

Proposed development of 2 dwellings comprising conversion of agricultural building (including part demolition of existing side extension) to dwelling and demolition of existing extension to existing ancillary domestic building with replacement extension to create a new dwelling together with new garaging to serve the 2 new plots and the Farmhouse.

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1.0 Introduction

- 1.1 This Planning Policy Statement has been prepared on behalf of the landowners in support of their planning application for conversion of the existing agricultural building and ancillary domestic building, together with part demolition and replacement extensions to create 2 dwellings on land at Dance Lane Farm, Dance Lane, Crane Moor.

Background

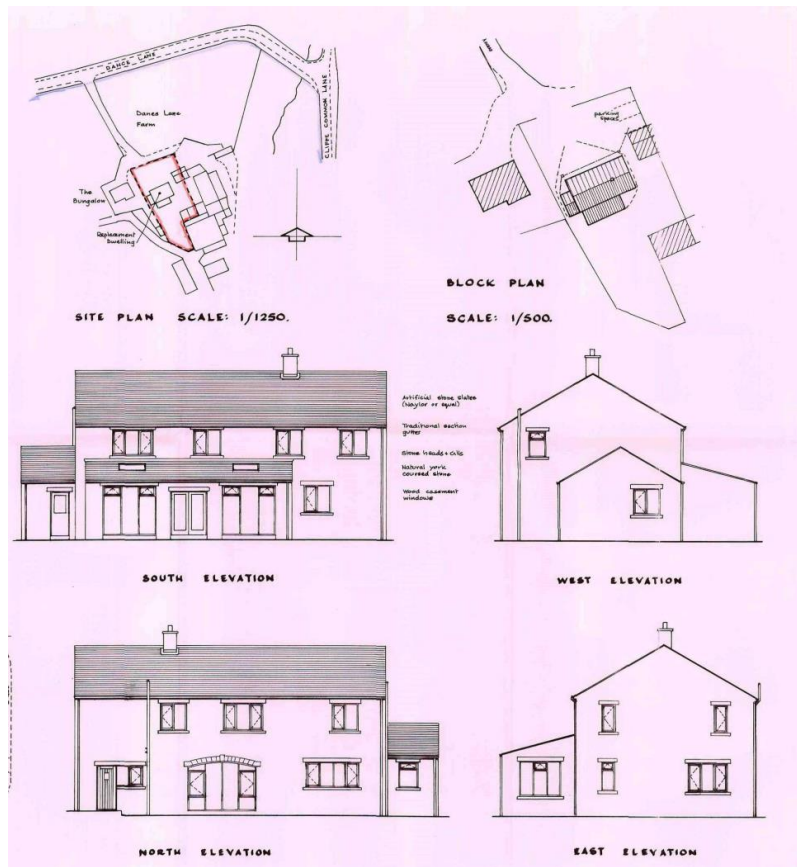
- 1.2 The site sits in the green belt and comprises the conversion of existing buildings to form two dwellings. The proposed development has been subject to informal discussions with the LPA to discuss the merits of a single comprehensive development rather than a number of individual applications.
- 1.3 The larger existing agricultural building to the eastern edge of the group of buildings could reasonably be converted under Class Q (Permitted Development) whilst the extension (re-instating a previous building) to the ancillary domestic stone building to the southern edge would also be an appropriate form of development.
- 1.4 This application has not been subject to a Pre-Planning Enquiry. However an informal meeting took place between Mark Booth (MBooth Design) and Matthew Smith (Senior Planner) on the 28th November 2023 to discuss the most appropriate way to lodge this planning application for development.
- 1.5 We outlined our view that it would be possible to deal with each of the various components separately, i.e. the garage to the farmhouse can be justified on planning terms; the change of use of the agricultural building could either be dealt with as a full application or Class Q; the change of use of the barn and then its extension could be submitted and would most likely be supported; a case could be made for extension/garages that is not contrary to Green Belt Policies. Whilst these applications could have been submitted on a piecemeal basis and, in our view, would be policy compliant, it seems much more logical to submit a single and detailed comprehensive application for the whole site which will ultimately be more time and cost efficient. There was general support for this approach from Matthew and resulting in the current proposals.
- 1.6 In light of the above it is considered that a single application clearly setting out the planning case for the comprehensive development of the site is the most suitable way of dealing with the pertinent planning matters demonstrating the works are appropriate and will not harm openness of the green belt in this location. Indeed, as a whole, the proposal results in a reduction of built footprint / floor area with benefits to the openness and visual amenity of the green belt.
- 1.7 We therefore look forward to working with the LPA to secure planning permission for the proposed development.

Planning History

- 1.8 The existing farmhouse on site (to the north east of the group of buildings) was approved in 2009 as a replacement of the previous dwelling (LPA ref 2009/0605). The decision notice dated 10 July 2009 does not explicitly remove permitted development rights for class E buildings within the domestic

curtilage. The extract below is taken from the approved plans and shows the extent of the domestic curtilage which includes the 2 storey stone building (ancillary domestic use) to the south of the dwelling which is subject to extension / conversion as part of this planning application.

