2021/1158

Mr S Clayburn

Variation of condition 2 (to amend layout and house types) of application 2018/0716 Erection of 4 detached dwellings, conversion of barns (including partial demolition) to create a new dwelling and additional living space

Red House Farm, Red house, Cross Hill, Brierley, Barnsley

Description

The site is a former farmstead located at the junction of Cross Hill / Barnsley Road and Church Street in Brierley. The access is at an oblique angle and located opposite the junction, in an existing bus layby. The land falls relatively steeply down from the road into the site.

There is a farmhouse and two barns on the site as well as further outbuildings, adjacent the house and one set back in the gardens. The farmstead and one of the barns appears on the maps are far back as 1895.

There is a well-established and maintained large garden to the side and rear of the farmhouse extending back to the field boundary along the northern edge of the site. There are a number of mature trees.

Proposed Development

This is a variation of the approved scheme from 2018 with no change to the access which is a private drive from Cross Hill / Barnsley Road in broadly the same location as the existing access to the farm and famrhouse but has been improved to ensure highway safety. The improvements include widening and realignment. The proposed amendments are to the internal layout and house designs.

The application is in full and proposes the demolition of the outbuildings as well as a more recent extension to the front of one of the barns. Both barns and the farmhouse are retained. This approach is also consistent with the approved scheme.

Previously the site layout had the four proposed houses in a fan arrangement around a turning head located behind the existing barns. This amended layout is more linear with three of dwellings set in a straight line along the bottom of the site (north western boundary). The fourth dwelling is located to the west of the site. Access to the farmland behind the site is through the site and along the western boundary.

The houses are all now 5 bed with a kitchen diner and lounge set over 3 floors (including roof space); two bathrooms and an ensuite along with a downstairs toilet and utility are also included. All of the properties have integral garages. There is a dormer to the side in the roof space which provided head height for a bathroom on this floor, a roof light is proposed in the adjacent roof over the stairs.

Planning History

B/80/0715/HR - Change of use of agricultural building to one no. dwelling Planning permission refused 19th June, 1980

2018/0716 - Erection of 4 detached dwellings, conversion of barns (including partial demolition) to create a new dwelling and additional living space. – Approved

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).

Planning decision should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making.

The site is designated as Urban Fabric although it does border onto the Green Belt. Relevant policies are:

Policy GD1 'General Development'
Policy GB1 'Protection of Green Belt
Policy H1 'The Number of New Homes to be Built'
Policy H2 'Distribution of New Homes'
H4 'Residential development on small non-allocated sites'
H6 'Housing Mix and the Efficient Use of Land'
T4 'New development and Transport Safety'
BIO1 'Biodiversity and Geodiversity'
CC3 'Flood Risk'
CC4 'Sustainable Drainage Systems'
CL1 'Contaminated Land'
Poll 1 'Pollution Control and Protection'
D1 'Design'

Supplementary Planning Documents

Design of Housing Development
Parking

NPPF

The National Planning Policy Framework 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

Biodiversity – No comments on this application but carried forward conditions including replacement planting of fruit trees in the landscaping scheme.

Conservation Officer – No objections to the amendments. Previously requested permitted development rights are removed from the barns, to avoid unsympathetic alterations. This is carried forward.

Contaminated Land – No comments but condition from previous application carried forward

Drainage – No objections, building control to deal with drainage.

Highways DC – No objections subject to conditions being carried forward.

Pollution Control – No objections subject to conditions.

Yorkshire Water – No comments

Symas – No objections.

Ward Councillors – No comments

Representations

The application was advertised through neighbour letters, no comments have been received.

Assessment

Principle of development

The site is a farmstead and allocated as being within the Urban Fabric on the adopted Local Plan proposals map. The site is within the village of Brierley and borders onto residential development with housing also directly opposite the site. There is an existing farmhouse on the site and as such the principle of residential development would be acceptable.

