



PLANNING STATEMENT

CONVERSION OF EXISTING BUILDING TO FORM 1NO. DWELLING

AT

THE STACK YARD, NEW ROW LANE, INGBIRCHWORTH, PENISTONE

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1. INTRODUCTION

This statement has been prepared to support the submission of a full planning application for the conversion of an existing building to form 1no. dwelling. Some small scale physical works are proposed to facilitate the proposed development and to ensure a high standard of accommodation can be created. The proposal also includes the cessation of the agricultural storage use of the site and clearance of associated visual clutter which would benefit openness.

The proposal seeks to deliver a high quality, sustainable dwelling suitable for a range of household types. The proposed development would assist in providing an adequate supply of housing in the locality whilst sufficiently respecting the character of the surrounding area, and protecting the open character of the Green Belt.

The proposal has been carefully designed to ensure it would have no adverse impact on any heritage asset. This report includes a heritage statement.

It will be noted that the general thrust of national planning policy is to encourage the conversion of such buildings to residential use. It will also be noted that the proposed development would have no discernible impact on the openness of the Green Belt, or the character of the site. The re-use of existing buildings is inherently sustainable and it is considered that the proposed development would result in a sustainable form of development which complies with all relevant planning policy and guidance.

This statement should be read in conjunction with the supporting plans and technical documentation which demonstrate the credentials of the scheme in more detail.

The submitted documentation demonstrates that the proposal meets with all relevant planning policy and guidance and should limit the need for pre-commencement conditions. It is anticipated that the Local Planning Authority (LPA) will adopt a progressive approach to this sustainable scheme.

This statement now proceeds to give details of the site. The details of the proposal are then set out. The planning merits of the scheme are then discussed in relation to relevant planning policies contained in the statutory development plan, together with Government guidance principally set out in the recently revised NPPF. In particular, it will be demonstrated that the proposal would result in a sustainable form of development, would make a positive contribution to meeting housing targets, would not harm highways safety or efficiency, would not harm the character of the area, would not harm heritage assets and would sufficiently protect neighbouring living conditions. Furthermore the proposal would not result in an unacceptable impact on ecological assets. Crucially, it will be demonstrated that the proposal does not constitute an inappropriate form of development in the Green Belt. Finally, the conclusion is reached that planning permission should be granted for the proposed development.