- 1.9 Copied below is the approved block plan relating to the farmhouse:



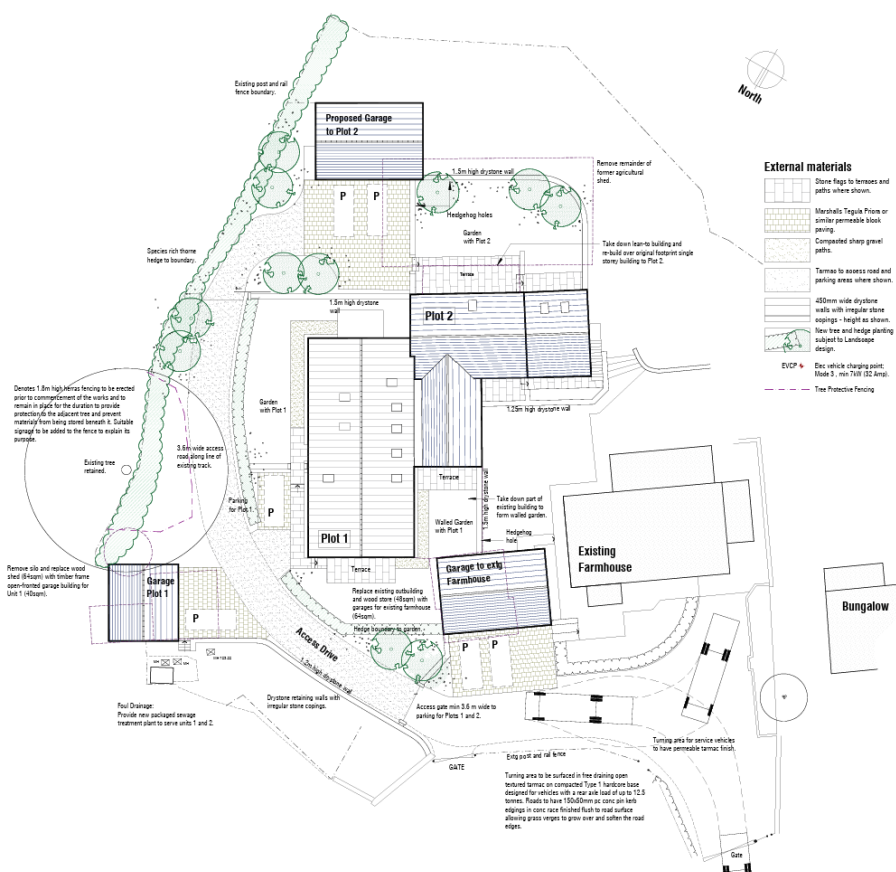
The Site

- 1.10 The site is within the green belt to the east of Crane Moor on the south side of Dance Lane. Access to the site is taken from Dance Lane just west of its junction with Cliffe Common Lane.
- 1.11 The site comprises the main farmhouse (consented in 2009) with its parking to the front and side (east) with domestic curtilage to the rear / south. The domestic curtilage includes an existing 2 storey stone building used in association with the farmhouse as an office, gym and domestic storage.
- 1.12 To the south of the Farmhouse and ancillary stone building is the remains of a previous portal frame building with its associated hardstanding beyond which are further buildings not in the applicants ownership.
- 1.13 To the east of the 2 storey ancillary stone building is a covered area which was previously stone built and part of the ancillary building. This covered area is then joined to the block built agricultural building (with corrugated sheet roof above block work wall) which runs north-south along the eastern edge of the site.

- 1.14 The block agricultural building includes a smaller lean to on its western elevation. The building is single storey and of substantial construction (see submitted Structural Survey).
- 1.15 To the north of the agricultural building are a number of smaller outbuildings constructed in brick, render and timber.
- 1.16 The main drive way from Dance Lane approaches the Farmhouse before skirting the northern edge of the site and heading along the eastern boundary to serve land to the rear (concrete hardstanding and steel frame of former agricultural building).
- 1.17 There are no trees of note on site although there is a small, wooded area beyond the eastern site boundary.
- 1.18 The site sits in Green Belt but is not subject to any landscape, heritage or ecological designations. The site is located in Flood Zone 1.
- 1.19 Further plans, photos and details on the existing buildings can be found in the Design & Access Statement submitted in support of the proposals.

