

Cudworth Dental Surgery Ltd

2021/1575 (Planning Application)

Change of use of 2 Carlton Street to Use Class E (Commercial, Business and Service). Connection of Cudworth Dental at 258 Barnsley Road to 2 Carlton Street to allow Cudworth Dentist to use one unit of 2 Carlton Street as management offices. Detailed alterations to 258 and 260 Barnsley Road

2021/1617 (Advertisement Consent)

Wrap around signage to 258 and 260 Barnsley Road (Advertisement Consent)

260 and 258, Barnsley Road, Cudworth, Barnsley, S72 8SU and 2 Carlton Street, Cudworth, Barnsley, S72 8ST

Background

B/79/3798/CU: Office extension to dental surgery - Approved with conditions

B/03/0582/CU: Change of use of first floor retail premises (no. 258) to form extension of adjacent dental surgery (no. 260) - Approved with conditions

2008/1651: Erection of extension to Dental Surgery - Approved with conditions

2019/1482 - Change of use of ground floor from Estate agents (A2) to Dental Surgery (D1) - Approved with conditions

Description

The application is in relation to number 258 and 260 Barnsley Road, Cudworth which is currently used as a Dental Surgery and number 2 Carlton Street which is attached to the existing Dental Surgery to the side. 2 Carlton Street was previously used as offices and as a photography studio.

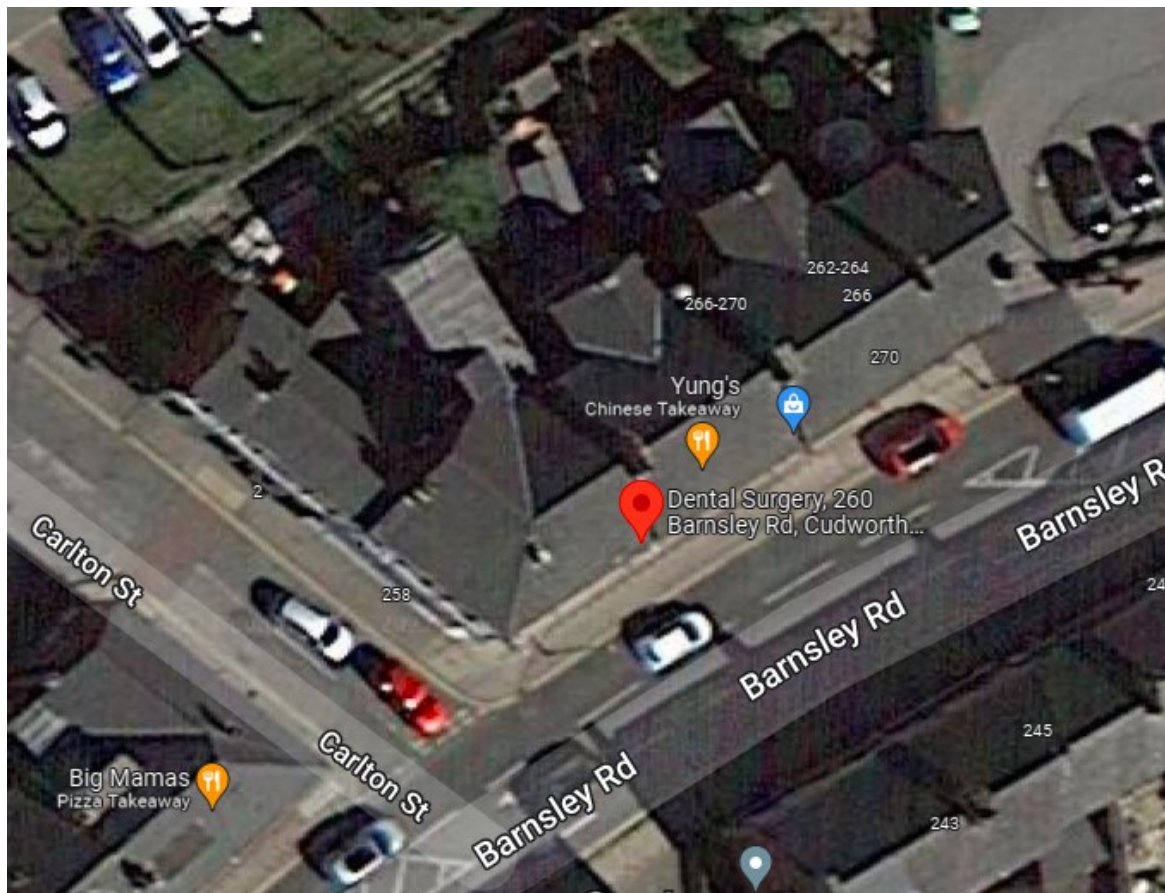
The building itself is situated on a corner plot between Barnsley road and Carlton Street and is a glass fronted building. The main access door is on the front of the property facing onto Barnsley road.





