

Application Reference: 2025/0033 and 2025/0049

Site Address: Royd Field Farm, Royd Field Lane, Cubley, Sheffield, S36 9AW

Introduction:

This report covers two applications which are for the same works on the same site but one is for full planning permission and the other is for listed building consent. The application descriptions are as follows:

2025/0033 - This application seeks full planning permission for the conversion of stone barn to dwelling together with two new detached double garages to serve the barn conversion and listed farmhouse. Replacement of single storey side extension and replacement of upvc windows with timber frames to listed farmhouse. Creation of passing places on access track and replacement of septic tank with new package treatment plant.

2025/0049 - This application seeks listed building consent for the conversion of stone barn to dwelling together with two new detached double garages to serve the barn conversion and listed farmhouse. Replacement of single storey side extension and replacement of upvc windows with timber frames to listed farmhouse. Creation of passing places on access track and replacement of septic tank with new package treatment plant.

Relevant Site Characteristics

The site is located within a rural location off Mortimer Road to the west of Cubley. The site is accessed from an unadopted lane and the whole site is washed over with Green Belt. The site is home to a former farmstead, Royd Field Farm. The site consists of a pair of Grade II listed stone cottages located to the south of the site, a large stone barn adjacent to the north and a smaller stone outbuilding/ pigsty to the east of the site. It appears that the existing cottages have adjoining room doors providing internal access between the dwellings. It would appear that the cottages have been used as one singular farmhouse.

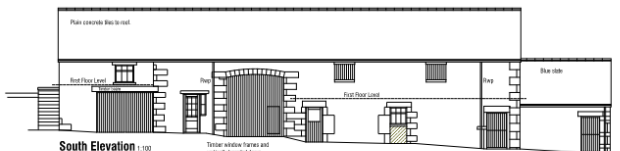
The existing cottages/farmhouse has its own curtilage depicted by a dry stone wall, and within the garden area are three timber sheds, a stone outbuilding and a septic tank. The farmhouse is two story in height, constructed in stone and has been designed with a pitched roof. There is an existing single storey side extension in render to the northern elevation which has been designed with a pitched roof.

The large barn is located adjacent to the farmhouse, is linear in design and is constructed in stone with a pitched roof. Historically the barn would have been used for agricultural purposes run by the residents of the listed cottages. It is depicted in historical maps that the barn pre-dates 1850 and was probably built around the same time as the cottages. The barn comprises a central rectangular two storey barn with a single storey side extension to the east. A set of stone steps provide access to the second storey and are located on the west elevation. To the north of the large barn are stables constructed in stone. These do not form part of the application site.

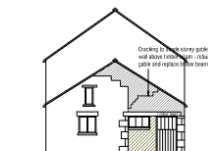
The farmhouse listing:

PENISTONE MORTIMER ROAD SE20SW (east side, off), Cubley 3/54 Two cottages at Royd Field II

Pair of cottages. Circa 1800. Coursed, squared stone. Welsh slate roof. Two storeys. One bay each. Quoins. Paired central doorways with common centre jambs and deep lintels. Three-light, flat-faced mullion window to left and right both floors. Gable copings on moulded kneelers. Rendered gable stacks. Continuous outshut to rear. Small rendered gabled addition to right return.



South Elevation 1:100



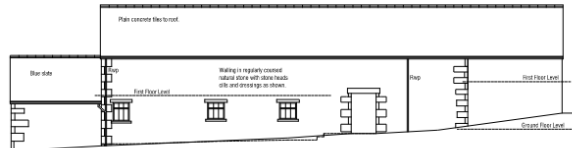
East Elevation 1:100

ROYD FIELD FARM
ROYD FIELD LANE
CUBLEY
PENISTONE
SHEFFIELD S36 9AW
SURVEY

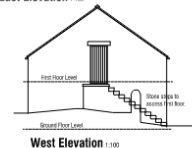
BARN

mboothdesign
 architectural design and building consultants

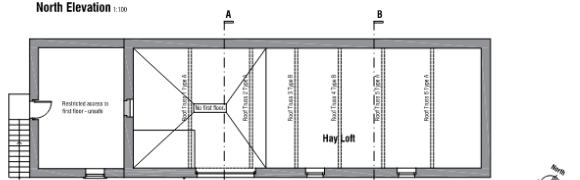
Scale: 1:100 (A1) Client: AGS
 Date: August 2023 Ref: 23.11
 Draw No: 502 Rev: A
 New A3 12.2023 - All drawings shall be East Elevation