The Proposal

- 1.20 The proposal comprises the conversion of the block built agricultural building to form a new dwelling (Plot 1), the extension of the 2 storey stone built ancillary building to create a new dwelling (Plot 2) and the erection of new / replacement garage buildings to serve Plots 1 and 2 and the existing Farmhouse.
- 1.21 The proposed layout is copied below:



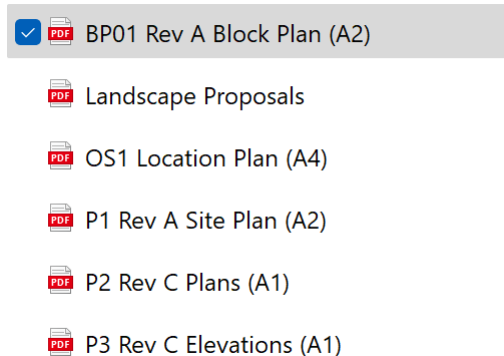
- 1.22 Plot 1 comprises conversion of the block building with timber cladding to blockwork and reroofing in standing seam metal sheet roofing (replacing existing corrugated sheets) together with partial demolition of side extension to create a bedroom with access onto a private walled garden. The part demolished side extension is currently a monopitch roof, this would be replaced with a blue slate pitched roof linking in with the single storey extension to Plot 2. Plot 1 will be served by parking to the side and a new pitched roof, open fronted double garage to the north east which replaces a number of existing outbuildings. Private amenity spaces will be created to all sides enclosed by existing walls (to the west), new wall to the rear and hedging to the north and east.
- 1.23 The existing built footprint / floor area to Plot 1 is 245sqm. The proposed conversion represents a 16% reduction with a floor area of 205sqm.
- 1.24 The proposed new dwelling at Plot 2 will be created through re-introducing a stone built extension on its eastern elevation (to replace the larger existing structure and utilising remains of the original building sited in this area). The garden area for Plot 2 sits to the south on the existing concrete hardstanding area of the former portal frame agricultural building. A new double garage and parking area is located to the south with access taken from the existing track along the eastern boundary of the site.
- 1.25 The existing floor area for Plot 2 is 150sqm. The proposed replacement conversion will reduce the floor area for the newly created dwelling by 16% to 126sqm.
- 1.26 The new garage serving the farmhouse will be built on the footprint of existing outbuildings which will be demolished. There will be a 16sqm increase in floor area (33%). However, as a percentage increase relative to the main farmhouse this would only be 5%). The proposed garage for Plot 1 will be smaller than the buildings it replaces (proposed will be 40sqm or 37% reduction). The garage to Plot 2 is new floor area (55sqm).
- 1.27 Overall the proposal results in a 2% reduction in floor area across the site. The plan below compares existing and proposed floor areas / built footprint:



- 1.28 New boundary walls are proposed within the site to create private amenity spaces for Plots 1 and 2 whilst ensuring garden areas for the farmhouse also remain private. Details are set out on the submitted Landscape Plan.
- 1.29 In terms of facing materials, the blockwork on Plot 1 will be clad in timber with corrugated sheeting replaced with standing seam metal sheeting. The replacement extension to Plot 2 will be stone to match the host building with blue slate roof. The new garage buildings will be stone and blue slate
- 1.30 Further details of the proposals are set out in the DAS and supporting drawings.
- 1.31 A full suite of technical reports are also submitted as set out below.

The Planning Application

- 1.32 This planning application includes the following:
 - Completed application form
 - Site Location, Site Layout & Elevation drawings – MBooth Design Ltd – see list below:



- DAS – MBooth Design Ltd
 - Ecology Report (EcIA) – Middleton Bell
 - Structural Survey – Dunster Consulting
 - Planning Statement – Alistair Flatman Planning
- 1.33 The submitted additional technical information is considered sufficient to enable the Local Planning Authority to determine the clear merits of the proposed development.

2.0 Relevant Planning Policy.

National Planning Policy Framework (December 2023) – Summary & Assessment

- 2.1 The National Planning Policy Framework (revised Dec 2023) sets out the government's planning policies for England and how these are expected to be applied. The National Planning Policy Framework must be taken in to account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

- 2.2 Set out below is a summary and assessment of the relevant sections of the NPPF. The National Planning Policy Framework sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. The guidance advises that the policies in paragraphs 1-231 taken as a whole constitute the government's view on what sustainable development in England means in practice for the planning system.

Achieving Sustainable Development

- 2.3 Paragraphs 7, 8 and 11 of the NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 2.4 Paragraph 8 sets out the three overarching objectives of sustainable development, namely economic, social and environmental objectives. Paragraph 10 confirms that the presumption in favour of sustainable development is at the heart of the Framework.
- 2.5 Paragraph 11 sets up the presumption in favour of sustainable development stating:

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁷; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.**

- 2.6 The proposal is consistent with Local Plan policies supporting the conversion of, and limited extension to, existing buildings (Local Plan policies GB1, GB2 and GB3) in the green belt. As such 11(c) is relevant and the presumption in favour of sustainable development applies.

Delivering a sufficient supply of homes

- 2.7 Chapter 5 of the NPPF relates to the delivery of a sufficient supply of homes with Paragraph 60 confirming the Government's objective of significantly boosting the supply of housing.

- 2.8 Paragraph 70 confirms the role of smaller sites in meeting housing requirements stating such sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.
- 2.9 Paragraph 84 refers to development of homes in the countryside and seeks to avoid isolated dwellings. However, there are a number of acceptable circumstances for development in the countryside including development that comprises the re-use of redundant or disused buildings and enhance its immediate setting is acceptable in principle (para 84-c).
- 2.10 The application comprises conversion of existing buildings and will contribute to the Council's housing supply.
- 2.11 As such the proposal is considered acceptable in principle with regards NPPF paras 60, 70 and 84.

