



**Supporting Planning Statement and
Heritage Impact Assessment**

Willow House

High lane

Ingbirchworth

Erection of Single Dwelling

Introduction

This statement has been produced by AKPlanning in support of a planning application for the erection of a single dwelling on land opposite Willow House, High Lane, Ingbirchworth. It will identify relevant planning policy, describe the proposal and how it complies with that policy. In particular it will address green belt policy.

It will also provide a Heritage Impact Assessment as the site lies within the Ingbirchworth Conservation Area.

Site Location and Description

The aerial and photograph and map below/over show the sites location and appearance.



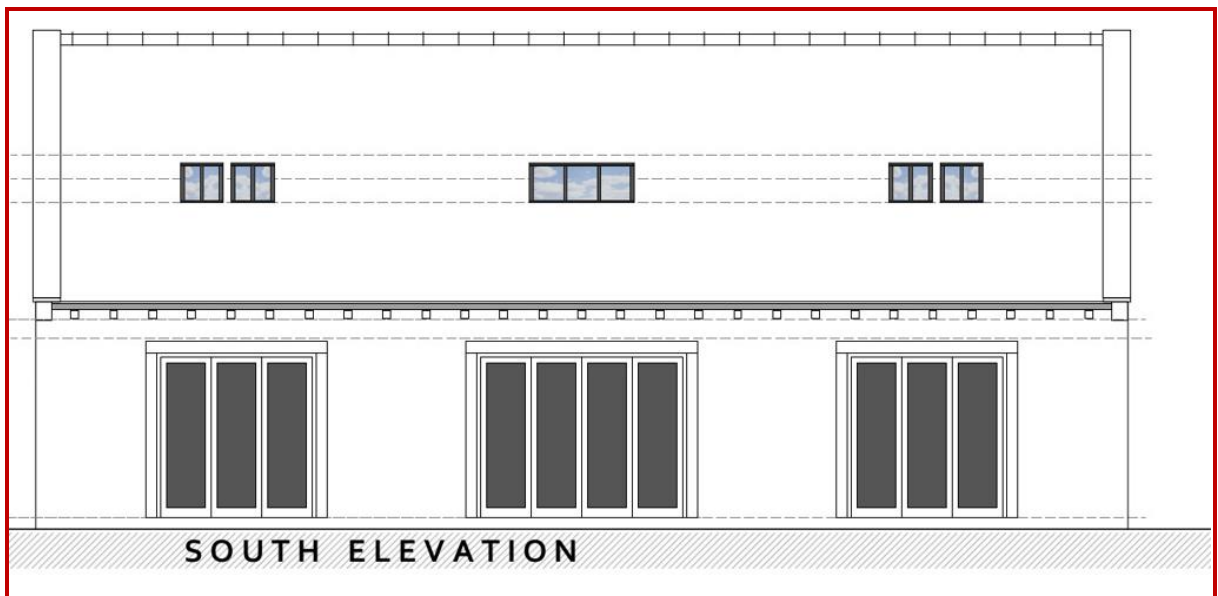


Red line above shows an approximate position of the site.

As can be seen the site lies in small settlement in a rural area. The dwellings and farm buildings are mainly constructed of stone and slate and have a traditional Yorkshire appearance.

