
2024/0272

Mr G Turner

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.

Dance Lane Farm, Dance Lane, Crane Moor, Sheffield, S35 7AW

Site Location & Description

Dance Lane is a quiet, narrow rural road linking Crane Moor and Hood Green within the western rural part of the borough.

The farm buildings are accessed from Dance Lane and set back from it, and at a higher level to the highway and forms part of a complex of buildings which include the farm buildings, the farmhouse and a residential dwelling to the west. The complex is accessed from a surfaced access from Dance Lane.

The buildings are a mix of construction materials which include timber clad, steel portal framed buildings, block and render and natural stone.

Site History

2009/0605 - Replacement detached dwelling – approved July 2009

Proposed Development

The applicant seeks permission for the development of 2no dwellings comprising conversion of agricultural building (including part demolition of existing side extension) and demolition of existing extension to existing ancillary domestic building, together with new garaging to serve the 2no new plots and the existing farmhouse, external landscaping, and improvements/re-surfacing of existing driveway.

Buildings B and D are to be retained and converted; building C is to be partly retained, partly demolished and converted; buildings A, E, F and G are to be demolished and replaced with buildings 1, 2, 3 and 4 respectively.

The conversion of buildings B and C will result in a 4bed dwelling (plot 1).

The conversion of building D with the erection of an extension (building 2) will result in a 3bed dwelling (plot 2).

Buildings 1,3 and 4 are garages serving the farmhouse, plot 1 and plot 2 respectively.

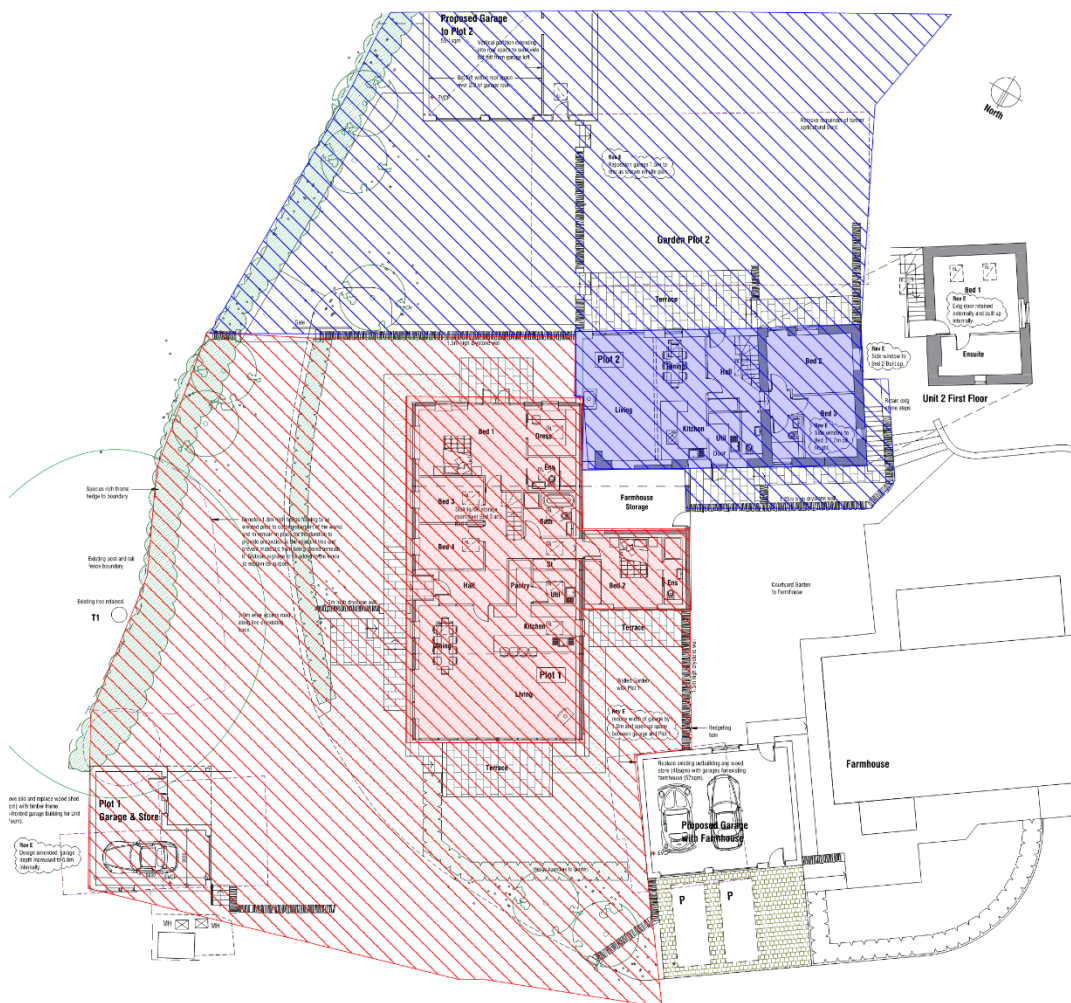
The images below show the extent of the development; the left hand side of image 1 shows the existing buildings and those that are to be retained and demolished and the right hand side of image 1 shows those that are to be retained and replaced.