The site is also located within the Brierley Conservation Area. The farmstead and some of the buildings date back as far as 1895 therefore there is some significance as a heritage asset. A pre-application consultation undertaken including a site visit by the conservation officer whereby it was agreed what buildings should be retained. Subsequently, the proposal does retain the oldest and most significant buildings on site which include Barns 1 and 2 and the existing dwelling. The truncation of barn 1, to the encased quoins which mark the limit of an earlier end wall, to make the access work has been agreed. It is harm but of a very minor sort and is justified overall given the redevelopment will ensure the future of these buildings. No detailed plans have been provided of Barn 2, however, no alterations are proposed to this building. Further permitted development rights can be removed to ensure no future unsympathetic alterations to the barns.

There is no change to this as part of this application and the existing planning permission remains extant.

Visual Amenity

The proposed houses are set well back within the site and are unlikely to be visible from the wider conservation area. The conservation officer has assessed the amended scheme and raised no objections. The key historic buildings are retained and the changes to layout and housetypes are not deemed to be harmful to the historic setting. Details of materials are conditioned.

The layout changes give a more uniformed layout which is less visually interesting than previously proposed and the increased size of dwellings and changes to parking could mean increased frontage parking. However, as the site is well contained and not highly visible from the wider area the impact is mitigated to a degree.

The existing garden on this site is very attractive with a number of trees and mature planting. The application seeks to retain as much of this around the edges of the site as possible with the pond on site now also retained. This is welcomed and a further condition has been applied to secure detailed landscaping plans.

The rear of the site borders with the green belt, however, none of the properties extend into this and the proposed gardens act as a buffer between the new development and the agricultural land beyond. Boundary treatments are conditioned allowing these to be looked at in more detail.

Therefore the proposed is acceptable in visual amenity terms.

Residential Amenity

The nearest existing residential properties are 4 Ket Hill Lane and 24-26 Barnsley Road, both of which have windows overlooking the site. It is worth noting that no objections have been received from either neighbour. There is 10m from the rear of plot 4 to the boundary with 24-26 with the proposed orientated to face the garden rather than the house; this meets separation standards. Further the proposed houses are set at a lower level and the existing strong screening provided by the mature trees is largely retained.

With regards to no.4 Ket Hill, this is located much closer to the boundary but is orientated north/south with the windows in the side elevation likely to be secondary. The proposed amended layout is an improvement for this property which the new plots located side on to it.

Internally there is sufficient space between the proposed dwellings and none of the habitable room windows are located to face directly onto another plot. The dormers in the roof space are for bathroom windows and will therefore be obscurely glazed. The room sizes and external amenity areas also comply with the standards as set out in the Designing New Residential Development SPD.

In addition permitted development rights have been removed to ensure that any future alterations can be assessed to ensure against potential overlooking or overbearing impacts.

Ecology

No change as a result of this scheme, with the exception an existing pond is now retained on site. In terms of Ecology, the applicant has submitted a bat report which has been assessed by the Council's Biodiversity Officer who confirmed the following;

- The new Bat Activity Survey Report (Estrada Ecology, 31/5/19) for the lone-standing outbuilding is sound and its findings and evaluations are accepted.
- The proposed Method Statement to support a licence application to Natural England is also accepted.
- It is recommended that any approvals that may be gained relating to this building require further details to be provided to the LPA with respect to Recommendations for Enhancement section 10.2.3 of the bat report at later stages.

A condition is therefore recommended to ensure appropriate mitigation measures are agreed. Given the time sensitivity of ecological reports an informative is added to remind the applicant of their duties.

Highway Safety

The access was a key consideration in dealing with this scheme originally with the overall number of units reduced at pre-application enquiry stage to reflect concerns about highway safety. The submitted development utilises the access as previously agreed with improvements to the alignment, width and visibility.

The amended layout has been adjusted in response to highway comments on this scheme and there are no objections. As such the proposed is acceptable in highway safety terms.

Recommendation

Grant subject to conditions