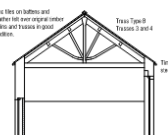
North Elevation 1:100



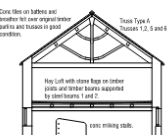
West Elevation 1:100



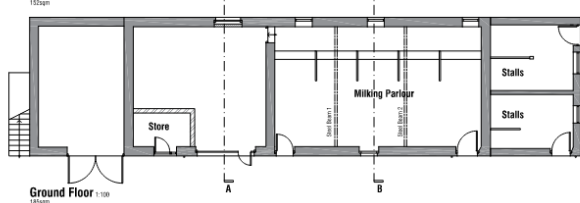
First Floor 1:100



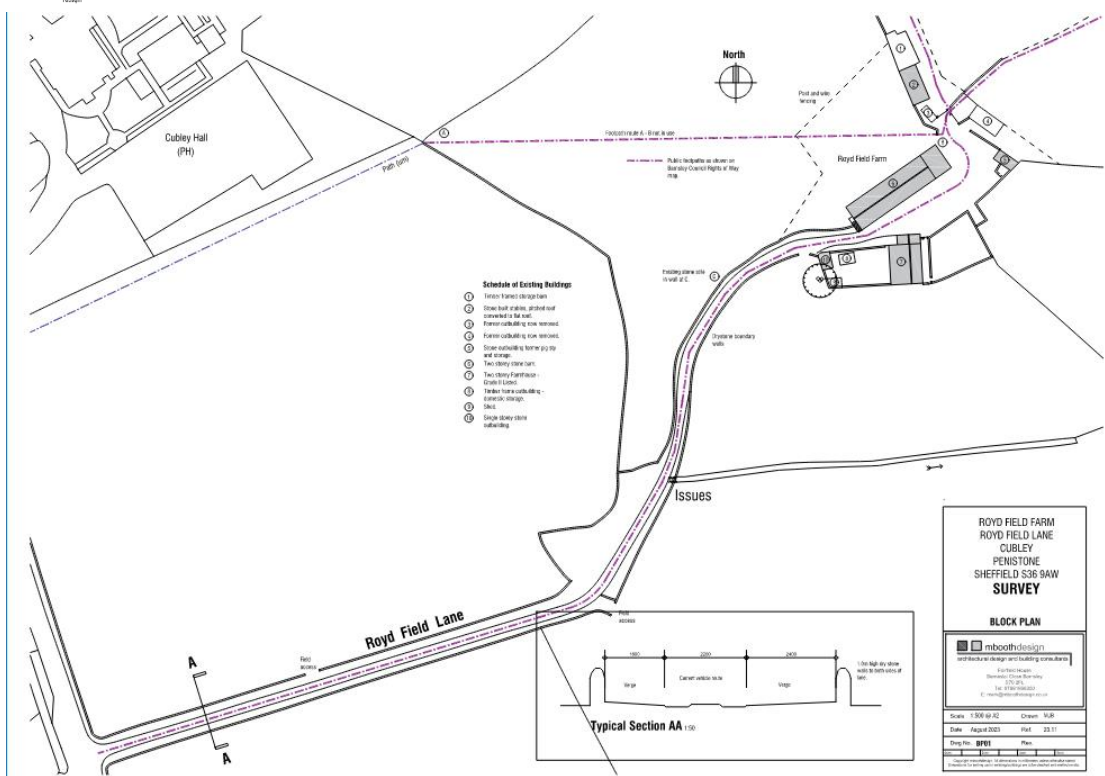
Section A 1:100



Section B 1:100



Ground Floor 1:100



ROYD FIELD FARM
ROYD FIELD LANE
CUBLEY
PENISTONE
SHEFFIELD S36 9AW
SURVEY

BLOCK PLAN

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Scale: 1:500 (A2) Client: AGS
 Date: August 2023 Ref: 23.11
 Draw No: 502 Rev: A
 New A3 12.2023 - All drawings shall be East Elevation

Site History

Application Reference	Description	Status (Approved/Refused)
2007/1183	Replacement of windows with white UPVC	Approve

Detailed description of Proposed Works

The application proposes to convert the stone barn into a dwelling and to extend the existing side extension to form a double garage. The proposal will also change the use of part of the undeveloped field/paddock to the rear of the barn to accommodate a domestic garden.