Image 2 shows plot1 in red and the land associated hatched in red and plot 2 in blue and associated land hatched in blue.

Image 1



Image 2



Planning decisions 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 Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022.

The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Local Plan

The site is allocated as Green Belt within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy GB1 Protection of Green Belt
Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt
Policy GB3 Changes of Use in the Green Belt
Policy D1 High Quality Design and Place Making
Policy GD1 General Development
Policy H1 'The Number of New Homes to be Built' sets the target of new homes for the plan period 2014 to 2033 at 21,546
Policy H2 'Distribution of New Homes'
Policy H4 Residential Development on Small Non-Allocated Sites, proposals will be allowed where they comply with other policies in the Plan.
Policy T3 New Development and Sustainable Travel
Policy T4 New Development and Transport Safety
Policy SD1 Presumption in favour of Sustainable Development
Policy BIO1 'Biodiversity and Geodiversity' requires development to conserve and enhance biodiversity and geodiversity.
Policy CC1 'Climate Change'
Policy CC2 'Sustainable Design and Construction'
Policy CC3 'Flood Risk'
Policy CC4 'Sustainable Urban Drainage'
Policy CL1 'Contaminated and Unstable Land'
Policy Poll1 'Pollution Control and Protection'

SPDs

Supplementary Planning Document – Design New Housing Development
Supplementary Planning Document – Residential Amenity and Siting of Buildings
Supplementary Planning Document – Parking
Supplementary Planning Document – Sustainable Travel
The South Yorkshire Residential Design Guide (SYRDG)

NPPF

The National Planning Policy Framework December 2023 (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 there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

Chapter 13 Protecting Green Belt Land

Paragraph 152 states that, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 153 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. "Very special circumstances" will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 154 states that a local planning authority should regard the construction of new buildings as inappropriate within the Green Belt. Exceptions to this include

- 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.
- d) the replacement of a building, provide the new building is in the same use and not materially larger than the one it replaces.

Paragraph 155 states that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it, which amongst others include:

- d) the re-use of buildings provided that the buildings are of permanent and substantial construction

Consultations

Biodiversity – No objections subject to conditions.
Conservation Officer – No objections.
Contaminated Land Officer – no objections received
Drainage – No objections; details to be checked by building control on site.
Forestry Officer – no objections subject to conditions
Highways DC – no objections
Pollution Control – No objections subject to conditions.
Wortley Parish Council – no objections received
Ward Councillors – no objections received

Representations

Neighbour notification letters were sent to surrounding properties and a site notice posted adjacent to the site; one letter of comment has been received in relation to the neighbouring property holding an agricultural tie; there is no planning history in relation to this dwelling. No objections have been received.

Assessment

Principle of development

The site is located within the Green Belt where Local Plan Policy GB1 protects against inappropriate development in line with National Planning Policy. Whilst the erection of new buildings within the Green Belt are considered inappropriate development, it allows the re-use of buildings, where the building is of permanent and substantial construction, as an exception and subject to compliance with Local Plan Policies.