The Proposal

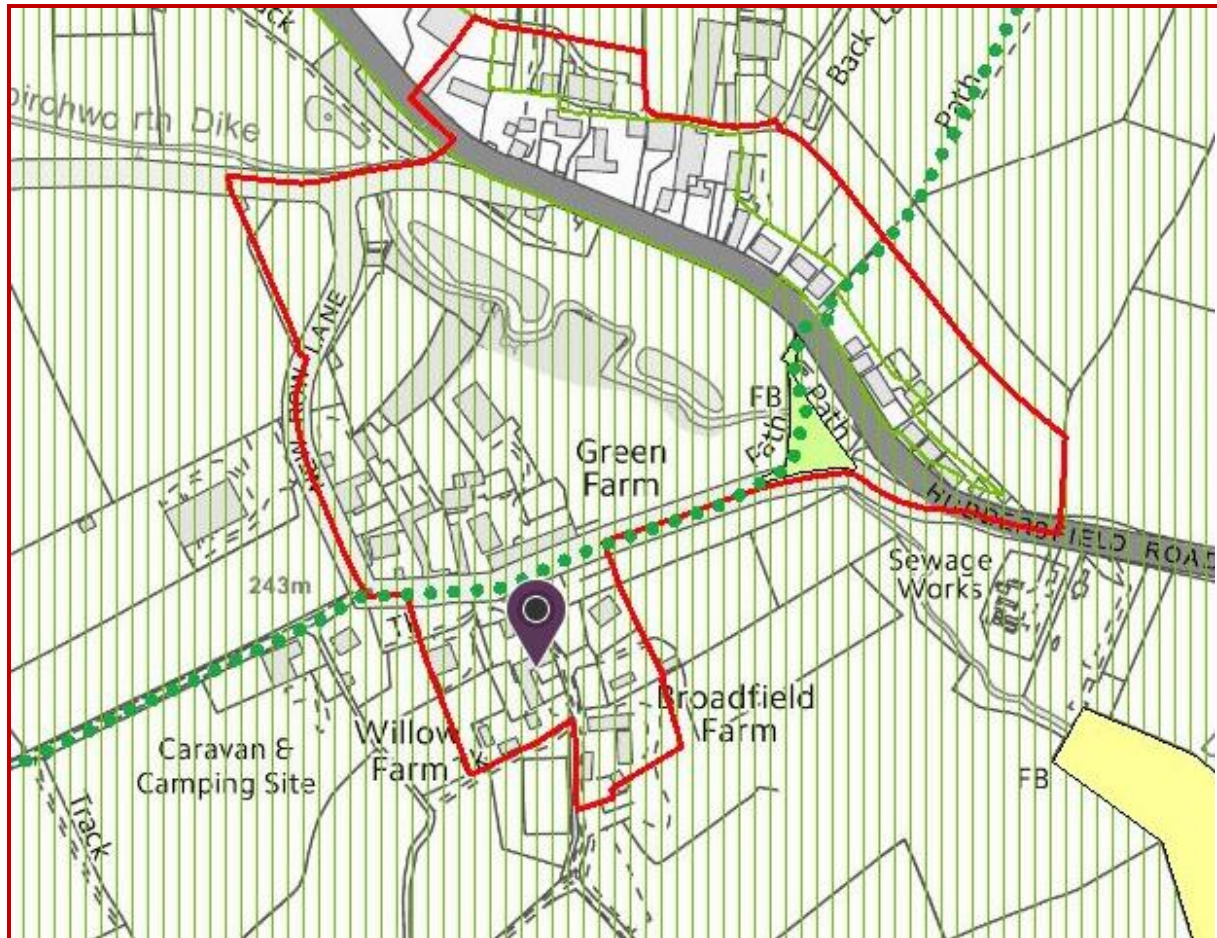
It is proposed to erect a modest dwelling on the land as shown below.



As can be seen the scale of the proposal is modest and the appearance traditional in accordance with the local vernacular.

Planning Policy

The site is washed over Green Belt (green stripe below) as shown on the Barnsley Local Plan. It is also within Ingbirchworth Conservation Area (red outline below). The extract from the local plan below shows these allocations.



National Planning policy is contained in the National Planning Policy Framework (NPPF). It contains the following relevant policy.

Green Belt

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

149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

(e) limited infilling in villages;

Historic Environment

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Barnsley Local Plan

The Barnsley Local Plan was adopted in 2019 and contains the following relevant policies: -

Policy GB1 Protection of Green Belt

The general extent of the Green Belt is set out on the Key Diagram. The detailed boundaries are defined on the Policies Map. Green Belt will be protected from inappropriate development in accordance with national planning policy.