The application also proposes to renovate the existing cottages/farmhouse and erect a single storey detached garage within the site to serve the farmhouse. The renovation works to the listed cottages include the replacement of the roof, rainwater goods, windows, and doors. Additional work to the cottages involves the removal of the existing north side extension and minor interior changes. Internally, this includes the removal of part of a historic wall to create access between the sitting room and the kitchen.

The proposal to replace the modern Upvc windows (granted listed building consent in 2007), with windows manufactured from engineered timber. The design, profile, and sight lines of the windows will remain mostly the same with slim sections which are to be used to accommodate 14mm double glazed units. The replacement windows are proposed be modern and energy efficient. The windows and doors will be finished in off white - 'Winter White' RAL 000 90 00.

The existing side extension is to be removed and replaced with a slightly larger single storey side extension, constructed in stone with a pitched roof design. The extension will project 3.49m to the side and measure 6m in length and will be set back from the front of the property by 0.2m.

The changes to the interior of the farmhouse include the removal of a small section of an existing dividing wall, to create access from the proposed sitting room and kitchen/ dining room.

A new detached garage will be located to the east of the existing farmhouse. This will be constructed in stone and has been designed with a pitched blue slate roof. The garage will have parking to the front of the building. The garage will measure 6.79m x 5.3m, 2.3m to the eaves and 4.87m to the apex. To accommodate the garage the application proposes to remove a small part of undeveloped Green Belt land to created additional space to build.

An additional change was for the removal of a small section of a fireplace to increase workspace. After concerns from the Listed Building Officer the existing fireplace in the kitchen is to be retained and restored and the modern kitchen fittings are also to be removed from this area.

There are four outbuildings located within the rear garden of the farmhouse, one constructed in stone and three in timber. The three timber buildings are to be removed, and the stone building is proposed to be renovated.