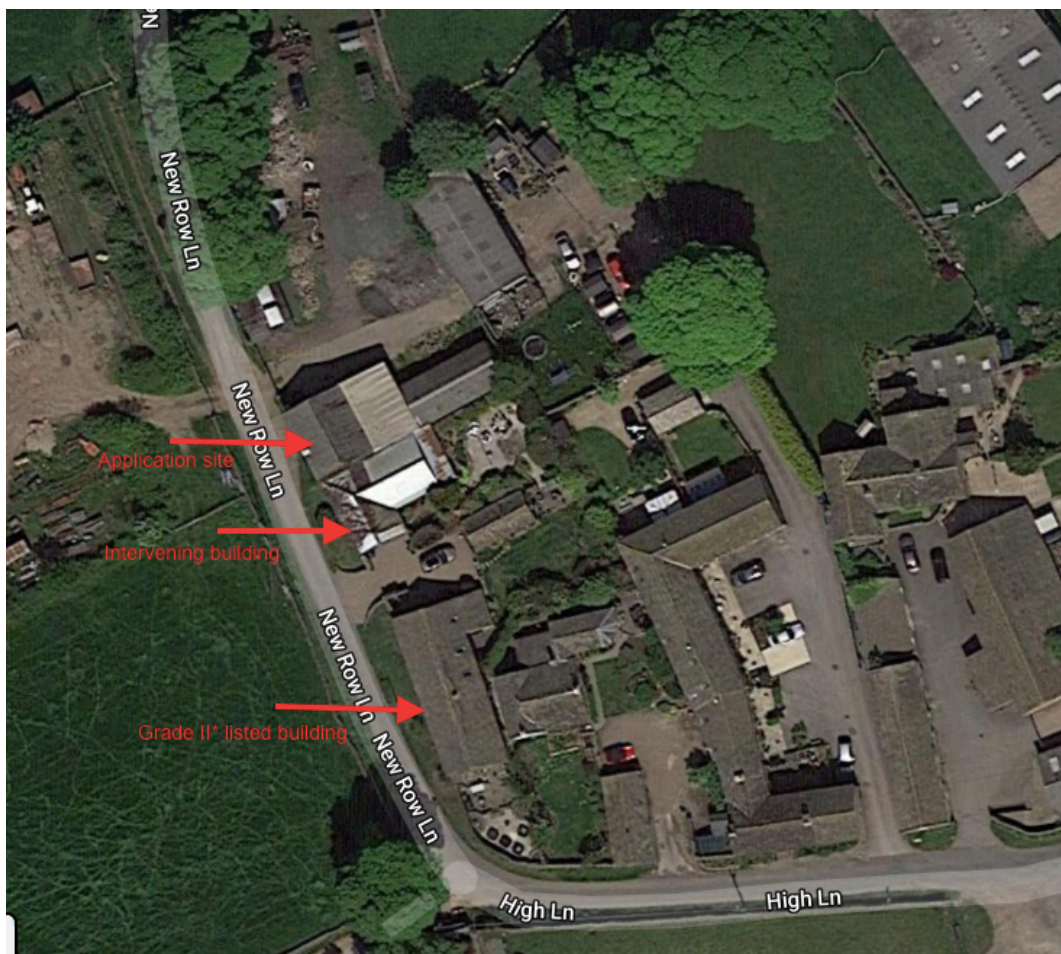
2. THE SITE AND THE PROPOSAL

The site comprises a brick built, pitched roof barn and associated lean-to structure. The site has been traditionally used for agricultural purposes and there is evidence of associated agricultural clutter in the yard area to the front of the building.

To the front and side of the building are areas of hardstanding and a shed. Vehicular access to the site is obtained via the New Row Lane.

The application site is in a relatively rural location and is on the edge of Ingbirchworth, The site is within walking distance of local bus stops which run to larger settlements.

The property falls within the Ingbirchworth conservation area. The site also backs on to the grade II* Ingfield Farm barn although it is visually separated by an existing outbuilding of no historic interest:



The site is within an allocated Green Belt.

Full planning permission is sought for the conversion of the existing building into a single dwelling.

Full details are set out in the submitted plans. However, at this stage the key elements of the proposal are as follows:

- Conversion of existing building to form a 3-bedroomed dwelling;
- Dwelling to contain living room, kitchen, dining room and store;
- Proposed covered parking area to be provided under existing canopy;
- Small scale alterations proposed to exterior of building to facilitate conversion, including re-use of existing openings, replacement roof covering and some small scale elevational changes;
- No increase in footprint, volume or floorspace of the proposed development;
- Existing vehicular access to be retained;
- Clearance of all visual clutter to the front of the site to improve openness;
- Garden area to be provided to the front of the site.

3. PLANNING HISTORY AND PRE-APPLICATION DISCUSSIONS

There is no planning history for the site which is considered of direct relevance to the current proposal.

The scheme has been discussed with the LPA's planning officer, Laura Bennett, at pre-application stage. The following comments were received on 23rd May 2019:

"I refer to the above pre-application enquiry. There are no objections in principle to the conversion of the building into a dwelling, subject with the compliance of the proposal with policy GB3 of the Local Plan and the Barn Conversion SPD. <https://www.barnsley.gov.uk/media/4052/barn-conversions.pdf>

Policy GB3 Changes of use in the Green Belt states:-

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.*

In line with the above policy, as part of the planning application the following supporting documents will need to be submitted:-