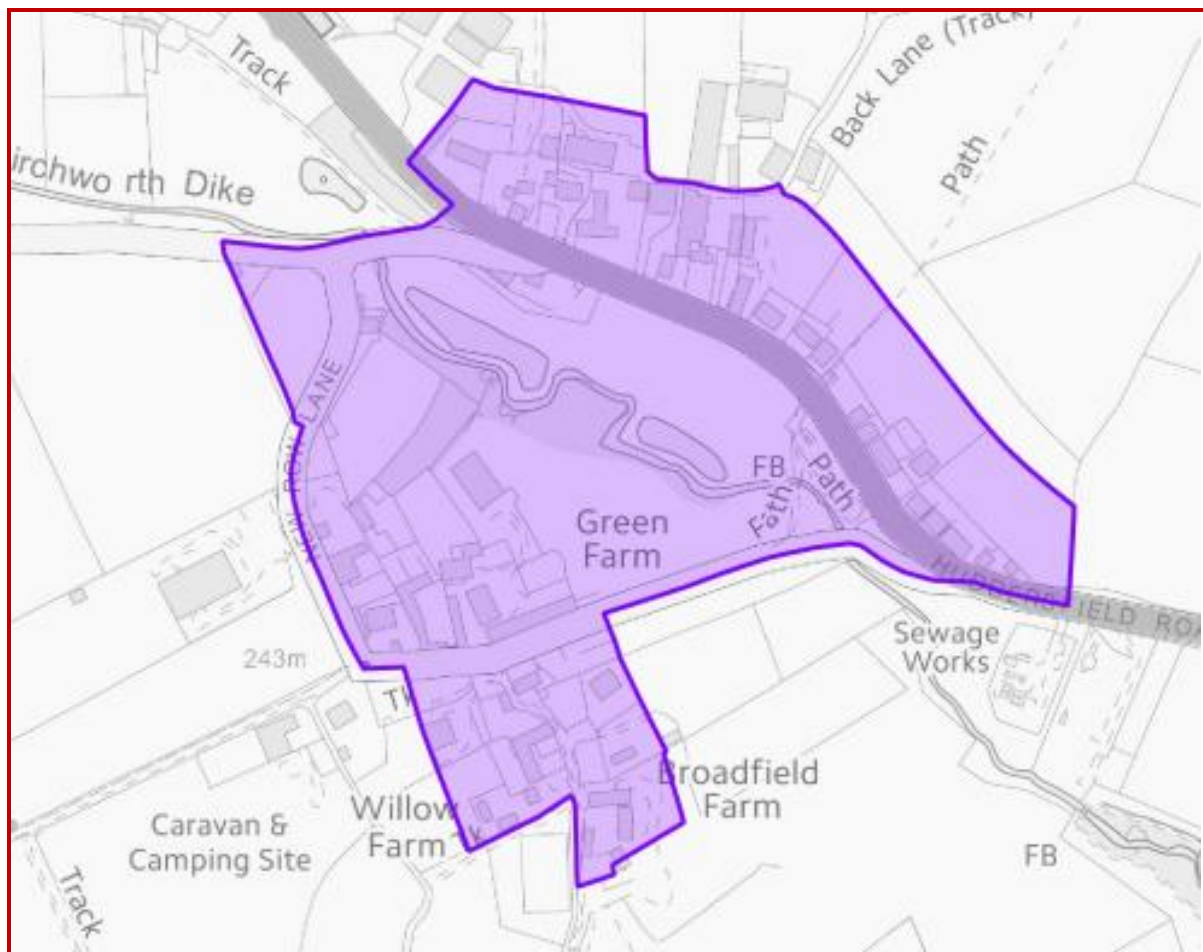
Policy HE2 Heritage Statements and general application procedures

Proposals that are likely to affect known heritage assets or sites where it comes to light there is potential for the discovery of unrecorded heritage assets will be expected to include a description of the heritage significance of the site and its setting. This description will need to include an appropriate but proportionate level of detail that allows an understanding of the significance of the asset but no more than is necessary to understand the impact of the proposal. For sites with significant archaeological potential, a desk based assessment may be required in line with the provisions of Policy HE6. Applications made in outline form will not be accepted for proposals which will affect a conservation area, a listed building or any other designated heritage asset. In such cases, sufficiently detailed plans and drawings to enable an assessment to be made of the likely impact of the development upon the significance of any heritage assets affected will be required.

Green Belt Policy

The Barnsley Local Plan relies on the NPPF policy with regards to new dwellings within the green belt. The NPPF states that limited infilling within a village is appropriate development.

This proposal is located within the village envelope of Ingbirchworth. Whilst the village envelope is not defined on the local plan it would seem reasonable to look at what is on site and around the area and also the Conservation Area boundary which is shown below.



This shows a small settlement that has developed around Huddersfield Road and New Row Lane. As the proposal is for a modest dwelling it can be considered as limited development.

In our opinion this proposal for a single bungalow is limited development within the village/settlement of Ingbirchworth and as such represents appropriate development within the Green Belt.