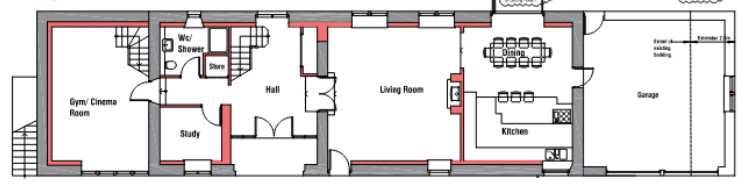
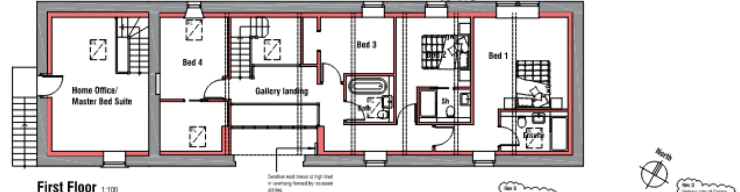
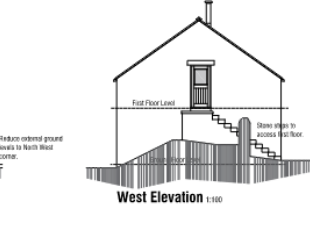
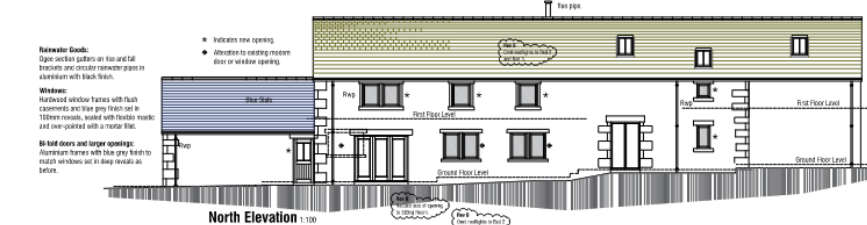
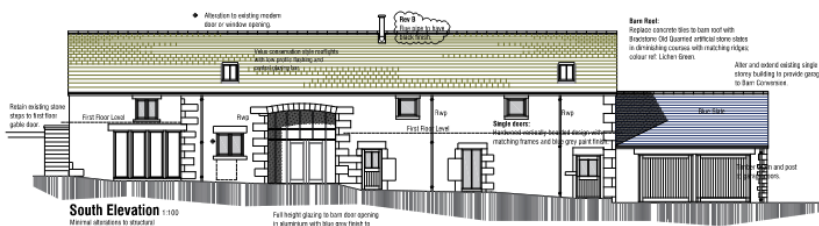
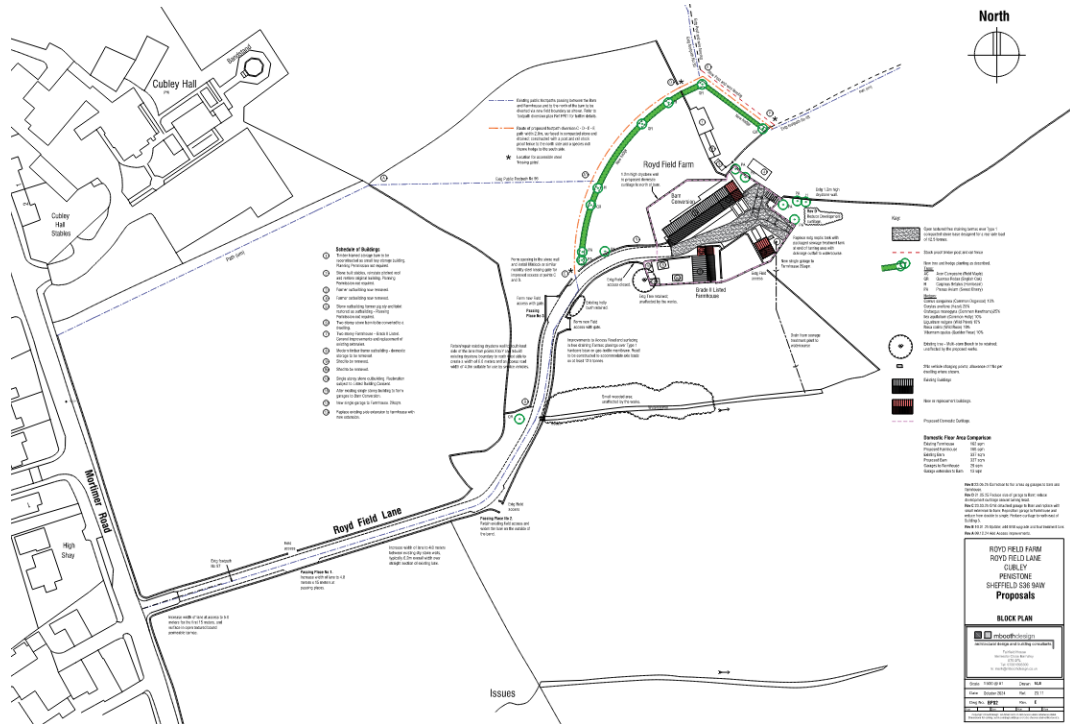
The application proposes to convert the existing stone barn into a large 4/5 bed dwelling. The proposal will provide 4 bedrooms, home office/master bedroom, gallery landing with large, recessed gallery window, a bathroom and two en-suites on the upper floor. A cinema/gym, study, large entrance hall, shower room, living room, dining kitchen and

attached double garage on the ground floor. Part of the field to the rear will be sectioned off to provide a rear garden to the north. A 1.2m high stone wall will provide a boundary to the rear. Two parking spaces will be provided at the front of the attached double garage. The existing single storey side extension will be extended to provide a double garage. The extension will project a further 2m to the side.

A 1.2m high dry stone wall will provide a boundary around the whole site. Three passing places will be created on the unadopted lane leading from the main road. A turning area will be provided for service vehicles. To accommodate the turning area a small part of the undeveloped green belt will become part of the development site to the east of the existing farmhouse in front of the existing pigsty.

The access track also serves as a public right of way. This is to be diverted around the site. This does not form part of this application.

The existing septic tank will be replaced with a packaged sewage treatment tank located at the end of the turning area.



ROYD FIELD FARM
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PROPOSALS

BARN

mbodhdesign

Architectural Design and Building Consultancy

Scale: 1:100 of 42 Sheet: 1/5

Date: 08/01/2024 Ref: 2311

Relevant policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

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.