Promoting Sustainable Transport

- 2.12 Chapter 9 of the NPPF refers to highways matters with para 115 advising that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 2.13 The proposed development will create 2 new dwellings through the conversion of existing buildings served by an existing access. The proposal will create off street parking for each of the new plots together with a new garage to serve the Farmhouse. There is space within the site for turning and parking.
- 2.14 The proposal will not give rise to any severe residual cumulative impacts on the road network in terms of safety or capacity.

Making Effective use of Land

- 2.15 Chapter 11 of the NPPF advises that decisions should promote an effective use of land in meeting the need for homes and other uses. There is also an emphasis on making as much use as possible of previously-developed or 'brownfield' land.
- 2.16 Paragraph 124 (d) seeks to promote and support the development of land and buildings.
- 2.17 The proposed development seeks to convert existing buildings to create 2 dwellings.
- 2.18 As such it is considered the proposal is entirely consistent with guidance set out in Chapter 11 of the NPPF.

Design - Achieving well-designed and beautiful places

- 2.19 Chapter 12 of the NPPF refers to Design (Achieving well-designed and beautiful places) and advises that good design is a key aspect of sustainable development.
- 2.20 Paragraph 135 sets out a number of design criteria to be considered in terms of design of development stating:

135. Planning policies and decisions should ensure that developments:
a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

- 2.21 The proposed development comprises sensitive conversion of an existing block building with corrugated sheet roof including a new metal standing seam roof with timber cladding to walls. The extension to the ancillary building will replace an unattractive structure with a stone and blue slate building to reflect the host building. Garages are stone and blue slate as well. Boundary treatments are stone walls with planting within the site as well. The proposal also results in demolition of some less attractive, life expired buildings.
- 2.22 From the information submitted it is considered the site can be designed to reflect the enhance the appearance of the site whilst retaining its agricultural character through sensitive conversion and design / materials. The proposal can deliver a well-designed scheme with benefits to visual amenity of the site and its surrounds.

Protecting Green Belt Land

- 2.23 The application site is located within the defined Green Belt. The essential character of the green belt is its openness. The Green Belt serves the following five purposes (para 143);
- To check the unrestricted sprawl of large built up areas.
 - To prevent neighbouring towns merging into one another;
 - To assist in safeguarding the countryside from encroachment;
 - To preserve the setting and special character of historic towns; and
 - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 2.24 Given the compact nature of the site and existence of numerous buildings, the role of the green belt in this location is limited in terms of the five purposes listed above.
- 2.25 As such it is considered the role of the green belt in this location is limited to that of safeguarding the countryside from encroachment. The site however contains a number of buildings (as set out in Section 1 of this Planning Statement) together with extensive areas of hardstanding and garden. The converted buildings will be seen in the context of the existing / adjacent residential use.

- 2.26 Paragraph 150 of the NPPF advises that LPA's should plan positively to enhance their beneficial uses such as looking for opportunities to (inter alia) retain and enhance landscapes, visual amenity and biodiversity or to improve damaged land. The proposal can contribute to these opportunities for enhancement given the appearance of the site at present and delivery of well-considered and sensitive conversion of the block building. The design and materials proposed will improve the appearance of the site with the conversion seen in context of the adjacent farmhouse and its extensive domestic curtilage. The conversion will not harm the function of the green belt in this location.
- 2.27 The NPPF sets out that inappropriate development is harmful to the green belt and should not be allowed unless very special circumstances exist (para 152). Para 154 also sets out the types of development considered appropriate in the green belt, this includes the following set out at para 154:
- (c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- 2.28 Furthermore, paragraph 155 goes on to set out further types of development that can be considered appropriate. This includes conversions:
- (d) the re-use of buildings provided that the buildings are of permanent and substantial construction;*
- 2.29 The agricultural block building is of a permanent and substantial construction (as demonstrated in submitted Structural Report), all with walls and roofing resulting in clearly defined built form. Similarly the retained ancillary domestic building is substantial and the proposed extension will replace an existing unattractive cover and re-use original walls. Further details on the structural condition of the barn and the works proposed for conversion / repair are set out in the submitted Structural Report.
- 2.30 The proposal comprises conversion of the existing block building with external timber cladding and metal standing seam roof to deliver a contemporary dwelling reflecting its agricultural aesthetic. The proposed development is well designed delivering visual improvements over existing. The alterations and extensions in respect of external appearance are of a high quality and do not represent disproportionate additions to the existing buildings.
- 2.31 Overall there is a reduction in floor area on site (2%).
- 2.32 As such the proposal is considered to be appropriate in terms of principle (consistent with NPPF para 154 [c] and 155 [d]) such that it would not harm the function, visual amenity or openness of the Green Belt in this location.

