

2021/1081

Mr William Booth

Part conversion of building to single dwelling

Hazlehead Hall Farm, Lee Lane, Millhouse Green, Sheffield, S36 9NN

History

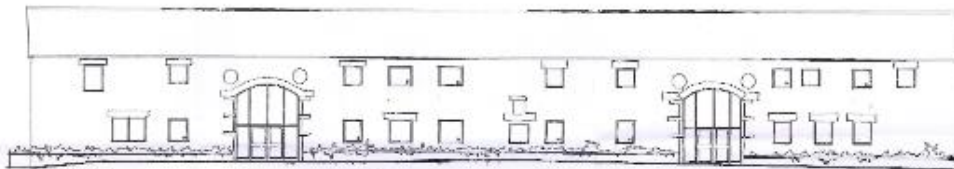
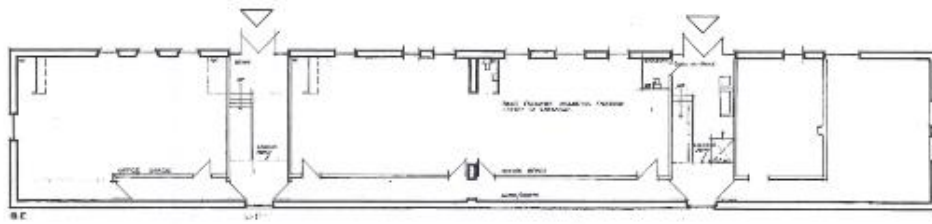
2007/1275 – Change of use of barns to offices – Approved with conditions

Description

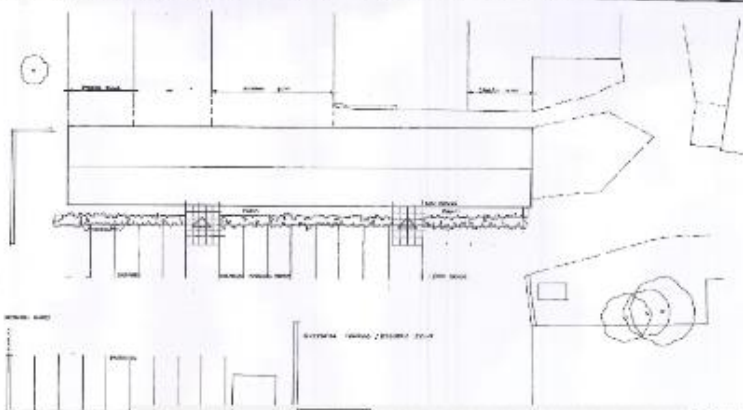
The building is situated to the north of Lee Lane when travelling from Millhouse Green towards Carlecotes. It forms part of the farm complex of Hazelhead Hall Farm. The access road also leads to Hazlehead Hall.

The application relates to a part of a traditional stone built barn which appears to be of a substantial construction and in very good structural condition. The barn already has a number of domestic style openings. The previous conversion into office use (2007/1275) retained a number of original features including two large barn doors on its south facing elevation. The agent states that the office use has now ceased. The agent states that it was used as the office for a previous user restoring and exhibiting historic valuable military vehicles. Other areas of the building adjacent were used for the light engineering but have recently been used in connection with the equestrian business on site. The established use of the building is an office use (now use class E) which was approved in 2007. The agent states that part of the middle section of the building still has some animal pens which have recently been used, however as the office use has commenced in part of the building, this is the established planning use.





FRONT (NORTH)



STAFF HOUSE 2021/1081

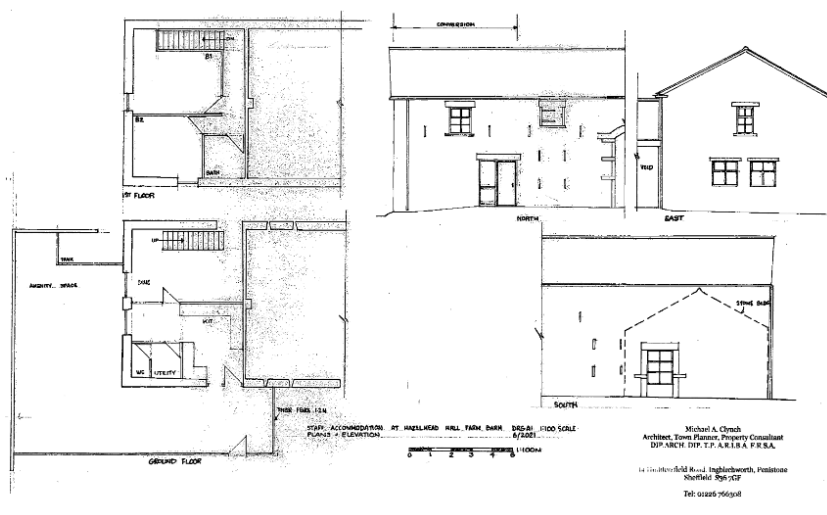


Proposed Development

The applicant is proposing to change the end part of the barn into one single dwelling and associated curtilage and one parking space. The dwelling has a kitchen, dining/lounge and wc/utility at ground floor and two bedrooms and a bathroom at first floor.

