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2024/0343

**Stones**

**2 Fieldhead Manor, Elmhirst Lane, Dodworth, Barnsley, S75 4LD**

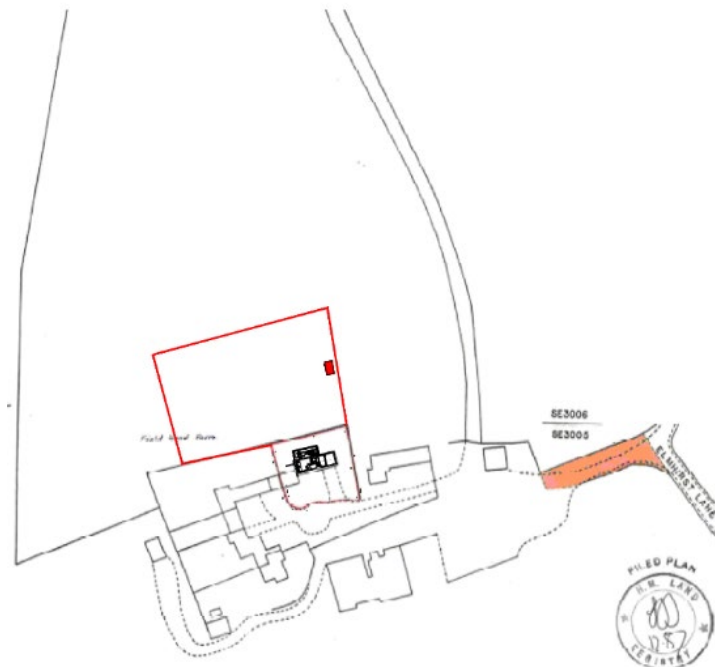
**Construction of ancillary outbuilding.**

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### **Site Description**

This application relates to the centre plot to the north of a converted farmhouse complex, which has now been divided into several dwellinghouses. The farmhouse in question lies to the east of, and is attached to, 3 Fieldhead Manor, a grade II-listed building first listed in 1982.

The application site lies at the north side of Elmhirst Lane in what used to be Field Head Farm, immediately adjacent to Silkstone Golf Club. The surrounding street scene is made up of other converted townhouses, cottages and barns which are all stone-built and listed. Access is gained to the largely secluded set of properties firstly by Elmhirst lane, which runs parallel to the border of the golf course leading to a car park for the club house. Access to the properties themselves is then gained via this car park.



## Planning History

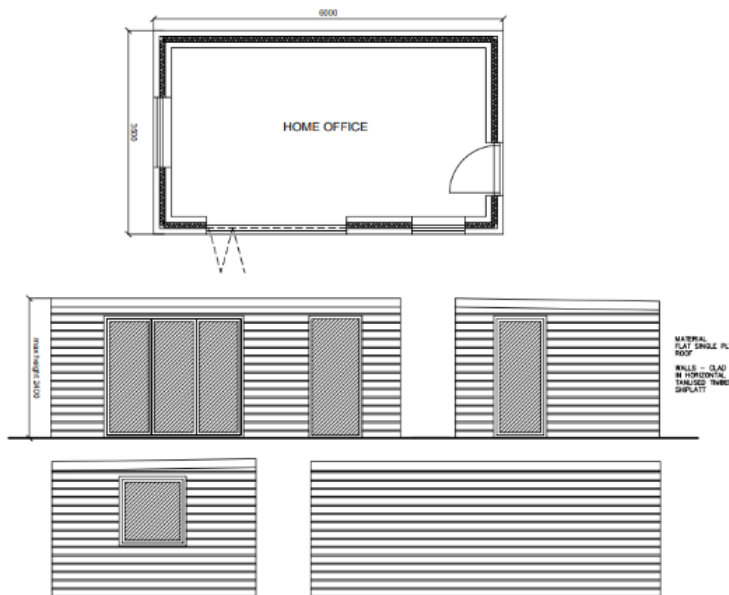
There are several previous planning applications associated with this site. However, the most recent and relevant applications are as follows:

1. 2023/0696 – Removal of existing extension and conservatory, erection of replacement orangery extension, conversion of half of garage into habitable space with arched windows, internal alterations, and replacement windows (Listed Building Consent) (Amended Plans and Description). – Approved.
2. 2023/0697 – Removal of existing extension and conservatory, erection of replacement orangery extension, conversion of half of garage into habitable space with arched windows, internal alterations, and replacement windows (Amended Plans and Description). – Approved.