Meeting the challenge of climate change, flooding and coastal change

- 2.33 Paragraph 165 of Chapter 14 confirms that development should be directed away from areas with the highest probability of flooding. The site lies within Flood Zone 1 and is therefore at low risk from flooding.

Conserving and enhancing the natural environment

- 2.34 Paragraph 180 of Chapter 15 advises that the planning system should contribute to and enhance the natural and local environment by: -

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f)remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."*

- 2.35 Paragraph 186 relates to ecology and biodiversity considerations when determining planning applications. The site comprises existing buildings and areas of hardstanding. A full ecological survey has been undertaken with recommendations for mitigation and enhancement including new roosts for bats. Full details are included in the submitted EclA prepared by Middleton Bell.
- 2.36 The site is not subject to any landscape designations.
- 2.37 Paragraph 189 refers to ground conditions, advising that when making decisions consideration must be given to whether a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. The site is historically agricultural and there are no known contamination or stability issues that would prevent development of this site.

Assessment against NPPF

- 2.38 Assessing the proposal against the main objectives of the NPPF, it is clear the scheme accords with the overarching approach to planning in that:-
- The proposal will assist the LPA in maintaining its supply of housing;
 - The proposal will make most effective use of previously developed land in accordance with guidance set out in Chapter 11 of the NPPF
 - The proposed conversion and extensions are appropriate forms of development in the green belt consistent with para 154 and 155
 - The site is not of any environmental, ecological, heritage or landscape value;
 - The site can be safely accessed and will not give rise to any highway safety or capacity issues;

- The site will not give rise to any flood risk or drainage issues;
- As illustrated by the proposed indicative layout and Design Statement, the development proposal will provide a development that is sympathetic to and reflective of the residential character of the surrounding area.

Statutory Development Plan Policies

2.39 The Development Plan for Barnsley is formed by the adopted Local Plan (Jan 2019). The relevant policies are set out below:

- Policy SD1 – Presumption in favour of sustainable development
- Policy GD1 – General Development – this sets out a number of general development control matters to be considered in relation to (inter alia) amenity, landscaping, access and trees.
- Policy D1 – High Quality Design and Place Making – policy sets out that development is expected to be of a high quality and respect local character. The policy sets out a number of criteria which should be considered
- Policy GB2 – Replacement, extension and alteration of existing buildings in the Green Belt - Extension or alteration of a building in the green belt will be allowed where the total size of the proposed and previous extensions does not exceed the size of the original building. All development will be expected to be of a high standard of design and respect the character of the existing building and its surroundings and have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.
- Policy GB3 – Changes of use in the Green Belt - conversion of buildings in the Green Belt will be allowed subject to compliance with a number of criteria including the design of the building, its structural stability / permanence and maintaining the character of the building. All such development will be expected to be of a high standard of design and respect the character of the existing building and its surroundings; have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety; and preserve the openness of the Green Belt.

2.40 These policies are assessed in Section 3.

3.0 Planning Assessment

Principle – supply of housing and Green Belt (conversion of existing dwelling)

Housing Supply

- 3.1 The NPPF seeks to boost the supply of housing (para 60) and encourage the use of previously developed sites (para 70) whilst paragraph 84-c also encourages the re-use of existing buildings. The proposal is consistent with the NPPF in that regard
- 3.2 The proposed re-use of an existing building is consistent with this guidance.
- 3.3 The proposed conversion will contribute to maintaining the supply of housing in the District.

Green Belt

- 3.4 The site sits in the Green Belt.
- 3.5 The NPPF (para 150) encourages LPA's to look for opportunities to improve the character and appearance of the green belt (inter alia) retain and enhance landscapes, visual amenity and biodiversity or to improve damaged land. The proposal can contribute to these opportunities for enhancement given the appearance of the site at present and delivery of well-considered and sensitive conversion of the building to create a high quality dwellings.
- 3.6 With regards the proposed conversions / extensions, NPPF Para 154 and 155 sets out the appropriate forms of development in the Green Belt. This includes limited extension / alteration of buildings and conversion of existing buildings. These forms of development are considered appropriate in principle in the green belt.
- 3.7 The proposal is supported by a Structural Report which confirms the buildings are capable of conversion. The proposed conversion of the agricultural building utilises existing gable openings whilst proposing new openings in the eastern elevation to deliver a contemporary modern family dwelling on site. Existing walls will be clad in timber and stone with the standing seam metal forming the new roof covering. The ancillary two storey stone building is also structurally sound and the proposed extension replaces a more lightweight structure whilst also re-using original stone walls.
- 3.8 In terms of Local Plan policies, Policies GB2 and GB3 are the most relevant. These confirm that the proposed conversions and extensions / alterations are appropriate forms of development. The garaging for the Farmhouse and Plot 1 replace existing storage / outbuildings whilst the new garage to Plot 2 can be justified in lieu of the overall reduction in floor space across the site arising from the proposal. Policies GB2 and GB3 are assessed below.
- 3.9 Policy GB2 relates to the replacement, extension and alteration of existing buildings in the Green Belt. The policy is supportive of such proposals provided they do not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt. The proposed development complies with the criteria set out in this policy in that:
 - *The replacement garages for the Farmhouse and Plot 1 are in the same domestic use and are not materially larger than that which it replaces.*