No external changes are proposed with the exception of the formation of an external garden area surrounded by a 1.2m high timber fence. 1 parking space is provided adjacent to the amenity area.

The agent states that the occupier of the proposed dwelling would be a worker in connection with the equestrian business, however no further justification has been provided.



Policy Context

NPPF

In respect of this application, relevant policies include:

Section 12: Achieving well designed places

Section 13: Protecting Green Belt Land

Paragraph 149 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.

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 D1: High quality design and place making

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

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

Policy Bio1: Biodiversity and Geodiversity

Policy Poll1: Pollution Control and Protection

Policy HE1: The Historic Environment

Supplementary Planning Document – Barn Conversions

South Yorkshire Residential Design Guide

Consultations

Dunford Parish Council – No comments received

Pollution Control – No objection subject to conditions

Air Quality – Condition required for EVCPs

Highways DC – No comments received

Contaminated Land Officer - No comments received

Drainage – No objections subject to compliance with Building Regulations

Ward Councillors – No comments received

Conservation Officer – No comments received

Representations

None received

Assessment

Principle of development

Local Plan Policy GB3 allows for changes of use of existing buildings within the Green Belt, subject to compliance with the following:-

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

The established use of the building is an office use which was approved in 2007, therefore any agricultural use of the building has been lost. The agent states that part of the middle section of the building still has some animal pens which have recently been used, however as the office use has commenced in part of the building, this is the established planning use. The residential use is to be used in connection with the equestrian business on site to allow for a worker to live on site, however this would still be a general market property as no justification has been submitted to show an established need for a worker to live on the site, therefore any residential use must be compatible with the remaining use of the building.

The existing office use of part of the building (now use class E) covers a range of uses, however given that the proposed dwelling is set at the end of the building it is felt that any disturbance to proposed residents of this unit would be limited. The Pollution Control Officer has raised no objections to the proposal. Given that the uses allowed for in the remaining building is unlikely to cause any significant disturbance to any potential occupiers and any potential occupiers would be aware of these uses, it is felt that the proposal is acceptable in this instance. Furthermore, there are not strong economic reasons why such development would be inappropriate. The proposal is acceptable when measured against policy GB3 of the Local Plan.

Residential Amenity

In addition to the above, in terms of the amenity of the proposed dwelling, the dwelling has sufficient private garden area and its own parking space in line with the SPD. The room sizes meet the standards set within the South Yorkshire Residential Design Guide.

Visual Amenity/Impact on Listed Building

The conversion works would not require any external alterations with the exception of a small amenity area and parking space. In line with the SPD Barn Conversions, the existing openings are to be utilised.

The curtilage of the proposed property has been limited to what is necessary to provide enough garden area to the new property. There will not be any significant impact upon the openness of the Green Belt from the proposed residential use and any residential paraphernalia would be contained within the site. The proposed use would not generate significant additional activity at the site. The proposal is considered to be acceptable in terms of Local Plan Policy GB3.

Hazelhead Hall is a Grade II listed building on site, however it is set some 50m to the south and therefore its setting should not be significantly impacted by the proposal. The Conservation Officer has not raised any concerns.

Highway Safety

The highways section have not commented on the proposal. There is adequate space at the front of the proposed dwelling in order to park a vehicle and turn within the site to allow for a vehicle to enter/exit in forward gear. Any increase in vehicular movements from the proposed dwelling, would not be of any significant detriment to highway safety. The proposal is considered in accordance with Local Plan Policy T4.

Conclusion

When measured against local and national planning policy the proposed change of use is acceptable in principle and it is recommended that a condition is imposed to ensure that the unit cannot be extended or altered without planning permission in order to protect the openness of the Green Belt.

Overall it is felt the redevelopment of the building for residential purposes is acceptable, the alterations proposed are acceptable, and the conversion is in line with Local Plan Policy.

Recommendation

Grant subject to conditions