# PROPOSED TOWN & COUNTRY PLANNING APPLICATION FOR CONVERSION OF KENNELS INTO A SINGLE DWELLING

**AT**

**LODGE LANE, WORTLEY**

**SHEFFIELD**

**For**

**WHARNCLIFFE ESTATES**

## DESIGN AND ACCESS STATEMENT

**Prepared by**

WHITE AGUS LIMITED

**Description**

The site is in a rural location within the Green Belt. Until the demise of fox hunting, if was used to kennel and exercise the hounds of the Wharncliffe Hunt

The building itself has a modest portal frame with low level external blockwork walls with timber cladding above, all under a corrugated sheeting roof.

The building stands alone on the western side of Lodge Lane and is separated from the highway by a grassed verge and stone wall.

There are trees within the grassed margin to the road and details are included in the Arboriculture Report.

The site boundaries currently consist of stone walls, of differing heights and timber field fences.

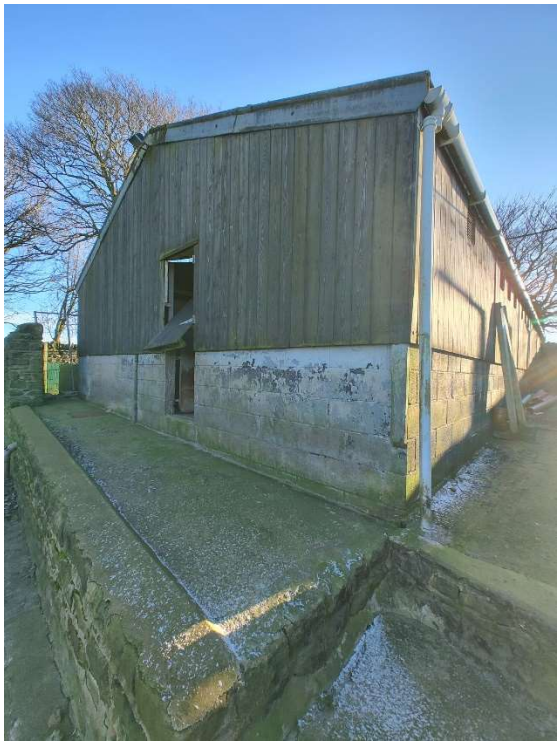
Ther closest property is The Lodge, situated on the opposite side of Lodge Lane to the south east.



SITE



*EXISTING VIEW FROM THE EAST*



VIEW FROM NORTH WEST



VIEW OF INTERIOR

**Proposed Development**

The applicant is seeking approval to convert the kennel building and associated exercise areas into a single residential dwelling with associated garden space and parking.

External alterations are proposed to the building by adding fenestration and external cladding with materials entirely in keeping with the Green Belt location. There are no proposals to increase the floor area or to raise the ridge or eaves heights of the exiting building.

**Policy Context**

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.

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.

**Local Plan**

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).

In reference to this application, the following policies are relevant:

Policy SD1 Presumption in favour of Sustainable Development – sets out principles when considering development proposals.

Policy GD1 General Development – sets out appropriate proposals for development.

Policy D1 High quality design and place making – sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

The site is in the Green Belt as shown on the adopted Local Plan, where Local Plan Policy GB1 protects land from development in accordance with national green belt policy.

Policy GB2 allows for the replacement, extension and alterations of existing buildings in the green belt.

Policy GB3 allows for changes of use to buildings in the Green Belt.

Policy T4 New Development and Highway Improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

SPDs

• Design of Housing Development

• Parking

• Trees and Hedgerows

**Ecology**

A Preliminary Bat Roost Assessment has been submitted with the application and concludes that "The building is assessed as having **negligible potential** for roosting bats in line with the Bat Conservation Trust's 'Good Practice Guidelines'. Therefore, no further surveys or licencing will be required."

