed Plans.

25-043-6 Proposed Elevations.

25-043-7 Landscape Plan.

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1: High Quality Design and Place Making.

3. Prior to commencement, a scheme for the parking of bicycles complying with LTN 1/20 Cycle Infrastructure Design shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied (or brought into use) and retained thereafter.

Reason: In the interest of encouraging the use of sustainable modes of transport in accordance with Local Plan Policy T3: New Development and Sustainable Travel.

4. Prior to commencement, details of suitable storage, bin presentation points and access for collection of wastes from the dwellinghouses hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before the development is first occupied (or brought into use) and retained thereafter.

Reason: In the interest of highway safety and in accordance with Local Plan Policy T4: New Development and Transport Safety.

5. Notwithstanding the submitted details, upon commencement of development, a plan indicating the position, and specifying the type, height and materials of the boundary treatment(s) to be erected, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall be implemented prior to the development being brought into use.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1: High Quality Design and Place Making.

6. Construction or demolition-related activity shall only take place between the hours of 08:00am – 18:00pm Monday to Fridays, 09:00am – 14:00pm Saturdays and at no time on Sundays and Bank Holidays.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1: Pollution Control and Protection.

7. There shall be no burning of any material within the development site during demolition and/or construction phases.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1: Pollution Control and Protection.

8. The access, parking and manoeuvring facilities, indicated on the submitted plans, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the

access, parking and manoeuvring of motor vehicles prior to the development being brought into use, and shall be retained thereafter. Adequate measures shall be designed into the proposed vehicular areas to avoid the discharge of surface water from the site onto the highway.

Reason: To ensure that there are adequate parking facilities to serve the development which are constructed to an acceptable standard; to ensure adequate provision for the disposal of surface water and to prevent mud/debris from being deposited on the public highway and to prevent the migration of loose material on to the public highway to the detriment of road safety and in accordance with Local Plan Policy T4: New Development and Transport Safety.

9. All in curtilage planting, seeding or turfing comprised in the approved details of landscaping shown on the submitted Site Plan (25-043-2 Rev. B) and Landscape Plan (25-043-7) shall be carried out on each plot no later than the first planting and seeding season following the occupation of the individual dwellinghouse/s; and any trees or plants which die within a period of 5 years from first being planted, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1: High Quality Design and Place Making and Local Plan Policy BIO1: Biodiversity and Geodiversity.

Informative(s):

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

2. It is recommended that measures are taken to prevent a nuisance/ or effect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke or dust. No waste should be burnt. If a statutory nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore, recommended that you give serious consideration to the steps that may be required to prevent a noise, dust or smoke nuisance from being created.
3. The applicant/contractor should note that to deposit mud/debris on the public highway, or anything which may cause a nuisance or possible danger to road users, is an offence under provisions of the Highways Act 1980.