## Proposed Development

The applicant is seeking permission for the erection of a single storey detached outbuilding.

The proposed outbuilding would measure approximately 3.5 metres by 6 metres and would adopt a flat roof with a total height of approximately 2.4 metres. The outbuilding would be clad in horizontal tanalised timber shiplap. The outbuilding would be used as an ancillary home office.



**BW**

**AD**

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2 FIELD HEAD MANOR, ELMHIRST LANE, SILKSTONE, BARNSLY S75 4LD

PROPOSED ANCILLARY OUTBUILDING

SCALE 1:50 @A3

JULY 23

11-0523-WDZ

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## **Policy Context**

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which 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 Allocation – Green Belt

The site is allocated as Green Belt within the adopted Local Plan. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***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 GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy HE1: The Historic Environment.***
- ***Policy HE3: Developments affecting Historic Buildings.***
- ***Policy T4: New Development and Transport Safety.***

### Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***

### National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- ***Section 12: Achieving well-designed and beautiful places.***
- ***Section 13: Protecting Green Belt land.***
- ***Section 16: Conserving and enhancing the historic environment.***

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

Paragraph 153 of the NPPF 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 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- 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, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
  - not have a greater impact on the openness of the Green Belt than the existing development; or
  - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

#### Planning (Listed Buildings and Conservation Areas) Act 1990

- ***Section 16: Decision on application.***
- ***Section 66: General duty as respects listed buildings in exercise of planning functions.***

#### Other Material Considerations

- ***South Yorkshire Residential Design Guide 2011.***

#### **Consultations**

Conservation Officer – No Objection.  
Forestry Officer – No objection.

#### **Representations**

Neighbour notification letters were sent to surrounding properties and the application was advertised by way of a site notice, expiring 3<sup>rd</sup> June 2024, and a press notice, expiring 7<sup>th</sup> June 2024.

No representations were received.

## **Assessment**

### Principle of Development

Extensions and alterations to a domestic property and the erection of outbuildings within a domestic curtilage are acceptable in principle provided that they will remain subservient to the host property, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety, and would conserve and enhance the significance and setting of the borough's heritage assets.

The application site is in the Green Belt. Extensions and alterations to existing buildings and their curtilage in the Green Belt are acceptable if they would not have a harmful impact on the appearance or character and will preserve the openness of the Green Belt.

Whilst the above principle of development would be acceptable in relation to a domestic property and its domestic curtilage, it is considered that the proposed outbuilding would not be located within the domestic curtilage of the application property and would therefore constitute inappropriate development in the Green Belt. Paragraph 152 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The NPPF further states that substantial weight is given to any harm to the Green Belt and '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

The proposed outbuilding would be located approximately 35 metres to the north of the application property. Based on historic aerial maps from 2002, 2009 and 2013 this land has the appearance of pasture or grass land and given the historic use of the application property and surrounding buildings as agricultural buildings it is likely that the land had an agricultural use. Moreover, Land Registry documents show the land being purchased by the current occupier(s) of the application property in 2023 and whilst it is acknowledged that there appears to be some recent incursions to use the land for domestic purposes, this does not lawfully change the use of the land which is in the Green Belt and planning permission would be required.

A full planning application would be required to change the use of the land to be used for domestic purposes. However, Local Plan Policy GB3: Changes of use in the Green Belt, states that the local planning authority will not generally allow the change of use of Green Belt land to extend residential curtilages for use as gardens. As such, the principle of development of any such proposal would not be considered acceptable.

### Green Belt Assessment

Extensions and alterations to an existing domestic property are acceptable in principle provided that cumulatively they would not amount to more than a doubling of the size of the original building.

Outbuildings will not be taken into account when calculating the original floor space but will be taken into account when calculating the cumulative additions to the original dwellinghouse.

The application property and other properties located on Fieldhead Manor were former agricultural buildings that were converted to a residential use under planning applications B/82/1814/DO and B/82/1815/DO/LB. The policy will therefore be applied to the converted property.