The following Local Plan policies are relevant in this case:

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy D1: High Quality Design and Place Making.
- Policy GD1: General Development.
- Policy T4: New Development and Transport Safety
- Policy HE1: The Historic Environment
- Policy HE3: Developments Affecting Historic Buildings

- Policy BIO1: Biodiversity and Geodiversity
- Policy GB3: Changes of use in the Green Belt
- Policy GB1: Protection of Green Belt
- Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt
- Policy POLL1: Pollution Control and Protection

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Section 2 - Achieving sustainable development

Section 4 - Decision making

Section 5 – Delivering a sufficient supply of homes

Section 8 - Promoting healthy and safe communities

Section 9 - Promoting sustainable transport

Section 12 - Achieving well-designed places

Section 13 – Protecting Green Belt Land

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 15 - Conserving and enhancing the natural environment

Section 16 - Conserving and enhancing the historic environment

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPDs in this case are:

- House extensions and other domestic alterations
- Parking
- Barn Conversions
- Design of Housing Development
- Trees and Hedgerows

Penistone Neighbourhood Development Plan - BE1: Design of the built environment

South Yorkshire Residential Design Guide

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website. A site notice was sited close to the property and press notice was issued. No public objections have been raised.

PROW – Public diversion order is in progress and is welcomed along with new fencing and resurfacing which will meet public need for a more accessible route. No objections subject to informative

Conservation Officer – No objections

Biodiversity – No objections subject to conditions

Pollution Control – No objection subject to conditions

Historic England – No comments/ objections

Penistone TC – No comments received

Drainage – Happy for the details to be checked by building control.

Yorkshire Water - No comments received

Highways – No objections subject to conditions

Local Councillors – No comments received

Environment Agency – No comments received

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle

The buildings are set within the Green Belt as allocated within the Local Plan Proposals Map. Inappropriate development within the Green Belt will be refused unless it is shown that there are very special circumstances that justify setting aside local and national policy. An exception to this is Local Plan Policy GB3 which allows 'the re-use of buildings provided that the buildings are of permanent and substantial construction'. The NPPF also states 'that 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' would also not be classed as inappropriate development. The barn conversion, including the garage extension to the side, would fall into this category as the building is of a permanent and substantial construction, evidenced by the planning statement, survey and a site visit., and the works would not be considered as 'disproportionate additions'.

The external alterations proposed within the conversion are minimal and limited new build development is proposed, with the exception of small side extension to provide an attached garage and a detached single storey garage to serve the existing farmhouse. The proposal is also to remove three existing timber structures within the garden of the farmhouse, and as such the proposal would not be considered inappropriate development in the Green Belt. In terms of the use of the site for residential purposes, it is clear that the agricultural use at the site has been scaled back over the years and many of the buildings are redundant and have been removed. Given that the existing farmhouses will remain on site, the proposed residential use is compatible.

The extent of the proposed curtilage, which includes parking areas, turning areas and a rear garden area associated with the barn conversion roughly follows the extent of the site, with only a minor infringe into undeveloped Green Belt. This seems a logical boundary and is considered reasonable to serve the dwellings without resulting in any significant detriment to the openness and character of the Green Belt.

Policy: GB2 states that extensions will also be acceptable where the total size of the proposed and any previous extensions do not exceed the size of the original building, therefore the 100% rule is relevant for the existing farmhouse.

The existing farmhouse floor space to take as original build is 183.14m²; any additional extensions must not exceed this amount by more than 100%. Rooms in the roof space are not counted towards the floor area.

The original property is 183.14m²

Proposed replacement side extension	21.17m ²
Proposed garage	36.03m ²
Existing stone building to be retained	13.94m ²
Total additions old and new:	<u>71.14m²</u>
Allowance used:	39%

The proposals would not result in disproportionate additions to the original farmhouse property. In addition the proposal is also to remove three existing timber structures within the garden of the farmhouse which would benefit the openness of the Green Belt. In principle, therefore the proposed alterations to the farmhouse and domestic garage are acceptable in terms of the impact to the surrounding Green Belt and Policy GB2.

In terms of the passing places and the replacement of septic tank with new package treatment plant, the agent has confirmed that the new package treatment plans would be underground. Details of this can be conditioned. These works would not affect the openness of the Green Belt so can be classed as engineering operations that preserve its openness and do not conflict with the purposes of including land within it and therefore comply with paragraph 154 of the NPPF as not being inappropriate development.

Given the merits of the scheme outlined above, taking consideration of the impacts on the Green Belt, the balance of weight on the principle of the development is considered to be in favour of the scheme for this particular case.

In addition to the above principle of the development, any development should uphold an excellent and appropriate standard of design whilst not having a detrimental impact on other material considerations which are assessed in detail below:-

Scale, Design and Impact on the Character of the listed buildings

Policy GB3 allows the conversion of buildings in the Green Belt provided that the building is a form, scale and the design is in keeping with its surroundings; the building is permanent and substantial; the proposal is of a high standard of design respecting the character of the existing building and surroundings.

