
2020/1435

Mr E Hague

Conversion of existing building to dwelling

Land adjacent Spring Bungalow, Old Mill Lane, Thurgoland, Sheffield, S35 7EG

Site Description

The site of the proposed development is located adjacent to Spring Bungalow off Old Mill Lane in the village of Thurgoland.

The overall site is generally a rectangular shaped area of land and is currently enclosed with post and rail fencing as well as natural stone walls. Access to the site is gained via a gated entrance directly onto Old Mill Lane between Spring Bungalow and Avalon. This access also serves to provide access and egress to the adjacent land.

The site slopes down from Old Mill Lane across the site towards the river to the south of the land. The closest property to this building is Spring Bungalow, which is located at a higher level than the application building roughly at the same level as Old Mill Lane. The building that is to be converted is set at a much lower level than that property with a bank of trees to the rear of the building between it and the highway.

The building that is to be converted on this site is constructed of a mixture of red facing bricks and blockwork with timber trusses and purlins to the roof supporting corrugated roofing sheets to the roof.

Proposed Development

The applicant seeks permission for the conversion of the existing building to a 3 bedroom domestic dwelling, laid out over the ground floor, utilising the existing openings to the front of the building and limiting the inclusion of new openings.

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.

Local Plan

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

GB1 Protection of Green Belt

GB2 Replacement, Extension and Alteration of Existing Buildings in the Green Belt
GB3 Changes of Use in the Green Belt
SD1 'Presumption in Favour of Sustainable Development'
GD1 'General Development' provides a starting point for making decisions on all proposals for development setting out various criteria against which applications will be assessed.
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
H2 'Distribution of New Homes'
H4 Residential Development on Small Non-Allocated Sites, proposals will be allowed where they comply with other policies in the Plan.
Policy T4 'New Development and Transport Safety'
Policy D1 'High Quality Design and Place Making'
Policy BIO1 'Biodiversity and Geodiversity' requires development to conserve and enhance biodiversity and geodiversity.
CC1 'Climate Change'
CC2 'Sustainable Design and Construction'
CC3 'Flood Risk'
CC4 'Sustainable Urban Drainage'
CL1 'Contaminated and Unstable Land'
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 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.

Paragraphs 147 - 150 of the NPPF are relevant to this application:

Proposals affecting the Green Belt

Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

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.

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, however there are exceptions to this, which amongst others include:

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

Previously developed land is defined within the NPPF as: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes land that is or was last occupied by agriculture or forestry buildings.

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. These are (amongst others);

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

Consultations

Highways – No comments received

Drainage – no objection; happy for drainage to be checked on site by building control

Pollution Control – no objections

Air Quality Officer – No objections subject to conditions

Biodiversity – no objections

Tree Officer – no objections subject to conditions

Parish Council – no objections

Yorkshire Water – no comments received

Environment Agency – no comments received

Ward Councillors – no comments received

Representations

The application was advertised by a site notice, one letter of comment has been received in relation to the historic damage and the potential damage to the boundary wall and any damage being the responsibility of the developer.

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, the re-development of previously developed land is considered an exception under National Planning Policy and subject to compliance with Local Plan Policies.

Policy GB3 states that the conversion of buildings in the Green Belt are acceptable where the existing building is in keeping with its surroundings, the existing building is of a permanent and substantial construction and the new use is in keeping with the local character and the appearance of the building.

A structural survey has been submitted which states that the building does not need major or complete reconstruction with the exception of the inclusion of a new roof.

Visual amenity

The premises are located adjacent to the northern boundary of the site, built into a banking and surrounded by trees, and comprises of a pitched roof, block building, with metal sheeting roof.

As mentioned previously the site is located within a banking with land falling towards the river Don to the south.

It is considered that due to the topography of the site the conversion of the building would not have a detrimental impact on the openness of the green belt; in addition, the building is located within an area which is characterised by detached residential properties, laid out in a linear manner.

An adequate amount of private amenity space has been provided which has also been kept to a minimum; the amenity space does not extend any further into the green belt than the footprint of the existing access track and concrete pad to the front of the building. The plans indicate that the existing trees are to be retained which would provide screening of the domestic property and any domestic paraphernalia located in the garden from the wider views from the south.

In addition, the building is located such that it would not be highly visible from the highway to the north, with the trees within the embankment providing screening.

The access appear to be in reasonable condition, albeit grassed over, any treatment to this could have an impact on the openness of the green belt, however a landscaping condition requiring hard and soft landscaping details will be included and it will be expected that any treatment to the access will be covered by this condition.

The proposed dwelling has been designed to take advantage of the existing openings within the building which are designed with the appearance of stable doors and would have the appearance of an equestrian style building rather than the erection of a new dwelling which is in keeping with the area

The development would see the removal of a poor quality commercial and agricultural building 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 and D1

Residential Amenity

The siting of the building is constrained in the respect that the building is to be converted without the need for alteration or extension, however, it has been designed so as to not impact on the outlook or increase overlooking of the property to the east, Spring Bungalow.

The internal layout has been designed to ensure 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, an appropriate amount of external amenity space has been provided.

As such the proposed complies with the external amenity spacing standards as set out in the Design of Housing Development SPD and is in accordance with Local Plan Policy D1.

Highway Safety

The access is already established and appears in reasonable condition, albeit grassed over which serves the application site; the access would only serve the proposed dwelling and as such would not be required to be built up to adoptable standard. The existing building appears to have had a past use as part stables/part livestock and if this were to be brought back again then it would generate traffic movements itself. The use as a single dwelling is not therefore considered to intensify the use of the access significantly over and above its previous use.

The scheme provides parking area to the front of the property to satisfy the requirements of the SPD for a dwelling of this size.

Ecology and Trees

The bat survey was undertaken and states that whilst no bat roosts were found on site, there was evidence of bird nesting within the building, in order to enhance the ecological value of the site and in accordance with the aims of the National Planning Policy Framework, it is suggested that an integrated bat brick and two bird nesting boxes are incorporated within the development.

The Biodiversity Officer was consulted on the application and raised no objections to the content or recommendations within the bat survey; a condition will be included to specify the full details and timetable for implementation of the bat brick and bird boxes.

Other Issues

The proposed dwelling is located within Flood Zone 1; however, the proposal falls outside of the parameters for a flood risk assessment.

The scheme is for the conversion of an existing building and it is not considered to give rise to flooding elsewhere.

BMBC drainage and have raised no objection to the proposal and whilst Yorkshire Water were consulted on the application, they made no comments in relation to the scheme.

SPD Sustainable Travel requires that new developments provide electric vehicle charging points (EVCP) within the scheme and as a minimum, residential schemes should provide 1 charging point per unit. No details have been provided in relation to EVCPs however a condition can be included requiring the information to be submitted prior to the occupation of the dwelling.

Recommendation

Approve - Subject to Conditions