**SYMAS** –

Conversions are exempt from the Coal mining risk assessment requirement provided no substantial ground works are required.

**Local impact**

There are no close neighbours associated with this application as, at the time of the application The Lodge was unoccupied.

**Assessment**

**Principle of development**

The proposal involves the conversion of a substantially built kennel building into one dwelling. The site is in the Green Belt as allocated on the adopted Barnsley Local Plan where inappropriate development is, by definition, harmful and should not be allowed except in very special circumstances.

Local Plan Policy GB3 does, however, allow for changes of use of existing buildings in the Green Belt, subject to various criteria. In terms of the change of use of the existing building, the structural elements of the building are to be retained and the building does not need major or complete reconstruction for the proposed new use.

Whilst the kennels have been used for the keeping of hounds, this is not an agricultural use. The site is remote and other uses, such as business uses, are unlikely to be successful in such a location in this small building.

Given the separation of the building from the existing dwellings, a residential use of the building is not inappropriate.

The proposed alterations have been sensitively designed and the proposed new use is in keeping with the rural nature of the site.

When measured against local and national planning policy the proposed change of use is acceptable.

**Impact on the Green Belt**

As covered above, the development is classed as redevelopment of an existing building in the Green Belt and permission has been previously granted by the LPA for similar conversions.

Part of the site will be changed from dog exercise areas, with the associated activity and paraphernalia, into residential curtilage (i.e. the dwelling's garden). The change of use will not lead to an increase in suburbanisation by the rear garden holding garden paraphernalia such as washing lines and seating.

The garden area proposed as shown on the site plan is quite small and proportional to the proposed dwelling itself. Given the very rural nature of the site, and its previous use, a dwelling of this size with the proportioned garden is not considered to have a significantly detrimental impact on the openness of the Green Belt.

The scale of the building will not change, and the proposed visual enhancements will have no impact upon the openness of the Green Belt.

Additionally, the access into the site will be off an existing hard surfaced highway leading to a hard-surfaced parking area. No significant hard surfacing will be required for the new residential use and the curtilage has been limited in line with the previous use.

In conclusion, the impact upon the openness of the Green Belt will be very limited.

The change of use is likely to lead to reduced disruption, noise, vehicular movements, and any introduction of domestic paraphernalia will not be significantly detrimental.

The proposal is therefore in compliance with Local Plan Policy GB1 and GB2 and is acceptable in terms of the impact on the Green Belt.

**Visual Amenity**

There are proposed improvements to the external appearance that are necessary for the conversion to be appropriate as a dwelling.

Once converted, the scale of the building will be the same and appearance will not be largely different to what is there currently, apart from its usage.

There will not be any significant impact upon the openness of the Green Belt from the proposed residential use .

There are limited views to the property from surrounding areas due to its location and any residential paraphernalia would be contained within the site.

The proposed use would not generate significant additional activity at the site in accordance with policy GB3. Indeed, it is likely that the level of potential activity associated with kennels will be less as a dwelling.

As such, the proposed development is in compliance with Local Plan Policy D1: High Quality Design and Place Making.

**Impact on Ecology/Biodiversity** A bat survey has been submitted with the application and concludes that ‘no evidence of bat presence was recorded within the surveyed building’.

It was concluded that no additional bat surveys or ecological assessments are necessary.

**Impact on Trees**

A Tree Report has been submitted with the application. The development is in relation to the conversion of an existing building and will have little impact on any adjacent trees.

**Highway safety**

Sufficient room has been included in the site for the parking of 2 off-street parking spaces for the development in line with the South Yorkshire residential Design Guide

Local Plan Policy T4: New Development and Transport Safety and SPD:

Parking is considered acceptable in terms of highways safety.

**Residential Amenity**

There are no adjacent neighbours which would be affected in any way by this development. The building is not being extended or altered in any way (apart from internally) and the impact upon the nearby dwelling is therefore fairly limited and not detrimental in accordance with policy GB2