

**2023/0618**

Mr Pears

Change of use of building to include holiday let and events and extension to outbuilding  
(Part Retrospective)

Spicer House, Spicer House Lane, Ingbirchworth, Barnsley, S36 7GG

### **Background**

2005/2051 - Use of derelict dwelling to form two storey extension to house – Approved with conditions

2007/0999 - Erection of two storey extension and additional openings to dwelling – Refused due to design

2007/1667 - Erection of a two storey extension and additional openings to dwelling – Approved with conditions

2020/0670 - Construction of overspill car park and access track – Refused and dismissed at appeal (Wedding/corporate venue and Holiday let did not have planning permission therefore the car park was not justified)

2023/0378 - Extension of existing outbuilding to provide toilets and disabled access – Withdrawn

### **Description**

Spicer House (also known as Spicer Manor) is a large isolated former farmhouse and associated former outbuildings situated on Spicer House Lane, within the Green Belt countryside. The property is a large stone built detached property also used as a wedding/ events venue since June 2108. To the south of the main property is a single storey stone built outbuilding with a row of glazed arches to the north elevations which is currently used as a reception space for the venue.

The property has been significantly extended and has been linked with a series of converted barns and has a separate converted stable block. The property has significant areas of hardstanding used for parking and turning facilities.

The property has been previously used as a large holiday let but also is used as a wedding venue and for corporate events, however no planning permissions exist for this use. Whilst the use of the property for weddings and events could potentially be allowed for under the 28 day temporary events rule, the property was previously considered a C3 dwelling under the use classes order. A business website has been set up for the property under [www.spicermanor.co.uk](http://www.spicermanor.co.uk) which details the type of events on offer at the property.



2023 Aerial Photography



2002 Aerial Photography





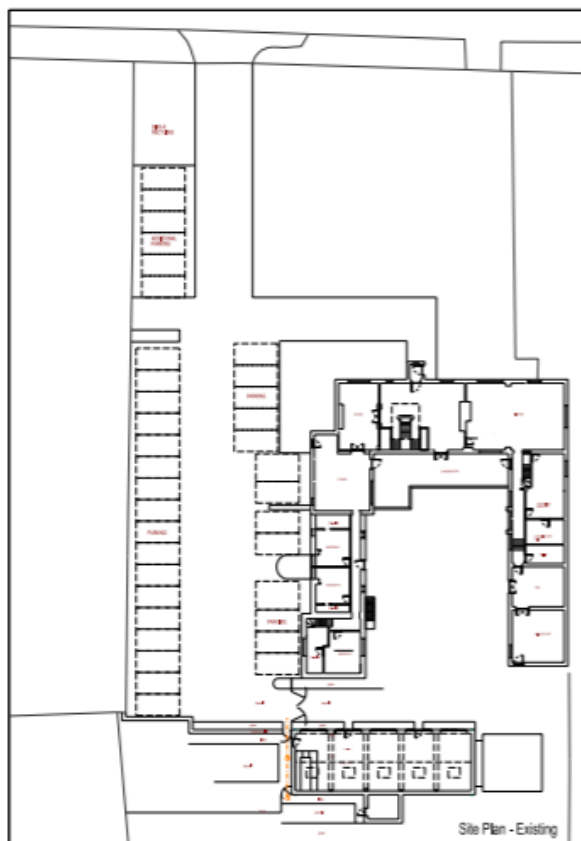


### **Proposed Development**

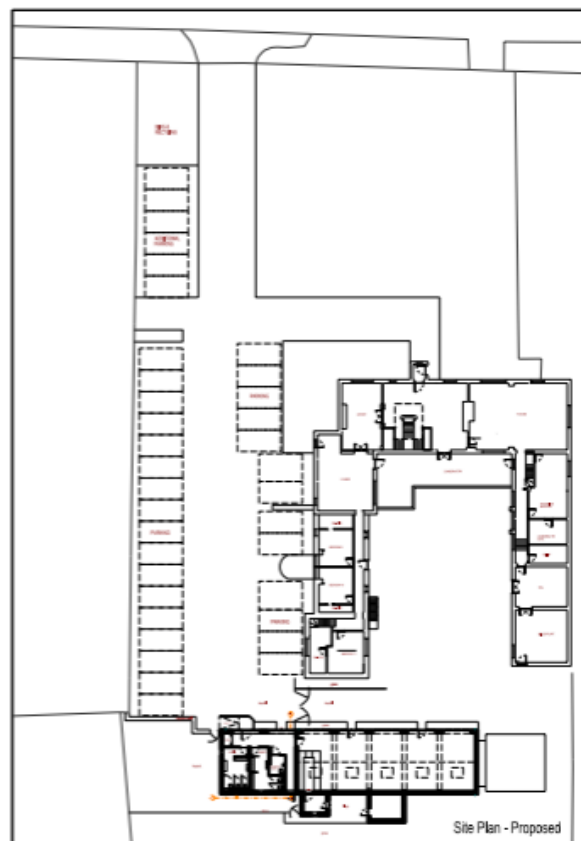
Change of use of former dwelling to include holiday let and events (retrospective) and extension to outbuilding. The application form states that the change of use occurred in June 2018 and has been running as a large holiday let, wedding venue and corporate events venue.