Heritage Impact Assessment

As we have already stated the site lies within a conservation area, it is also opposite the listed Willow house. The map below is taken from the English Heritage listing website and shows, with a blue triangle, all the listed buildings near to the site. We consider that the site effects the setting off Willow Farmhouse (also known as Willow House).



The listing states: -

SE20NW GUNTHWAITE AND INGBIRCHWORTH INGBIRCHWORTH VILLAGE 2/41 Willow Farmhouse 18.3.68 GV II Farmhouse. C17, the left bay rebuilt late C18 or early C19, late C20 restoration. Dry, coursed rubble, stone slate roof. Three-room plan with central gabled wing at rear. Two storeys. Three 1st-floor windows. Quoins. Lean-to porch between left and central bays, with good moulded doorway which has ornamental arched lintel and quoined surround. The left bay has a renewed 2-light window, in keeping, to each floor. The central bay has a 5-light mullion and transom double-chamfered window with hoodmould to ground floor and a 3-light window to 1st floor. The right bay is gabled and has a 4-light window to ground floor and a 3-

light window to 1st floor, both double-chamfered and with hoodmoulds. Hollow-chamfered gable coping on cut kneelers. Two good ashlar stacks, one to left of doorway, and one to rear wing. Rear: the central projecting wing has a 4-light double-chamfered mullion window with hoodmould to each floor. The left gabled bay is partly obscured by attached barn (q.v.). To the right is a C20 lean-to extension. Left and right returns have late C20 windows in keeping. Interior: arched inner doorway with original, studded, 3-panel door. Stone benches within porch. Fireplace with deep lintel. Chamfered beams.

We have visited the site and liaised with the architect on the proposed design of the bungalow.

There is no conservation area appraisal available to provide a character assessment of the locality. Below is our assessment of the local character.

Detached dwellings and agricultural buildings, many located adjacent to the highway with natural stone and slate roofs as the predominant materials. Dry stone walls provide boundary treatments along with hedges.



Willow House, Ingbirchworth.



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architecture+interiors

These photographs show the site (bottom left) and Willow Farmhouse opposite.

Adjacent to the site is a more modern dormer bungalow which is at odds with the local vernacular.

Setting of the Listed Building

The proposal is set back from the highway and is single storey and small in scale. The siting and the height have been deliberately chosen so as to not impose visually on the street scene all the adjacent listed building. The design has also been carefully considered and reflects the more traditional buildings in the locality being stone and natural slate with traditionally proportioned windows. We consider that this approach has been successful in not impacting upon the setting of the listed building and sitting comfortably within the group of buildings formed by Willow Farmhouse to the West; Green Garth to the North; and The Willows to the East.



Conservation Area Setting



The site is currently an area of garden behind a dry stone wall and hedge. It contains a single small stone building as shown on the photograph adjacent.

As we have already stated the conservation area as a predominance of stone buildings abutting up to the highway, The character of the area is set by the buildings rather than the open spaces.

The form and character of the immediate surrounding is contained within the conservation area of Ingbirchworth. The scale of development is set largely from the limitations of traditional stone walling under stone slate roofs supported by simple trusses and pulins. This provides from smaller ancillary buildings, pigsties, mistles,

butteries, etc through 2 storey farmhouses to barns for animal protection and storage.

As such it is our opinion that the principle of building on this area of land is acceptable and the conservation area setting is maintained.

The design approach, as outlined in the listed building section, is to follow the form and appearance of the established character. The form of the proposed dwelling is representative of many traditional domestic/agricultural buildings both in size and character, found in the area.

This is our conclusion that the design is in keeping with the character of the conservation area and that the proposals have a neutral impact upon its setting.

Heritage Impact Assessment

Having established the character of the area and considered the impact upon the Listed Building it is our assessment that the impact upon the identified heritage assets is less than significant and as such planning permission can be granted.

Conclusions

It is our opinion that the erection of a single storey small scale dwelling on this area of land as a less than significant impact upon the identified heritage assets. its design scale and appearance is in keeping with the local character.

The site is located within an existing village/settlement and the proposal is of a modest scale this complies with Green Belt policy on the development is therefore appropriate as defined within the NPPF.

As the proposal complies with all relevant policy planning permission can be granted.

*AKPlanning
147 Lane Top
Linthwaite
Huddersfield HD7 5SG*

*Contact: Andrew Keeling
E-mail: andrew@akplanning.co.uk
Mobile: 07500965645*



RTPI

Chartered Town Planner