- *A Bat and Barn Owl Survey*
- *Structural Survey*
- *Statement of justification of proposed residential use and loss of agricultural use*
- *Heritage statement*
- *Details of access, visibility splays, turning/manoeuvring areas and off street parking facilities (2 spaces required) they must comply with the current standards in the South Yorkshire Residential Design Guide.*

In addition to the above it is felt that the curtilage should be further limited to the area of land immediately surrounding the dwelling. As the building is set close to a Listed Building, the Conservation Officer has provided the following comment which should be taken into account when preparing the planning application:-

'The current brick built barn is clearly within the setting of the grade II Ingfield Barn and is within the Ingbirchworth Conservation Area. As such, although a later ancillary agricultural building, I would suggest it does contribute to the significance of both the conservation area and the setting of the*

listed building. However in the broadest terms the proposal does seem quite light touch and I would not object in principal to the conversion to a dwelling. However, given the important setting considerations, I would not support the two new GF West facing windows which serve the Dining and Lounge rooms, or any other new fenestration to the northern gable. I appreciate this makes getting light in difficult, but I would be very clear that the building should remain as original as possible to the north and west elevations to maintain its contribution. To the east I'd suggest more change could be accommodated as this is far less sensitive from a setting perspective. Overall, I'd take the view that this later barn is still significant from a group value and setting (II) perspective, and alterations should be fairly restrained.'"*

The applicant has responded positively to these comments and has commissioned all necessary plans and supporting documentation.

4. ALLOCATION AND POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the Development Plan consists of the Local Plan (adopted January 2019). The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations. The most notable of these is the Barn Conversions SPD.

Further material considerations exist in the form of national policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising National Planning Practice Guidance (NPPG).

National

The NPPF is reflective of the guidance contained within the NPPG. The following sections of the revised NPPF are considered of direct relevance to the current proposal:

Paragraph 8 states:

“...achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services*

and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

Paragraph 10 states that “...so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.”

Paragraph 11 goes on to set out that:

“...plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means....approving development proposals that accord with an up-to-date development plan without delay; or....where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date , granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed ; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

Paragraph 38 states that “...local planning authorities should approach decisions on proposed development in a positive and creative way.”

Paragraph 79 states that “...planning policies and decisions should avoid the development of isolated homes in the countryside.”

Paragraph 109 states “...*development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*”

Paragraph 118 states that “...*decisions should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.*”

Paragraph 124 states that “...*the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.*”

Chapter 13 of the revised NPPF is particularly relevant to this application as it addresses the protection of Green Belt land.

Paragraph 133 states that “...*the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.*”

Paragraph 134 sets out the 5 purposes of Green Belts as follows:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 143 establishes that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 146 states that *“...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 types of development include:

“...the re-use of buildings provided that the buildings are of permanent and substantial construction;”

Paragraph 148 states that *“...the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.”*

Paragraph 155 goes on to state *“...inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).”*

Paragraph 175 states that *“...if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.”*

Paragraph 118 states that *“...local planning authorities should aim to conserve and enhance biodiversity by refusing planning permission if significant harm cannot be avoided or adequately mitigated. Opportunities to incorporate biodiversity in and around developments should be encouraged.”*

Chapter 16 is concerned with the protection of the historic environment.

The overarching message of the NPPF is that LPAs should adopt a positive and pro-active approach to planning proposals, particularly those that result in sustainable development. LPAs should not place unnecessary burdens on developers and should look to support appropriate schemes such as this.

Local

The application site is within an allocated Green Belt. The site is also within a conservation area.