The proposed extension measures 8.6m by 7.5m and would be attached to a single storey stone built outbuilding with a row of glazed arches to the north elevations which is currently used as a reception space for the venue.

The agent states that 'the proposal is to seamlessly extend the existing outbuilding to the west with a matching reclaimed stone and stone slate roof, providing a further two glazed arches matching exactly the existing structure. The proposal will provide much needed toilet facilities including disabled accessible WC and baby changing; with a ramped access it will also provide a much needed part M fully compliant disabled access to the building. Toilet facilities are currently provided by temporary portaloos and disabled access by a removable ramp system. The proposal will provide essential facilities for the venue, it will be constructed to a very high standard. The extension is proposed to an area of hardstanding it will not have any visual impact on views to or around the Green Belt.'



design space architecture



0144 2020 70297 [info@designspacearchitects.co.uk](mailto:info@designspacearchitects.co.uk) [www.designspacearchitects.co.uk](http://www.designspacearchitects.co.uk)

#### Notes:

PLANNING PERMISSION: THIS DRAWING SHOULD NOT BE USED FOR ANY OTHER PURPOSES THAN THAT SPECIFIED ABOVE.  
COPYRIGHT: THE DRAWING IS THE PROPERTY OF DESIGN SPACE ARCHITECTS AND NO PART OF IT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF DESIGN SPACE ARCHITECTS.

#### Revision: -

Revision: -



#### PROPOSED MATERIALS

Walls - Coursed stone to match  
Roof - Stone slates to match  
Windows/ Doors - Timber to match  
Gutters/ pipes - Black PVCu to match