The garage to the farmhouse represents a 5% increase in floorarea when compared to the existing Farmhouse / garage floor-area whilst the garage for Plot 1 is 24sqm smaller than the buildings it replaces. Whilst Plot 2 garage represents a new building, when considered against the floor area of the wider site, together with the removal of the adjacent portal frame building and its concrete base, there are clear ground to support the proposed building in respect of an overall reduction of floor area across the site (c2%) and benefits to visual amenity. It should also be noted that the garage to Plot 2 includes the proposed bat roost and so the building has been sited towards the edge of the site to minimise disturbance from residents.

- The alteration of the agricultural building at Plot 1 includes the removal on 50% on an existing building to create an enclosed garden. There is an overall reduction in floor area of Plot 1 of 16%. The proposed alterations to Plot 1 do not therefore exceed the size of the original building.
- The extension and alteration to the ancillary domestic building to form Plot 2 also results in a reduction in floor area over existing. There is currently a larger structure forming a covered area to the east of the 2 storey stone building – this would be replaced by a smaller pitched roof extension built using original walls (still visible on site). This extension results in a reduced floorarea of 24sqm or 16% when compared with existing. As such the proposal does not exceed the size of the original building.
- The proposed development represents a comprehensive and coherent conversion of existing buildings to deliver an attractive scheme of 2 dwellings with private amenity space and parking areas. The proposed development is of a high standard of design that respects the agricultural character of the existing buildings and its surroundings. Built footprints for Plots 1 and 2 is reduced whilst the use of timber cladding and metal sheet roofing on Plot 1, and stone and blue slate to Plot 2 deliver clear improvements in terms of design and materials.
- Each Plot benefits from its own private amenity spaces and there would be no issues of overlooking or loss of privacy
- The proposal would enhance the visual amenity of the area
- The proposal would not harm highway safety

3.10 Policy GB3 generally allows the conversion of buildings in the Green Belt subject to compliance with a number of criteria. The proposed development complies with the criteria set out in this policy in that:

- The existing buildings (Plot 1 being a typical block built agricultural building and Plot 2 being a stone built building in ancillary residential use) are of a form, scale and design that is in keeping with its surroundings. They both sit comfortably on site forming an attractive complex of buildings associated with the (rebuilt) farmhouse;

- *The existing buildings are of a permanent and substantial construction and a structural survey demonstrates that the building does not need major or complete reconstruction for the proposed new use;*
- *The proposed conversions retain the agricultural character and form of the buildings and the relationship with the adjacent farmhouse. There are other residential buildings to the north and west ensuring the conversion will not appear incongruous in the wider landscape;*
- *The loss of the agricultural building (Plot 1) from agricultural use will not give rise to the need for a replacement agricultural building*
- *The proposed conversion is of a high standard of design and respect the character of the existing building and its surroundings. Both Plots 1 and 2 result in a reduction in built footprint with use of suitable materials (stone, blue slate, timber and metal standing seam roof for Plot 1). In addition, the replacement extension on Plot 2 is single storey ensuring it is subservient to the host building.*
- *The proposed units both benefit from private amenity spaces and openings have been sited to ensure there are no issues of overlooking or loss of privacy. The scale of the extension to Plot 2 also ensures it would not be over dominant or overbearing to Plot 1. As such the proposal ensures there is no adverse effect on the amenity of local residents;*
- *The proposed conversion represents a sensitive, high quality development that will enhance the visual amenity of the area;*
- *Each Plot is served by its own parking and turning spaces and as such there will be no detrimental impacts on highway safety;*
- *For the reasons set out above, and can be evidenced in the submitted plans, the proposal will preserve (if not enhance through reduction in overall built footprint across the site the openness of the Green Belt;*
- *Finally there are no strong economic reasons why the proposed development would be inappropriate and the proposed residential use is the most appropriate way of maintaining and improving the character and appearance of the building than any other use.*

3.11 In light of the above it is considered the proposal is consistent with guidance set out in the NPPF and Local Plan Policies GB2 and GB3. As such the principle of development is considered to be acceptable.

Design and Residential Amenity

- 3.12 Local Plan Policy D1 sets out design principles. The site currently comprises a group of buildings previously in agricultural use or currently in domestic use (garaging, offices, domestic storage) together with extensive areas of hardstanding including a steel portal frame set over concrete base.
- 3.13 The proposed conversion and extensions are appropriately designed to retain the character of the building and its surrounds whilst the use of stone, blue slate, timber cladding and metal standing seam are all suitable for the site. The proposal delivers a coherent conversion scheme resulting in reduction in built

footprint across the site, improvements to existing buildings and opportunities for landscape and ecological enhancement.