The application property has an approximate gross floor space of 310.3 sqm (measured externally). A single storey rear extension with an approximate floor space of 49.7 sqm was approved under planning application 2023/0697. The proposed outbuilding would have an approximate floor space of 21 sqm. The total cumulative additions of the application property would amount to approximately 70.7 sqm. Therefore, in considering the openness of the Green Belt, the proposal would not amount

to more than a doubling of the size of the original building, in accordance with Local Plan Policy GB2: Replacement, extension, and alteration of existing buildings in the Green Belt.

However, the proposal is not considered to be located within the domestic curtilage of the application property and is therefore considered to be inappropriate development in the Green Belt, contrary to *Local Plan Policy GB1: Protection of the Green Belt*.

### Residential Amenity

Proposals for the erection of outbuildings within the curtilage of a domestic property are considered acceptable if they would not adversely affect the amenity of neighbouring properties.

The proposed outbuilding would be located approximately 35 metres to the north of the application property and would be erected adjacent to (approximately 2 metres from) the east boundary and land to the rear of 1 Fieldhead Manor. The existing east boundary treatment comprises mixed vegetation and mature trees which are likely to contribute to any existing overshadowing impacts in this area. It is therefore not considered that the proposal would result in significantly increased levels of overshadowing.

New glazing would be limited to the north, west and south facing elevations of the proposed outbuilding. All glazing would face into the application site and away from surrounding neighbouring properties, and existing boundary treatments comprising mixed vegetation and mature trees would likely continue to provide an acceptable amount of screening which could maintain levels of privacy to a reasonable degree.

The proposal would not result in reduced levels of outlook.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and is considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity. However, a proposal that is considered acceptable regarding residential amenity does not warrant the approval of a scheme that is considered to constitute inappropriate development in the Green Belt and where the principle of development is considered unacceptable

### Design, Heritage and Visual Amenity

Sections 16 (2) and 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

The application property is not itself a listed building. However, it is attached to 3 Fieldhead Manor, a grade II-listed building first listed in 1982. The farmhouse in question displays a strong agricultural character reminiscent of its former use, though it is acknowledged that the works associated with the initial conversion of the agricultural buildings that form the complex, and various development since has had some impact to the historic fabric, resulting in extreme change in some instances with buildings being relatively modern internally with limited vestiges of historic fabric on display.

The proposed outbuilding would be a relatively small and contemporary building that would not be particularly reflective of the character and appearance of the main dwelling. However, the outbuilding would be located approximately 35 metres to the north of the application property and the proposed timber cladding would likely appear recessive and should weather back substantially. Moreover, it is considered that the area where the outbuilding would be erected contributes less to the historic setting than it once did and consequently, the area is considered to be less sensitive to the small amount of change the proposal represents, especially in a setting that is already heavily altered. The Conservation Officer was consulted on the proposal and raised no objection.

The proposal is therefore considered to conserve or enhance the character or appearance of the building in accordance with Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is considered acceptable and in compliance with *Local Plan Policy HE1: The Historic Environment*, *Local Plan Policy HE3: Developments affecting Historic Buildings*, and *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity. However, a proposal that is considered acceptable regarding visual amenity does not warrant the approval of a scheme that is considered to constitute inappropriate development in the Green Belt and where the principle of development is considered unacceptable

### Highway Safety

The proposal would not impede existing parking arrangements and would not result in a requirement to provide additional off-street parking spaces.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety. However, a proposal that is considered acceptable regarding highway safety does not warrant the approval of a scheme that is considered to constitute inappropriate development in the Green Belt and where the principle of development is considered unacceptable.

### Trees

The Forestry Officer was not formally consulted on this application. However, discussions were held due to mature trees located on the east boundary. As a result of those discussions, the Forestry Officer raised no objection as site photos provided appeared to show that some development works had commenced to form the base for the proposed outbuilding.

### Conclusion

The local planning authority does not consider the proposed outbuilding to be located in the domestic curtilage of the application property. Planning permission would be required to use the land to the north of the application property for domestic purposes. However, the local planning authority does not consider the principle of development for such a proposal to be acceptable and no very special circumstances have been provided that would outweigh the inappropriateness.

The local planning authority therefore considers this proposal to be inappropriate development in the Green Belt, contrary to *Local Plan Policy GB1: Protection of the Green Belt*. In addition, no very special circumstances have been provided which would clearly outweigh the substantial harm caused to the Green Belt by inappropriateness, contrary to paragraphs 152 and 153 of the NPPF.

**Recommendation -  
Refuse**