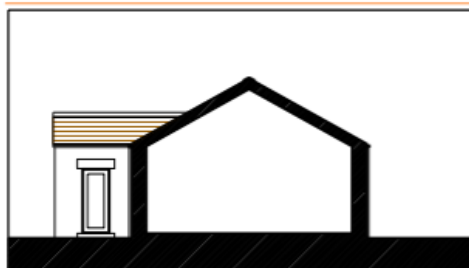
Project/ Client: Spicer House / Pears

Drawing Title: Elevations - Proposed

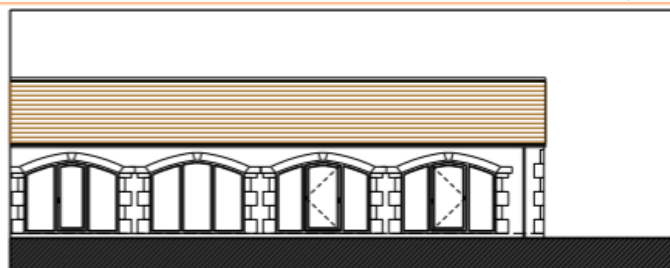
Drawing Number: 2157/TP/006

Scale at A3: 1:100

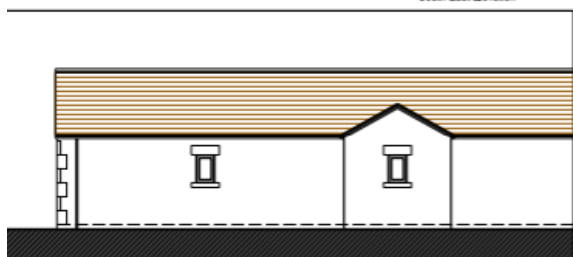
Date: Apr 23



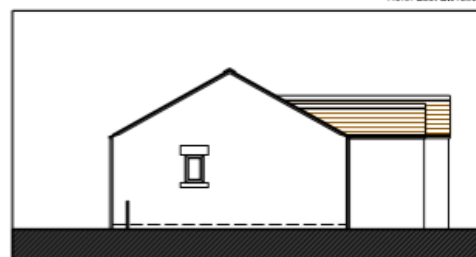
South East Elevation



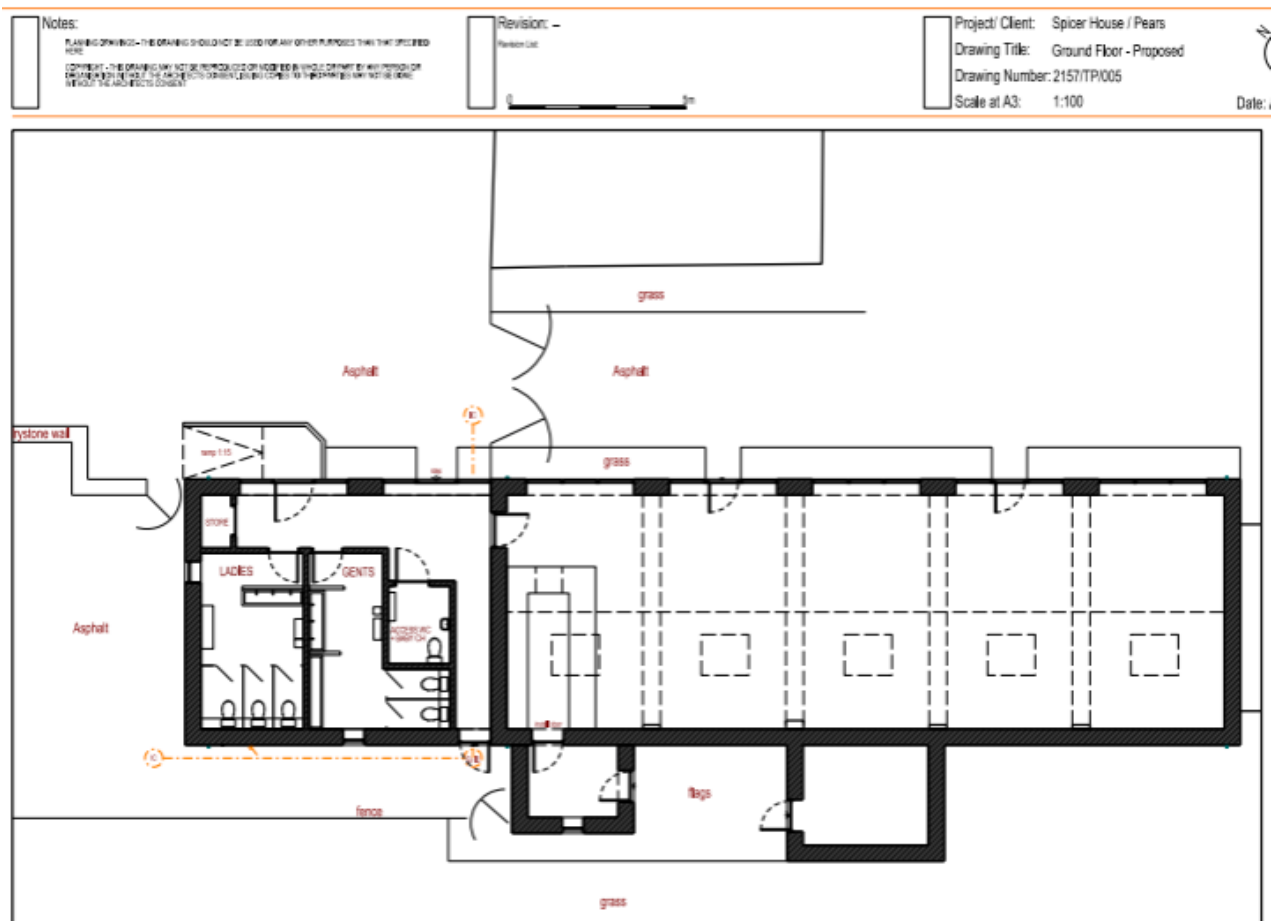
North East Elevation



South West Elevation



North West Elevation



## 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.

### Local Plan - Green Belt

Policy GB1: Protection of Green Belt

Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt

Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt: Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces. Extension or alteration of a building where the total size of the

proposed and previous extensions does not exceed the size of the original building. Dividing an existing house to form smaller units of accommodation. All such development will be expected to: Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.

#### Policy GB3: Changes of use in the Green Belt

We will allow the change of use or conversion of buildings in the Green Belt provided that: The existing building is of a form, scale and design that is in keeping with its surroundings; The existing building is of a permanent and substantial construction and a structural survey demonstrates that the building does not need major or complete reconstruction for the proposed new use; The proposed new use is in keeping with the local character and the appearance of the building; and The loss of any building from agricultural use will not give rise to the need for a replacement agricultural building, except in cases where the existing building is no longer capable of agricultural use. All such development will be expected to:

Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety; and Preserve the openness of the Green Belt. In addition to the above, when a residential use is proposed, we will allow the change of use provided that: There are not strong economic reasons why such development would be inappropriate; and Residential use would be a more appropriate way of maintaining and improving the character and appearance of the building than any other use We will not generally allow the change of use of Green Belt land to extend residential curtilages for use as gardens.