Previous estate agents and photography studio





Proposed Development

The planning application proposes the change of use of 2 Carlton Street to Use Class E (Commercial, Business and Service). The proposal also includes the connection of Cudworth Dental at 258 Barnsley Road to 2 Carlton Street to allow Cudworth Dentist to use one unit of 2 Carlton Street as management offices. The plans also include internal alterations to 258 and 260 Barnsley Road, no external alterations are proposed with the exception of the proposed signage which is the subject of the proposed advertisement consent and painting of the building.

The advertisement consent requests the display of wrap around signage to 258 and 260 Barnsley Road for the dental practice, as shown on the plans below. No signage has been proposed for the separate office (Class E) use.



PROPOSED COMPUTER GENERATED IMAGERY (CGI) SCALE: PERSPECTIVE



HIRST ARCHITECTURE LTD

THIS DRAWING, COPY AND ANY DESIGN THEREON IS THE PROPERTY OF HIRST ARCHITECTURE LTD. IT IS TO BE USED ONLY FOR THE PURPOSE FOR WHICH IT WAS EXPRESSLY LOANED AND IS NOT TO BE COPIED IN ANY FORMAT, INFORMATION WITHIN THIS DRAWING IS NOT TO BE PASSED TO ANY THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT. ALL MEASUREMENTS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. DO NOT SCALE THIS DRAWING.

PROJECT

CUDWORTH DENTIST
260 Bamsley Rd
Barnsley S72 8SU

CLIENT

CUDWORTH DENTAL
SURGERY LIMITED

DATE

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021

10/10/2021



LOCATION PLAN SCALE 1:1250



HIRST ARCHITECTURE LTD
WWW.HIRSTARCHITECTURE.CO.UK

THIS DRAWING, COPY AND ANY DESIGN THEREON IS THE PROPERTY OF HIRST ARCHITECTURE LTD. IT IS TO BE USED ONLY FOR THE PURPOSE FOR WHICH IT WAS EXPRESSLY LOANED AND IS NOT TO BE COPIED IN ANY FORMAT, INFORMATION WITHIN THIS DRAWING IS NOT TO BE PASSED TO ANY THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT. ALL MEASUREMENTS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. DO NOT SCALE THIS DRAWING.

HIRST ARCHITECTURE LTD
COMPANY NUMBER 12542045
2020 ©

NOT FOR CONSTRUCTION

PROJECT
CUDWORTH DENTIST
260 Bamsley Rd
Barnsley S72 8SU
CLIENT:

CUDWORTH DENTAL
SURGERY LIMITED

PLANNING

LOCATION PLAN

HA-21-16 01



SCALE
1:1250
HIRST ARCHITECTURE LTD © 2021



20/05/2016



20/05/2016



HIRST ARCHITECTURE LTD
200 BATTERY RD
LONDON E3 3JF

THE DRAWING IS FOR THE PROPOSED BUILDING AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT THE BUILDING IS CONSTRUCTED IN ACCORDANCE WITH THE DRAWING AND THAT ALL NECESSARY PERMITS AND APPROVALS ARE OBTAINED. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF HIRST ARCHITECTURE LTD.

PROPOSED BUILDING PLANS

PROJECT

COUNSWORTH DENTIST

200 BATTERY RD

LONDON E3 3JF

CLIENT

COUNSWORTH DENTIST

LONDON E3 3JF

DATE

20/05/2016

SCALE

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50



PROPOSED FRONT ELEVATION SCALE 1:50



PROPOSED SIDE (SOUTHERN) ELEVATION SCALE 1:50

Proposed elevations



EXISTING FRONT ELEVATION SCALE 1:50



EXISTING SIDE (SOUTHERN) ELEVATION SCALE 1:50

Existing Elevations



HIRST ARCHITECTURE LTD
www.hirstarchitecture.co.uk

THIS DOCUMENT IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF HIRST ARCHITECTURE LTD. THE CLIENT ACCEPTS THAT THE DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE AND THAT THE DESIGN IS NOT A CONTRACT.

PROJECT: CUSWORTH DENTAL

250 BATTISLEY RD
BATHURST STS 250

CLIENT: CUSWORTH DENTAL
CUSWORTH LIMITED

DATE: 10/01/2018

SCALE: 1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

1:50

Policy Context

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011). In reference to this application, the following policies are relevant:

GD1: General development – Proposals for general development will be approved providing there is no significant adverse effect on residential amenity, highway safety, the current or future use of nearby land and it upholds good quality design in accordance with local plan policy D1.

SD1: Presumption in favour of sustainable development – The Council will take a positive approach to proposals that reflect the presumption in favour of sustainable development contained in the NPPF.

D1: High quality design and place making – This policy sets the overarching design principles for the borough. Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of the local area.

TC1: Town Centres – Support will be given to maintaining and enhancing the vitality and viability of Barnsley town centre, the district centres and the smaller local centres within the Borough. Each centre have a vital role in providing shops and services to local people and generally serving the needs of the local population.