Policy HE3 seeks to preserve and enhance buildings of or impacting buildings of significant historic relevance. The proposal is proposing to convert a building of significant Grade II historic relevance and is within the setting of Grade II listed buildings therefore any changes will have an impact within this location.

Policy GB2 allows for the extension and alterations of buildings in the Green Belt providing that it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt. Extensions will also be acceptable where the total size of the proposed and any previous extensions do not exceed the size of the original building.

This application seeks permission to convert the existing two storey stone barn into a large dwelling house. The application proposes a small single storey side extension, an extension of an existing projecting a further 2m to the side. This will provide an attached double garage. The proposal is seeking to reuse existing openings with minimum new openings proposed. The new window frames will be timber and overall, the proposals are not

expected to detract from the historical significance. The barn conversion will also replace the existing concrete roof slates with artificial stone slates ensuring the proposal is more in keeping with the surroundings.

The overall changes to the existing barn are considered to be acceptable and would improve the appearance of the existing unused barn. The extension to the barn is small scale and as a result is not expected to harm the openness of the Green Belt, as the changes to the building are fairly minor and in keeping with the existing residential use on site.

The application also proposes changes to the listed farmhouse within the site. The changes involve the replacement of an existing single storey side extension with a more coherent extension of matching stone. The application will also see the removal of three out of the four detached timber buildings which are in a poor state of repair. The application also proposes some internal works to enable the cottages to be used fluidly as a single dwelling and also allow for the transformation of the building for modern-day living.

A detached single garage is also proposed to serve the farmhouse, which will be constructed in matching materials, and adhere to the design principles within SPD: House Extensions. When calculated together the existing stone outbuilding and proposed extensions do not equate to more than the size of the original footprint and therefore are in compliance with Policy GB2.

In terms of the impact on the listed buildings the scheme has been subject to amendments to ensure it has a sympathetic impact. The Conservation Officers comments on the final plans were:

“We’ve had a look at the latest amended plans dated 070725 and these look fine. All details (materials and approaches etc.) are as required and sympathetic with the listed building and its setting. The plans are very detailed and so conditions are not necessary”

The proposed changes have been taken into consideration and have been assessed by the Council’s Conservation Officers and have been found acceptable in terms of Local Plan Policy HE3.

An existing stone wall depicts the yard associated with the farmstead. The proposal does extend beyond this into undeveloped Green Belt in parts however the extent of this has been significantly reduced throughout the course of the application process. Although extending out into the undeveloped Green Belt is not usually encouraged, the proposed infringement is small scale and will provide a reasonably sized garden area for the barn conversion and a turning area for service vehicles. The proposed boundary roughly follows the extent of the site, with only a minor infringe into undeveloped Green Belt. This is considered reasonable to serve the dwellings without resulting in any significant detriment to the openness and character of the Green Belt.

The overall changes are considered to be acceptable and would improve the appearance of the buildings. The changes would not harm the openness of the Green Belt nor have a significant impact on both the listed building and the setting of the listed building, as the buildings are existing and the changes to the buildings would appear fairly minor. The proposals are therefore acceptable in accordance with Policy D1, GB2, GB3, HE3

Substantial weight has been given to the visual impact of the proposal

Impact on Neighbouring Amenity

The proposal is to convert the existing barn into a separate dwelling located directly adjacent to the farmhouse. Due to the orientation of the farmhouse in relation to the barn any habitable room windows on the front elevation are not expected to cause any overlooking or privacy issues to the occupiers of the farmhouse.

The farmhouse is proposed to have a side extension on the elevation facing the barn. The side extension will provide a boot room and utility. Again, taking into consideration the orientation of the buildings and the proposed non habitable side windows to the farmhouse extension there is no loss of privacy expected.

The farmhouse has previously been used as one dwelling however the existing internal arrangements do not aid fluid movement within the property. As part of the proposed changes the configuration of the internal spaces and walls will be altered and although the arrangement of the internal structure is proposed to alter slightly it is not expected to negatively impact on the existing residential amenity. It will, however, allow the building to function as one single dwelling more fluently.

The proposed barn conversion will introduce residential accommodation for a single dwelling. The size of the proposed rooms are acceptable, and the provision of amenities is over and above what would be expected for a single dwelling in line with the planning principles set out within the South Yorkshire Residential Design Guide.