#### Policy D1: High quality design and place making

#### Policy E5: Promoting Tourism and Encouraging Cultural Provision

#### Policy E6: Rural Economy

#### Policy T4: New Development and Highway Safety

#### POLL1: Pollution Control and Protection

#### National Planning Policy Framework

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

#### **Consultations**

Drainage – Details to be checked by Building Control

Highways DC – No objections

Ward Councillors – No comments received

Gunthwaite and Ingbirchworth Parish Council – Supports the application

Pollution Control – No objections

## **Representations**

A site notice was posted adjacent to the site and the neighbouring farm notified by letter. No comments have been received as a result of this consultation.

## **Assessment**

### Principle of development

The application site lies within the Green Belt. Spicer House Manor House was originally a large dwelling, however since the works to convert and extend the property have been completed, the dwelling has been used for other purposes. The site currently offers events such as weddings and corporate events and operates as a large occasional holiday let with 15 guest rooms and associated parking on site, which is retrospective in nature and does not have the benefit of Planning Permission. The proposal also includes the erection of an extension to the existing building to provide further wc facilities, therefore the following policies are of relevance: Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt and Policy GB3: Changes of use in the Green Belt. Firstly, the retrospective element of the proposal must be assessed in accordance with GB3 then if this use is acceptable, the proposed extension should be considered in accordance with GB2.

The change of use of the large dwelling has already occurred and is currently used as a large holiday let, wedding and conference venue. Policy GB3 states that changes of use of existing buildings within the Green Belt are acceptable where there are no substantial alterations required. In this instance a small extension is proposed, however the conversion works have already taken place and the proposed use would not significantly harm the openness of the Green Belt as this is already a large building within the Green Belt and has been operating as such since 2018. The proposed new use is in keeping with the local character and the appearance of the building and would offer a unique large holiday home and further tourism provision. The proposal would add an extra option to the visitor accommodation within the borough which would weigh in its favour and is supported by policy E5 and E6 of the Local Plan.

In terms of the proposed extension, the proposal will provide much needed toilet facilities including disabled accessible WC and baby changing; with a ramped access. Toilet facilities are currently provided by temporary portaloos and disabled access by a removable ramp system. The proposal will provide essential facilities for the venue, it will be constructed to a high standard, in keeping with the existing building. In terms of overall size, the proposal would not result in extensions over 100% of the original building, as the property has been extended previously with the extension into converted outbuildings and a two storey new build extension (as can be seen on the aerial photographs). The converted aspects would not count towards the 100% rule as stipulated by policy GB2 and therefore the building has not been extended up to 100%. The proposal is therefore acceptable in principle in accordance with Local Plan Policy GB2.

The overall impact of the proposal upon visual amenity, the amenity of local residents and highway safety is assessed separately below.



### Visual Amenity

In terms of visual amenity, the proposed extension is fairly small in size in comparison to the existing building and will be constructed on an area of existing hardstanding and would not extend any further into the surrounding agricultural land. The extension has been sympathetically designed and would be constructed of matching materials and details. The proposed extension is therefore acceptable in terms of design, scale and the impact upon the openness of the Green Belt in accordance with policy GB2 and D1.

### Residential Amenity

The nearest residential property is Browns Edge Farm which is set approximately 150m to the north of Spicer House. The Pollution Control Officer has been consulted as part of the proposal and has raised no objections to the application. The venue has been operating since 2018 and the proposed use will not be expanded or include additional bedrooms, the extension is to provide further facilities in the form of indoor toilets rather than the use of outdoor portaloos. Spicer House is set in a fairly isolated location, therefore there should not be any significant impact upon neighbouring residents by way of noise and disturbance. The proposal is therefore considered to be acceptable when assessed against policy POLL1 of the Local Plan and the Pollution Control Officer has not requested the imposition of any conditions to control the use in terms of operating hours or number of events.

### Highway Safety

The Highways Officer has no objections to the proposal and sufficient parking is available on site for the use. Given the location of the proposal and that the business has been operating for some time and adequate visibility exists at the access, there would be no significant detriment to highway safety in accordance with Local Plan Policy T4.

### **Recommendation**

Approve with conditions