- 3.14 The proposed layout ensures each Plot benefits from private amenity space together with parking for at least 2 cars. The layout and design also ensures there are no issues of overlooking or loss of privacy and the scale of the extension to Plot 2 also ensures it will not be overly dominant in respect of Plot 1. The proposed plans together with details set out in the Design and Access Statement demonstrates how the proposed development can be comfortably accommodated on the site.
- 3.15 The proposed layout also provides adequate space for additional landscaping as well which will have amenity and ecological benefits. The scheme also allows for provision of a bat loft in the detached garage for Plot 2.
- 3.16 As such it is considered the proposed development is appropriately designed to reflect its character and appearance, retaining the relationship between the farmhouse and this group of 'agricultural' buildings. The proposal meets the design aspirations of the NPPF and relevant local policies and guidance particularly Local Plan policy D1.

Highways

- 3.17 The proposal utilises an existing access and driveway from Dance Lane whilst the proposed layout provides adequate parking / garaging to serve the two new dwellings. A replacement garage and store is also proposed to serve the farmhouse. The proposed layout ensures all vehicles can turn within the site.
- 3.18 The proposed development will not give rise to any severe cumulative impacts in terms of safety or capacity.
- 3.19 In summary, the Proposed Development will not have a detrimental impact on the local highway network and is therefore in accordance with the NPPF and the Local Plan policy GD1.

Drainage and Flood Risk

- 3.20 The site is in Flood Zones 1 where there is the lowest risk of flooding and can be developed without increasing the risk of flooding. Surface water run-off rates will be limited to greenfield rates and where practicable SuDS will be utilised.

Ecology and Trees

- 3.21 The ecology survey undertaken identified an existing bat roost in the block agricultural building. A new, replacement bat loft is therefore proposed in the garage serving Plot 2 together with a number of bat boxes.
- 3.22 Further swift boxes are proposed together with hedgehog holes.
- 3.23 The submitted EclA clearly sets out the ecological baseline and the proposed mitigation and enhancement opportunities arising from the proposal. As a 'small site', it is currently exempt from BNG assessment. However it is considered there will be a net benefits in terms of ecology arising from the proposal.
- 3.24 There are no trees within the site. Those trees along the eastern edge are noted and will not be impacted by the proposal (in terms of their landscape and ecology value).

4.0 Summary

- 4.1 This Planning Policy Statement has been prepared on behalf of the landowners in support of their planning application for conversion of the existing agricultural building and ancillary domestic building, together with part demolition and replacement extensions to create 2 dwellings on land at Dance Lane Farm, Dance Lane, Crane Moor.

Background

- 4.2 The site sits in the green belt and comprises the conversion of existing buildings to form two dwellings. The proposed development has been subject to informal discussions with the LPA to discuss the merits of a single comprehensive development rather than a number of individual applications.
- 4.3 The larger existing agricultural building to the eastern edge of the group of buildings could reasonably be converted under Class Q (Permitted Development) whilst the extension (re-instating a previous building) to the ancillary domestic stone building to the southern edge would also be an appropriate form of development.
- 4.4 It is considered that a single application clearly setting out the planning case for the comprehensive development of the site is the most suitable way of dealing with the pertinent planning matters demonstrating the works are appropriate and will not harm openness of the green belt in this location. Indeed, as a whole, the proposal results in a reduction of built footprint / floor area with benefits to the openness and visual amenity of the green belt.

Planning History

- 4.5 The existing farmhouse on site (to the north east of the group of buildings) was approved in 2009 as a replacement of the previous dwelling (LPA ref 2009/0605). The decision notice dated 10 July 2009 does not explicitly remove permitted development rights for class E buildings within the domestic curtilage.

The Site

- 4.6 The site is within the green belt to the east of Crane Moor on the south side of Dance Lane. Access to the site is taken from Dance Lane.
- 4.7 The site comprises the main farmhouse (consented in 2009) with its parking to the front and side (east) with domestic curtilage to the rear / south. The domestic curtilage includes an existing 2 storey stone building used in association with the farmhouse as an office, gym and domestic storage.
- 4.8 To the south of the Farmhouse and ancillary stone building is the remains of a previous portal frame building with its associated hardstanding beyond which are further buildings not in the applicants ownership. To the east of the 2 storey ancillary stone building is a covered area which was previously stone built and part of the ancillary building.
- 4.9 The block agricultural building includes a smaller lean to on its western elevation. The building is single storey and of substantial construction (see submitted Structural Survey).

- 4.10 To the north of the agricultural building are a number of smaller outbuildings constructed in brick, render and timber.
- 4.11 The site sits in Green Belt but is not subject to any landscape, heritage or ecological designations. The site is located in Flood Zone 1. There are no trees of note on site although there is a small, wooded area beyond the eastern site boundary.
- 4.12 Further plans, photos and details on the existing buildings can be found in the Design & Access Statement submitted in support of the proposals.