Each component of this application could be dealt with under separate applications, for example, as a Part 3 Class Q Prior Notification conversion, or a householder application. However, it was deemed prudent to consider the comprehensive development of the site rather than piecemeal development.

Local Plan Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt allows extensions or alteration of a building where the total size of the of the proposed and previous extensions does not exceed the size of the original building and where they are 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.

Local Plan Policy GB3 Changes of use in the Green Belt allows the change of use or conversion of buildings in the Green Belt provided that the existing building is of a form, scale and design that is in keeping with its surroundings, the existing building of a permanent and substantial construction, the new use is in keeping with the local character and the loss of any building from agricultural use will not give rise to the need for replacement agricultural building. All development will be expected to be of a high standard of design which respects the character of the existing building and its surroundings, will have no adverse effect on the amenity of local residents, the visual amenity of the area or upon highway safety and preserves the openness of the Green Belt.

Whilst the buildings formed part of the Dance Lane Farm complex and were last utilised for agricultural purposes, the photographic evidence submitted as part of the application indicates that it has not been used as such for some time. Therefore, there should be no requirement for additional agricultural buildings within the site.

The buildings have been subject to a structural survey which outlines they are of permanent and substantial construction, and with normal level maintenance and enhancement are suitable for conversion. The buildings are to be converted to 2no residential properties and associated garaging, with limited external alterations and are designed with an agricultural aesthetic giving the appearance of agricultural buildings. It is therefore considered that the proposed development is acceptable in principle and in compliance with Local Plan Policy GB3.

Visual Amenity

The existing buildings are of various sizes and construction materials and are located centrally within the plot of the former Dance Lane Farm complex.

Overall, the existing buildings being retained, including the existing farmhouse total 577m²; the buildings to be removed total 240m² (excluding building G, which has been omitted as it has no roof) and are to be replaced with buildings totalling 223m², an overall reduction in 17m².

The replacement buildings and extension are of a similar scale and footprint to those which they replace and as such are considered not to have a greater impact on the openness of the Green Belt. In order to further protect it, permitted development rights will be removed from the proposed dwellings, and permitted development rights were removed from the Farmhouse via planning permission 2009/0605.

The siting of the dwellings has been designed in a courtyard arrangement, similar to that of traditional farm layouts. With the conversion of buildings B and D and the design of the extension being designed in a traditional agricultural manner rather than having the appearance of a standard domestic property in a residential setting. While the development comprises of various construction materials, they are characteristic of farm buildings and are utilised within the complex

and consist of traditional timber cladding, metal sheet roofing, natural stone, blue slate and aluminium windows and timber doors and garage doors.

The stone steps leading to the first-floor door located on the south-western elevation of building D (plot 2) are to be retained along with the external door. The doorway is to retain its external appearance; however, it is to be built up internally, along with the ground floor window. This will ensure that the conversion of the building does not impact on the occupiers of the adjacent plot by means of overlooking, whilst retaining the historical features of the building.

An adequate amount of private amenity space has been provided which has also been kept to a minimum and is limited to the requirements of the individual plots. The plans indicate suitable levels of landscaping, along with boundary treatments characteristic of rural areas which in this instance is limited to dry stone walls and hedgerows.

The development would see the removal of a poor quality commercial/agricultural buildings and it is therefore considered that on balance the re-development of the site would enhance its immediate setting and as such would not have a detrimental impact on the openness of the Green Belt or upon the character of the area and is considered in compliance Local Plan Policies GB1, GB3 and D1.

Residential Amenity

The dwellings are located in an isolated position and not directly surrounded by neighbouring properties, however there are to be three dwellings located within this 'complex' of dwellings, the existing farmhouse, and plots 1 and 2 subject to this application. The neighbouring dwelling 'the bungalow' whilst utilising the same access is suitably separated from this group of properties.

The development is constrained in that the proposal sees the conversion of existing buildings, therefore limiting the location of openings to prevent increasing levels of overlooking to the existing dwellings. The internal layout of each plot has been designed to limit the impact on existing residents whilst ensuring adequate levels of internal space have been provided and the rooms meet or exceed the requirements of the South Yorkshire Residential Design Guide. In addition to providing an appropriate amount of external amenity space and not increasing the impact on the proposed units.