TC2: Primary and Secondary shopping frontages – Proposals for retail (A1-A5) will be allowed on Primary and Secondary Shopping Frontages in Barnsley Town Centre and the District Centres provided that:

- Within each primary shopping frontage in Barnsley Town Centre and the District Centres, ground floor uses would remain predominantly retail (class A1) in nature.
- Other uses may be acceptable, especially where they diversify and improve provision in a centre, provided that it can be demonstrated that the vitality and viability of the primary shopping area concern would not be negatively affected and that ground floor uses on the Primary Shopping Frontages would remain predominantly retail.

T3: New development and sustainable travel – New development is expected to be located and designed to reduce the need for travel, be accessible to public transport and encourage smarter ways to travel rather than unsustainable use of the private car.

T4: New development and highway improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

LG2: The Location of Growth – Priority will be given to development in the following locations:

- Urban Barnsley
- Principle Towns of Cudworth, Wombwell, Hoyland, Goldthorpe, Penistone and Royston; and

- Villages

Urban Barnsley will be expected to accommodate significantly more growth than any individual Principle Town, and the Principle Towns will be expected to accommodate significantly more growth than the villages, to accord with their place in the settlement hierarchy.

SPD

Shop front design
Advertisements

NPPF:

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Consultations

Drainage – No objection, details to be checked by Building Control

Highways DC – No objection to the planning application and advertisement consent

Pollution Control – No objections to the planning application and advertisement consent

Ward Councillors – No comments received

Representations

Neighbour notification letters were sent to surrounding residents and site notices placed nearby; no representations were received.

Assessment

Principle of development

The site is allocated within the Local Plan as Cudworth District Centre. District Centres have an important role serving localised catchments and meeting more local needs. To ensure they fulfil this role and continue to complement and support the role of Barnsley Town Centre, new retail and town centre development will also be directed to the District Centres. As such, in accordance with Local Plan Policy TC1, new development is expected to support and enhance the District Centre's vitality and viability without adversely affecting the vitality or viability of other nearby centres.

The proposal to change 2 Carlton Street into a class E use is not strictly an A1 use (given the wide number of uses allowed for under the class E use class) and the applicant has specified that it would be used as an office use and part of the building would be used as part of the Dental Centre. An assessment against policy TC2 is therefore required which allows for uses

other than A1-A5, where it can be demonstrated that they would diversify and improve provision in a centre, provided that the vitality and viability of the shopping area will not be negatively affected.

The proposal is considered to improve provision of vital health services in the centre and would provide a small office use. The current use of the building is as a photography studio and office and the change of use would therefore not negatively affect the vitality and viability of the shopping area, given it is a small unit and a class E use that could attract visiting members of the public. The proposal is therefore considered acceptable in principle subject to other policies within the Local Plan being complied with.

Visual Amenity

There are no significant external changes to the building as part of the change of use.

In terms of the proposed signage, the SPD Advertisement states:-

‘Well designed signs can project an image of quality, confidence and permanence; whereas too many or oversized signs can give a cluttered and unattractive appearance which does not relate to either the building or the surrounding area.’

The proposed externally illuminated signage is acceptable and the proposed fascia signage would replace the existing old wrap around signage, which would significantly improve the appearance of the unit. The building does not appear to have a traditional shop front and is of a modern design, therefore the modern style signage is considered to be acceptable. The proposed colours and lettering are muted and would sit well with the white painted exterior of the building. The signage is located at fascia level, it does not project significantly from the exterior of the building, and it does not obscure any architectural features. The protruding flag signs are to replace existing flag signs, and other similar signs can be seen on the adjacent retail units.

The proposal is considered to be in compliance with Local Plan Policy D1: High Quality Design and Place Making and the SPD's Shop front design and Advertisements and is acceptable in terms of visual amenity.



Proposed signage



Existing signage

Highway Safety

Cudworth Dental is located on a corner plot and abuts both Carlton Street and the C435 Barnsley Road. The dental surgery has no off-street parking provision but appears to operate without problem due to other parking opportunities within the vicinity of the site and the accessibility of the site by both public transport and on foot.

The extension of the dental practice would be unlikely to have a negative impact upon the highway because much of the local highway network is subject to TRO's in the form of double yellow lines and this serves to prevent the indiscriminate parking of vehicles within the vicinity of the site.

In terms of the advertisement consent, the proposed signage scheme does not adversely impact upon the highway and the proposals are therefore considered acceptable from a highways point of view.

No parking is proposed however the building is sited within the District Centre of Cudworth in very close proximity to a range of transport links and therefore no real detrimental impact on the Highway is anticipated. As such, the proposals are considered acceptable from a highways point of view in accordance with policy T4 of the Local Plan.

Residential Amenity

The site resides within the District Centre of Cudworth and is considered to be a typical Town Centre use on a high street. Whilst there may be a very small number of residential properties nearby, by nature, the overall impact of this development on residential amenity is considered to be very minor. The proposal is therefore in compliance with Local Plan Policy GD1: General Development and is considered acceptable in terms of residential amenity.

Recommendation

Approve with conditions