The proposals are therefore in compliance with Policies GD1, D1, and GB2 of the Local Plan, SPD: House Extensions and other Domestic and SPD: Design of Housing Development and the South Yorkshire Residential Design Guide.

Substantial weight has been given to residential amenity

Highways

The site is accessed from Mortimer Road via Royd Field Lane which is in the form of an unmade access track of single vehicle width, it also forms part of the Public Rights of Way network being designated as Penistone Footpath no.97.

Mortimer Road is a single carriageway road and is subject to a speed limit of 30mph within the vicinity of the access junction with Royd Field Lane. To the north, Mortimer Road leads into the centre of Penistone at a distance of approx. 1.5km from the site. A bus stop is located on Mortimer Road approx. 400m from the site with a single bus service in operation.

The proposals comprise the modernisation of the existing farmhouse dwelling and the conversion of the adjacent barn into a four-bedroom dwelling. The proposed parking arrangements are acceptable in terms of provision for the developments.

The submitted supporting information suggests that the proposed conversion of the barn from agricultural to residential use would likely result in fewer vehicle movements, notwithstanding this, the proposals include access improvements in the form of widening and resurfacing works for the first 15m of Royd Field Lane from the junction with Mortimer Road as well as the provision of three passing places interspersed along the Royd Field Lane access track.

The proposed site layout includes adequate parking and turning provision, including sufficient room for service/emergency vehicles to turn within the site. No details have been provided in terms of refuse collection, however, it is assumed that the new dwelling would

use the same arrangements already in place for the existing farmhouse dwelling. This has been assessed by the highways department and has been deemed acceptable.

Taking into consideration the proposed access improvement works, and that there would likely be no intensification of use of the site the proposals are considered acceptable in accordance with SPD: Parking and Policy T4 of the Local Plan

Considerable weight has been given to highway safety

Biodiversity

Ecology reports have been submitted in support of the application. The Ecology Officer has reviewed all of the updated ecological information submitted by the applicant and is content that sufficient information has been provided. The Ecology Officer states:

‘A statutory metric, condition assessments, EclA and bat survey report have been provided to support the application. Habitat creation and enhancement proposals have also been provided.

Bat surveys were initially undertaken in 2023 and were considered to be out of date to support the application. As such additional bat activity surveys have been undertaken and in the current survey season and have shown that both buildings do not currently support roosting bats. Relatively low levels of foraging and commuting bats were also recorded during the survey’. The Ecology Officers have considered the findings and are satisfied with the outcomes. ‘However, it was noted that if a period of approximately 18 months lapses between the granting of permission and commencement of the development, updated bat activity surveys may be required as bats are a transient species and can utilise roosting features at any time.

Barn owl have been noted to roost in the old pigsty building on site. Whilst fresh evidence was not recorded during the most recent survey, mitigation for the loss of roosting space will be required, as the building is to be restored for use as an outbuilding’. This will be conditioned to the satisfactory to the biodiversity officer.

‘The dominant habitat on site comprises other neutral grassland. Some of this will be retained and enhanced good condition to ensure a minimum 10% net gain. The remainder of the habitats post development includes developed land, scattered trees, vegetated garden and hedgerows. The metric currently indicates that the development will result in a 10.64% gain in habitat units. No hedgerows were recorded within the baseline, however, 0.219 km of species rich hedgerow is also proposed within the development’.

Subject to the above, the proposal is considered acceptable when measured against policy BIO1 of the Local Plan.

Public Right of Way

The Public right of way is located on the unadopted road. This is to be re-directed. This does not form part of this planning application. The Council’s Public Rights of Way team have been consulted and welcome the diversion.

Other Considerations

The site is not in an area at high risk of flooding and the drainage officer has confirmed that drainage can be dealt with by building control. The Pollution Control team have not raised any concerns regarding contamination. To ensure that unreasonable noise issues do not occur during construction, a condition will be added to the decision notice. The proposal also states that the septic tank will be replaced with a new package treatment plant. The agent has confirmed that this will be underground but as there are no specific details provided regarding this change a condition will ask for further details to ensure the impact to the surrounding Green Belt is considered.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and is therefore recommended for approval.

RECOMMENDATION: Approve subject to conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

It has been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application. The proposal has been significantly amended and as a result is now acceptable.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.