The following development plan policies are therefore considered of relevance to the scheme:

- SD1 - Presumption in favour of Sustainable Development
- GD1 - General Development
- LG2 – The Location of Growth
- H4 – Residential Development on Small Non-allocated Sites
- H6 – Housing Mix and Efficient Use of Land
- T1 – Accessibility Priorities
- T3 – New development and Sustainable Travel
- T4 – New Development and Transport Safety
- D1 – High Quality Design and Place Making
- BI01 – Biodiversity and Geodiversity
- HE1 - The Historic Environment
- HE2 - Heritage Statements and general application procedures
- HE3 - Developments affecting Historic Buildings
- HE4 - Developments affecting Historic Areas or Landscapes
- GB1 - Protection of Green Belt
- GB3 - Changes of use in the Green Belt

5. ASSESSMENT

Principle

As will be discussed in more depth below, both local and national policy makes provision for the conversion of existing buildings in the Green Belt to residential use. It will be demonstrated that the proposal fully complies with all relevant policies in this regard.

Notwithstanding the need to comply with Green Belt policy, the main emphasis of current national planning policy is to ensure proposals are compliant with the definition of sustainable development set out within the NPPF. Sustainability is multi-faceted. The Government's view of what sustainable development means in practice is to be found throughout the Framework, taken as a whole. To achieve sustainable development, the Framework states that economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

The proposal would be wholly sustainable using the definition set out in the NPPF for the following reasons:

- Social: The proposed development would result in the re-use of an existing building to provide a new dwelling in a popular residential area. The proposal would not result in any adverse social impacts.
- Economic: The proposal would allow for the efficient use of the existing site and would provide growth and investment in the locality. Additional economic activity would be created during the conversion phase and future residents would provide additional custom at existing local services.
- Environmental: The proposal would have no detrimental impact on the character of the site or surrounding area. The proposal represents a high quality development which would enhance the housing stock in the locality. The site is located in a sustainable location and future residents would have access to public transport links. It will be demonstrated that the proposal will have no adverse ecological impacts.

The proposal would not result in any material harm and the presumption in favour of sustainable development must be applied. The broad principle of development must therefore be considered acceptable.

Green Belt

Both national and local policy is permissive of conversions of, and extensions to, existing buildings in the Green Belt subject to set criteria. In determining whether the proposal complies with the guidance contained within the NPPF, relevant Local Plan policies and the Barn Conversions SPD, it is considered that there are five key issues which need to be addressed:

1) The impact of the conversion on openness;

The proposed conversion would utilise a long-standing building and would not have a discernible impact on openness. The proposed alterations to the fenestration would be minimal. The proposed parking arrangements would not be significantly different from the existing and the site is relatively well screened. The proposed external amenity area would not be excessive. The scheme would involve the clearance of large amounts of agricultural clutter to the front of the site which would benefit openness.

The proposed conversion would therefore have no detrimental impact on the openness of the Green Belt.

2) Whether the proposal would be in conflict with the purposes of including land within the Green Belt;

The proposal would utilise an existing building and would therefore have no impact on urban sprawl, would not result in towns merging, would not result in countryside encroachment, would not have any heritage impact and would not harm urban regeneration objectives.

The proposal would not therefore conflict with the purposes of including land within the Green Belt.

3) Whether the host building is of “permanent and substantial construction”;

A structural report is submitted with the application which demonstrates that the building is of permanent and substantial construction. The report clearly demonstrates that the building is capable of conversion without major rebuilding works.

4) Whether the proposal would be sufficiently in keeping with the character of the existing building and locality;

The character of the existing building would be largely retained. The proposed physical works to the building would be very limited (please see submitted plans) and the proposal would have no significant impact on the character of the wider area. Suitable conditions could be used to ensure the appropriate use of external materials.

5) Whether the proposal would result in any other harm including impacts on neighbouring amenity, highways safety and the functionality of any agricultural use;

There is no other harm resulting from the proposed development. The building is a small storage building and its' conversion would have no impact on the functionality of any agricultural use. Issues relating to highways safety and residential amenity are discussed in more depth elsewhere in this document.

