

Planning and design & access statement

139 Doncaster Road,
Barnsley, South Yorkshire
S70 1UF

Change of use to C3
residential

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Contents

1.	Introduction & background	3
1.2.	The building, site and surroundings	3
2.	Change of use proposal	3
3.	Planning history	3
4.	Planning considerations	4
5.	Conclusion	4

1. Introduction & background

1.1.1. C&G Property are submitting an application to change the use of 139 Doncaster Road, Barnsley, S70 1UF to C3 residential (1.no unit) and this planning statement has been prepared in support of the application along with the associated documents submitted.

1.1.2. This statement will set out the context of the site along with details of the proposed change of use and associated key considerations.

1.2. The building, site and surroundings

1.2.1. 139 Doncaster Road is a semi-detached property constructed with cavity stonework to the front and side elevations and more recently extended to the rear with facing brickwork and it varies between 2 and 3 stories in height. The property has a concrete tiled roof and a combination of timber and PVCu glazed windows throughout. There a front hardstanding area and a substantial rear garden space with associated side access.

1.2.2. The property fronts on to Doncaster Road and is 0.5m south east of the town centre.

1.2.3. We understand the building last supported a retail usage on the ground floor however has since been vacant for in excess of 10 years.

1.2.4. Doncaster Road is one of the main roads leading into Barnsley Town Centre. The surrounding area is predominantly residential with a small number of commercial/retail buildings as well. There are bus stops a short walk away from the property leading in and out of the town centre.

2. Change of use proposal

2.1.1. The planning application seeks to change the use of the building into 1 single residential dwelling. No extensions are proposed and the change of use can be accommodated with minimal alterations. The proposal includes the replacement of all existing single glazed windows to improve the energy efficiency of the building. The former 'shop front' would be replaced with a smaller window and a new velux window would be provide at roof level.

2.1.2. The accommodation would provide a substantial 4 bedroom family home with generous living spaces and a large rear garden.

3. Planning history

3.1.1. The property would have undoubtedly been originally designed and constructed for residential use however we understand it has a retail use at ground floor. There are two previous applications for the proposed site which are as follows:

3.1.2. Application ref: 2020/1305 – Change of use to a 6 person house of multiple occupation (use class C4) – Refused on 18/12/2020.

3.1.3. The planning decision letter stated the following as a reason of refusal for this application. *"In the*

opinion of the Local Planning Authority the proposal to change the use of the building to a House of Multiple Occupation is contrary to the aims of Local Plan Policy H9, which seeks the re-establishment of single family sized houses. The application property has previously been a larger home, is within a predominantly residential area and is capable of becoming a larger home again without significant adaption.

3.1.4. Application ref: 2021/0554 – Conversion of building into 3 flats including rear extension. – Approved with conditions.

3.1.5. With the determination of application ref: 2021/0554 in mind and the comment in the previous refusal of application ref: 2020/1305 we believe the principal of residential conversion has already been accepted by the local authority.

4. Planning considerations

4.1.1. The property is situated within the 'urban Barnsley' and there are numerous planning policies that are relevant to the application. The site is within a predominantly residential area on the outer part of Barnsley Town Centre but within the Urban Barnsley boundary. The urban Barnsley area is highlighted within the Local Plan as the spatial preference to accommodate further growth.

4.1.2. Policy H4 identifies the opportunities that small unallocated sites can make to meeting the local authorities housing growth targets. The proposals would be fully compliant with strategic policy objectives through the provision of housing in an accessible location which has full access to services and amenities.

4.1.3. Within the Urban Fabric the Local Plan identifies that new residential development is acceptable in principle where it complies with the predominant use of the area, and where the proposed use would not compromise, or lower the amenity of uses within the locality. Housing growth is referenced throughout National Planning Policy Framework.

4.1.4. As previously accepted the residential conversion of the building represents the most sustainable use of the building and an opportunity to redevelop a site previously vacant for over 10 years. It is therefore considered that loss of commercial space is not applicable in this instance.

4.1.5. There would be no dedicated parking spaces at the property as is the case for the majority of properties along that part of Doncaster Road. It is not possible to meet the parking requirements in this instance. It should also be noted that the existing building use class (retail / class E) would be subject to same.

4.1.6. Conversely the property is within a sustainable location and well served by public transport which promotes sustainable development. Bus stops are located a 1 minute walk from the property. The town centre is also within walking distance from the property.

5. Conclusion

5.1.1. The principal of the change of use has already been accepted by the local authority as highlighted in the preceding sections of this planning statement. The site is located with a sustainable location of urban Barnsley and in line with the relevant planning policies.

- 5.1.2. The proposal represents a sustainable use of an otherwise vacant property and contributes towards the required housing growth provision in accordance with the local authorities guidelines.
- 5.1.3. The properties locality to public transport, walkable distance to the town centre and being surrounded mostly by other residential properties all contribute towards supporting the conversion of the property.