
2021/1340

Mr Carl Hassell

Change of use of commercial unit (Class E) on ground floor to one flat and commercial space
(Prior Approval)

51-53 Barnsley Road, Goldthorpe, S63 9LT



Description

The site is located on the corner of Barnsley Road and Straight Lane. The site comprises of a large 2 storey end terraced building, formally a hairdresser's. The property has commercial use to the ground floor and a flat to the upper floor. The building is brick built with render to the upper floor frontage. The rear of the site has a small courtyard area which is accessed from Straight Lane. The property has been extended to the rear by way of a 2 storey and single storey rear extensions. The property fronts on to Barnsley Road and is located within the Primary Shopping Area in the Goldthorpe District Centre. The site is located within a parade of shops all fronting Barnsley Road. There is no allocated parking for this building.

Proposed Development

The applicant seeks prior notification approval for the change of use of the ground floor only, from commercial to a mixed use of commercial with a flat to the rear. No changes are proposed to the first floor of the building within this application, however, there is a planning application 2021/1371 submitted by the applicant to convert the upper floor flat into 2 flats.

There is no dedicated parking provision for the proposed business and flat accommodation.

Planning History

B/85/0538/DE – Installation of new shop front and extension to rear of shop (Historic)

Consultations

Pollution Control – No objection
Highways DC – No objections

Ward Councillors – No comments received

Highways Drainage – No objection
Yorkshire Water – No comment
Contaminated Land Officer – No comments

Neighbour Representations

None

Policy Context

From August 1st 2021, applicants have been able to take advantage of an amendment in legislation which means that the change of use from a shop (Use Class E) to a residential unit (Use Class C3) would be permitted development in principle subject prior notification approval, in which the Council can only consider the following aspects:

- (a) transport impacts of the development, particularly to ensure safe site access;
- (b) contamination risks in relation to the building;
- (c) flooding risks in relation to the building;
- (d) impacts of noise from commercial premises on the intended occupiers of the development;
- (e) where—
 - (i) the building is located in a conservation area, and
 - (ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;
- (f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;
- (g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and
- (h) where the development involves the loss of services provided by—
 - (i) a registered nursery, or
 - (ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006(4), the impact on the local provision of the type of services lost.

Assessment

Principle of Development

The proposal is for the Prior notification of works to the ground floor of the property only. The changes in legislation have allowed for the approval in principle of such works subject to compliance with the above criteria. The proposal has therefore been assessed against the above criteria as follows:

Transport Impacts

The property 51-53 Barnsley Road is situated on the corner of the Barnsley Road junction with Straight Lane in the centre of Goldthorpe. Double yellow lines prevent any on-street parking adjacent to the site along either Barnsley Road or Straight Lane. The property has no off-street parking provision. The existing ground floor commercial use currently comprises a hair salon, staff area, treatment room and two staff kitchens. The proposed ground floor flat would utilise much of the ground floor area with only the hair salon space remaining as existing. In terms of vehicle trips generated by the site and the demand for on-street parking spaces it is considered that the change of use of part of the ground floor area from commercial to residential use would not adversely impact upon the highway. The proposals are therefore acceptable from a highway's development control perspective.

In addition to the above, the site is in a sustainable position with easy walking distance of shops and services in the centre of Goldthorpe, and there are also close links public transport. Local Plan policy T3 aims to reduce the need to travel, especially by private car. Given the sustainability credentials of the site, to insist that private dedicated parking be provided, would appear to go against the principles of this policy in encouraging the use of more sustainable modes of transport. In view of the above, the proposal is not considered to result in any significant detrimental transport impacts.

Contamination risks

The proposal is to convert the existing treatment rooms for residential use and would be surrounded by residential uses by way of residential properties on both Barnsley Road and Straight Lane and above within the same building. As such there are not considered to be any contamination risks from the proposal

Flooding risks

The site is not close to any watercourses and is within Flood Zone 1 (lowest risk of flooding). As such the proposal does not raise any flooding risk issues

Residential amenity

In terms of noise from surrounding uses, the new flat will adjoin existing residential uses so commercial noise would not be considered an issue. In addition, the Council's Pollution Control Section have raised no objections to the scheme.

In relation to the provision of natural light, all the proposed bedroom, kitchen, bathroom areas all contain windows that allow adequate natural light into these areas. The living room does not contain a window, however, is relatively open plan with the kitchen, which has an existing window and where a glazed door facing the living room to not only allow access into the flat but provide additional natural light to this area.

In terms of the internal room dimensions, these meet the SYRDG standards for internal spaces. The application also has a rear courtyard area which can be used as private amenity space. Given that the 1 bedroomed flat is unlikely to appeal to families, it is considered that there is acceptable outdoor amenity space for the proposed scheme. Furthermore, within the surrounding area there is the Dearne Valley Green Heart partnership, which is one of the only 12 nature improvement areas in England which is creating a healthy and attractive natural environment providing plenty of outdoor amenity space within the local area.

Other factors

The site is not within a conservation area and is not within an area the local authority considered as "important for general or heavy industry, waste management, storage and distribution, or a mix of such uses". The scheme also does not involve any nursery or health services provision.

In terms of visual amenity, the proposed windows and doors would be comparable to the residential elements on the upper floors of the building. There is to be no change to the outside of the property therefore visual amenity of the area is not expected to be compromised.

Conclusion

The scheme is considered to be in line with the new legislation and it is not considered that there are any significant material considerations that weigh against the scheme. As such the recommendation is to approve subject to conditions.

Recommendation

Approve with conditions