The proposed development would result in the re-use of an existing building within the Green Belt. This re-use would have no harmful impact on openness and would therefore comprise a form of development excluded from the definition of "inappropriate development" within the NPPF. Furthermore, the proposed development would meet all the tests of such developments set out in the relevant development plan policies. The proposal fully accords with relevant Green Belt policy and guidance and should be considered acceptable in this regard.

Drainage/ Flood Risk

The application site does not fall within flood zones 2 or 3 as identified by the Environment Agency. Given the small scale of the proposed development it would not place excessive pressure on local infrastructure in this regard. Furthermore, the re-use of the existing building would have no impact on surface water run-off levels.

Highways

The proposal will make use of an existing vehicular access point and there will be ample space within the site for vehicular parking and turning. A detailed plan demonstrating proposed access, turning and visibility arrangements is provided with the application. This clearly demonstrates that vehicles can enter, turn and exit the site in a safe and convenient manner.

Whilst the change of use would result in a new dwelling let at the site, the overall intensification in vehicular movements at the site would be small. It is therefore considered that the scheme would be unlikely to result in an unacceptable intensification in vehicular movements at the site.

It is therefore considered that the scheme can be delivered without resulting in unacceptable harm to vehicular or pedestrian safety.

Design and Visual Impact

The application site comprises a detached building situated in a relatively rural location. Whilst some small scale physical works are proposed it is considered that these are wholly in keeping with the character of the existing building and would not have a significant impact on the character of the area. The LPA can exercise full control over external materials.

It is therefore considered clear that the scheme would not have an unacceptable visual interest and would indeed breathe new life into the building which would result in visual betterment.

Residential Amenity

The proposal would result in the re-use of an existing building and would not result in a significant increase in footprint, volume or height of built form. The proposal would not therefore have any impact on light levels at any neighbouring property.

The proposal would benefit from an adequate outdoor amenity area which would be sufficiently private and would help to provide a high standard of short term accommodation for future occupiers.

It is considered clear that the development would not have any adverse impact on residential amenity and is entirely in accordance with local and national policy in this respect.

Ecology

The application site is located in a rural area and the building in question is of traditional construction. The building does not appear to have any visible signs of bat occupation on either the inside or outside. A comprehensive Bat Survey Report has been submitted with the application and it is hoped that any outstanding issues can be adequately controlled by way of condition. There are not considered to be any other ecological impacts associated with the scheme.

Heritage (Heritage Statement)

The site is within the Ingbirchworth conservation area and is in relatively close proximity to the grade II* listed Ingfield Farm barn. When assessing development proposals for their impact on heritage assets, both national and local policy require the submission of supporting and proportional justification. Developments which result in harm to heritage assets will not normally be allowed unless the public benefits of any scheme outweigh any harm.