The development meets in most part, the required separation as set out in the SPD – Design of Housing Development. The dwellings are designed to be single storey, with the proposed boundary treatments providing adequate levels of screening whilst the windows of the proposed units are located a sufficient distance from the boundary not to impede levels of outlook. Concerns were initially raised in relation to the proximity of the habitable room window serving bedroom 2 of plot 1 with the rear elevation of the proposed garage to serve the Farmhouse. The width of the garage was reduced to increase the distance between the north-east corner of the proposed garage and the north-west corner of building B. It is considered the location of the garage is sufficient not to impede outlook from bedroom 2, whilst providing suitable levels of screening from the access drive.

There are windows proposed at ground and first floor levels on the north-western elevation of building D (plot 2), these are to serve the non-habitable bathroom and ensuite and as such would not increase levels of overlooking and would generally be fitted with obscure glazing. Nevertheless, a condition will be included to ensure that these windows are fitted with obscure glazing. It is acknowledged that the ground floor window on the south-western elevation serving bed3 of plot 2 is located 1.7m above floor level to reduce increasing levels of overlooking of the private amenity space associated with the Farmhouse, and generally a habitable room window of this size and location would not normally be considered acceptable. However, given that this is the conversion of an existing farm building within a complex of other buildings within a rural setting, a larger window with more domesticated boundary treatment would have a greater impact, therefore in this instance it is considered acceptable.

On balance, based on the above assessment, it is therefore considered that the proposed change of use and alterations to create 2no dwellings and associated parking are acceptable in terms of its impact on surrounding residents and in compliance with Local Plan Policy GD1.

Highway safety

The access from the highway is already established, is surfaced in a solid bound material and appears in good condition. It serves the existing farmhouse and the neighbouring dwelling and is adequate to serve the additional properties proposed. Part of the existing driveway access is compacted gravel and whilst it is normal that driveways are constructed from a solid bound material, given the existing is gravel and the distance the gravel areas are located from the highway, it is not considered to have a detrimental impact on the highway in this instance.

The scheme provides 4no parking space in the form of a double garage with 2no spaces to the front for the existing farmhouse, a single garage, with 2no open spaces to the front for plot 1 and a double garage with 2no spaces to the front and additional visitor space for plot 2, which are sufficient to satisfy the requirements of the SPD for dwellings of the relevant size with sufficient space to turn within the site to allow entry and exit to the highway in a forward gear and as such the proposal is considered acceptable in terms of its impact on highway safety.

Biodiversity and Trees

National requirements have seen the introduction of Biodiversity Net Gain (BNG). In England; BNG is mandatory under the Town and Country Planning Act 1990, whereby developers must deliver a biodiversity net gain of 10%, resulting in more or better-quality habitat than before a development. These regulations were introduced on 12th February 2024 and applied to any application submitted after this date. This application was submitted prior to this date and therefore the national BNG requirements would not apply.

The application has been supported by an ecology survey which outlines the impact on various species and potential mitigation. The submitted plans show the inclusion of various integral swift and bat boxes and a bat loft; hedgehog holes are also proposed within the dry-stone walls. The Council's ecologist has been consulted on the application and raises no objection to the information and recommendations outlined within the submitted ecology report and subject to the inclusion of additional conditions.

There are trees located along the eastern boundary with a large Sycamore tree located outside the boundary but within influencing distance of the development. The tree is located within close proximity to building F (to be demolished) and the existing access drive. The forestry officer has been consulted does not consider that the development of plot 1 garage (building 3) would negatively impact on the tree and therefore raises no objection to the development subject to the inclusion of additional conditions to protect the tree during the construction period.

Conclusion

Based on the assessment above it is considered that the proposed development would preserve the openness of the green belt, would have a high standard of design and respect the character of the existing building and its surroundings, and would not have an adverse impact on the amenity of neighbouring residents, nor would it have a detrimental impact on the character of the street scene, the non-designated assets or upon highway safety and as such is in compliance with Local Plan Policies GB1, GB3, GD1, D1 and T4 and is acceptable.

Recommendation

Approve with conditions