The Proposal

- 4.13 The proposal comprises the conversion of the block built agricultural building to form a new dwelling (Plot 1), the extension of the 2 storey stone built ancillary building to create a new dwelling (Plot 2) and the erection of new / replacement garage buildings to serve Plots 1 and 2 and the existing Farmhouse. A bat loft is proposed in the garage serving Plot 2.
- 4.14 Plot 1 comprises conversion of the block building with timber cladding to blockwork and reroofing in standing seam metal sheet roofing (replacing existing corrugated sheets) together with partial demolition of side extension to create a bedroom with access onto a private walled garden. The existing built footprint / floor area to Plot 1 is 245sqm. The proposed conversion represents a 16% reduction with a floor area of 205sqm.
- 4.15 The proposed new dwelling at Plot 2 will be created through re-introducing a stone built extension on its eastern elevation (to replace the larger existing structure and utilising remains of the original building sited in this area). The existing floor area for Plot 2 is 150sqm. The proposed replacement conversion will reduce the floor area for the newly created dwelling by 16% to 126sqm.
- 4.16 The new garage serving the farmhouse will be built on the footprint of existing outbuildings which will be demolished. There will be a 16sqm increase in floor area (33%). However, as a percentage increase relative to the main farmhouse this would only be 5%).
- 4.17 Overall the proposal results in a 2% reduction in floor area across the site.
- 4.18 New boundary walls are proposed within the site to create private amenity spaces for Plots 1 and 2 whilst ensuring garden areas for the farmhouse also remain private.

Summary

- 4.19 In terms of principle, the NPPF seeks to boost the supply of housing (para 60) and encourage the use of previously developed sites (para 70) whilst paragraph 84-c also encourages the re-use of existing buildings. The proposal is consistent with the NPPF in that regard.
- 4.20 The site sits in the Green Belt. The NPPF at paragraphs 154 and 155 confirm that the alteration of buildings and conversion of existing buildings are forms of development considered appropriate in principle in the green belt.
- 4.21 The proposal is supported by a Structural Report which confirms the buildings are capable of conversion. The proposed conversion of the block agricultural building utilises existing gable openings whilst proposing new openings to deliver an attractive modern family dwelling on site. Existing walls will be clad

in timber with standing seam metal sheeting forming the new roof covering. The extension to Plot 2, and the replacement garages, will be stone built with blue slate roofs. The proposed conversions and limited extensions / alterations are an appropriate form of development in the green belt that will not harm its function or openness with the design leading to visual enhancement of the site. Furthermore, the proposal represents a net loss of built footprint / floor area across the site with associated benefits to openness and visual amenity.

- 4.22 Local Plan Policies GB2 and GB3 confirm the extension / alteration and conversion as being appropriate forms of development subject to compliance with a number of criteria. The proposal complies with the criteria set out in GB2 and GB3 and will result in a well designed conversion scheme that respects the character of the site whilst also enhancing visual amenity and openness (2% overall reduction in floorarea) of the green belt.
- 4.23 In light of the assessment above, and as demonstrated with the submitted plans, the proposal represents high quality development and will deliver an attractive conversion re-using an existing agricultural building which has existed on site for many years. Use of stone and blue slate together with timber cladding and metal standing seam for the agricultural building will result in improvements to visual amenity of the site.
- 4.24 In respect of highways, the existing site access will be retained with both plots served by at least 2 parking spaces. The quantum of development (2 additional dwellings) will not give rise to any capacity or safety issues. The site sits in Flood Zone 1, is not subject to any heritage designations or landscape designations.
- 4.25 In respect of ecology, a Bat Survey has been undertaken for the site which also looked at nesting birds. A roost was identified and a replacement roost is proposed in the garage to Plot 2. Further ecological enhancements will take place in the form of bat boxes, swift boxes, hedgehog holes and planting.
- 4.26 Assessing the proposal against the main objectives of the NPPF, it is clear the scheme accords with the overarching approach to planning in that:-
- The proposal will assist the LPA in maintaining its supply of housing;
 - The proposal will make most effective use of previously developed land in accordance with guidance set out in Chapter 11 of the NPPF
 - The proposed conversion and extensions are appropriate forms of development in the green belt consistent with para 154 and 155
 - The site is not of any environmental, ecological, heritage or landscape value;
 - The site can be safely accessed and will not give rise to any highway safety or capacity issues;
 - The site will not give rise to any flood risk or drainage issues;
 - As illustrated by the proposed indicative layout and Design Statement, the development proposal will provide a development that is sympathetic to and reflective of the residential character of the surrounding area.

- 4.27 In light of the above, and as demonstrated on the submitted layout plans and submitted reports, the proposal is consistent with planning policy set out in the NPPF and those within the Barnsley Local Plan and does not give rise to any significant planning issues.
- 4.28 In view of the above, it is considered the scheme satisfies national and local policy and represents a suitable and sustainable development proposal for the site that addresses all the relevant and material considerations. In this context, the proposal satisfies Section 38(6) of the Planning and Compulsory Purchase Act 2004 and it is considered that planning permission should be granted.