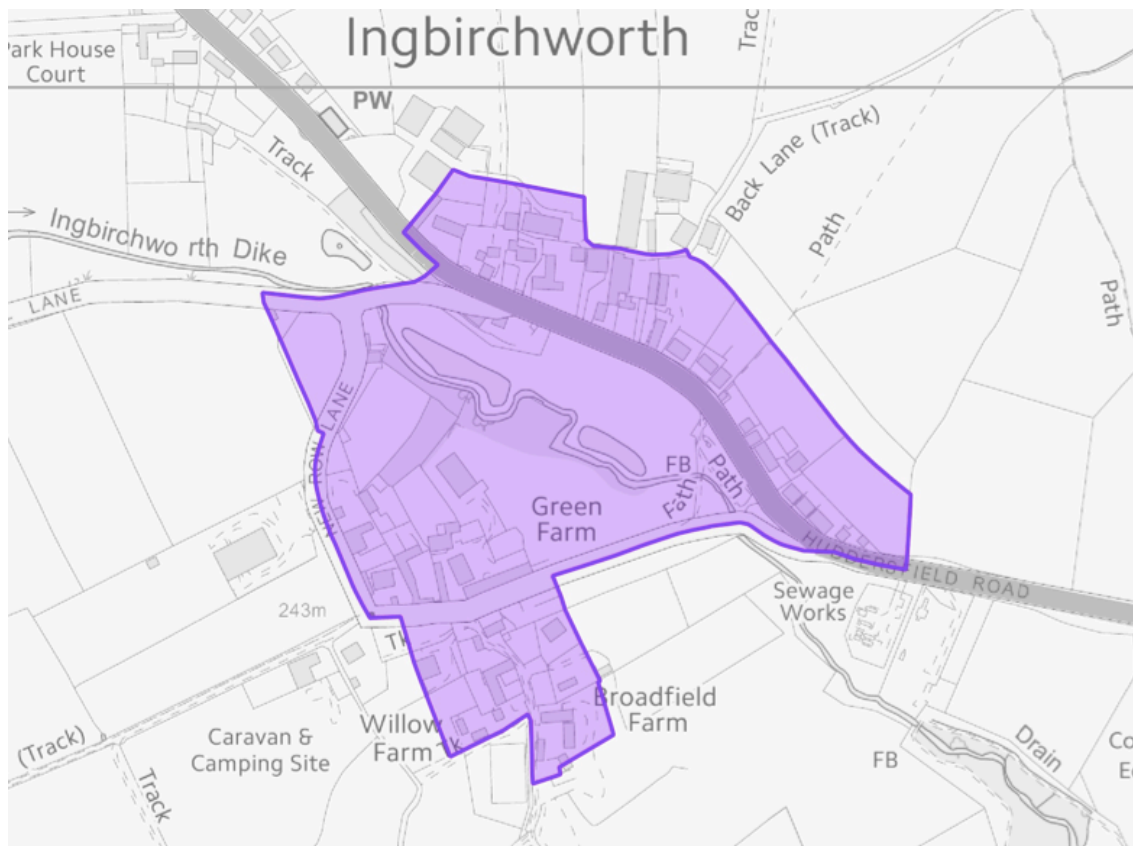
In this case the application site is separated from the listed building by an outbuilding. The listing for the building provides the following description:

*"Barn at Ingfield Farm immediately west of Ings Cottage GV II * Barn. Probably C16. Thinly-coursed dry rubble, stone slate roof. Five interns bays. Quoins. Square-headed cart-entry in 2nd bay, square pitch-hole to right. Small outshut to rear of 1st bay. Interior: 4 cruck trusses with extended tie-beams. Thick collars at apex. Diagonally-set ridge piece. Reverse-curved braces from blades to purlins in line with trusses. Wall plates supported on tie-beams."*

It would seem that the historic interest in the barn stems from its method of construction and role in the development of Ingbirchworth as a small settlement based around agriculture.

The proposed development would only involve very small physical alterations to the existing building. The overall form and character of the buildings will be retained and it is considered that the scheme will have no significant impact on the setting of the adjacent listed building.

The site falls within the Ingbirchworth conservation area:



Again, considering the limited scale and nature of the proposed works, it is considered clear that the scheme would have no adverse impact on this heritage assets. Indeed, given that the proposal would include the clearance of existing visual clutter from the site, and would allow for the long term retention of a traditional building, it could reasonably be argued that the scheme would have net heritage benefits.

With these factors in mind it is considered that the scheme would not harm either the setting of the conservation area or the nearby listed building. No mitigation is therefore necessary and it is

considered clear the scheme accords with relevant policy and guidance in relation to the historic environment.

6. PLANNING BALANCE AND CONCLUSION

The proposed development represents a sustainable form of development that would not have any unacceptable impact for the reasons set out above. The proposal does not constitute an inappropriate form of development within the Green Belt and the need to demonstrate “very special circumstances” does not therefore apply. The proposal would sufficiently accord with adopted planning policy and guidance and the LPA are respectfully urged to grant permission for the scheme.

The Applicant is willing to discuss any issues that may arise during the consideration of the proposal with the LPA.

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