

Planning Statement

Conversion of existing stable block into a dwelling, land off Lee Lane, Royston.

Site description

The application site comprises a substantially constructed, stone-faced stable block of 18.500 x 6.000m standing within a field extending overall to 0.7 ha

The site is adjoined to the East and West by agricultural land and smallholdings, and to the north by a recreational footpath, the Tran Pennine trail, on the line of a former dismantled railway.

The site is accessed off Lee Lane.

The site is at the edge of Royston within a larger area of land identified as a potential housing site on the Development Sites and Places Development Plan Document.

Outline planning permission for the erection of approximately 200 dwellings and a retail unit on a similarly allocated site nearby has recently been approved.

Proposal

This application seeks planning permission for the alteration and conversion of the existing building to a dwelling. The existing access to/from Lee Lane will be retained.

Drawings submitted with the application demonstrate that the building is capable of conversion to residential use with minimal alteration, and that the alterations required can be carried out in a manner that is sympathetic to the appearance of the existing building.

Site History

04/1892 – Erection of stable block – approved 10.11.04

10/1230 – Convert existing building to dwelling – refused 26.11.10 – appeal dismissed 7.9.11

Planning Policy

Section 38 of the Planning and Compulsory Purchase Act 2004, indicates that decisions on planning applications 'must be made in accordance with the development plan unless other material considerations indicate otherwise'.

The Development Plan for the area currently comprises the Core Strategy and saved Unitary Development Plan (UDP) policies. The Council has produced a consultation draft Development Sites and Plans Development Plan Document which shows possible site allocations up to the year 2026. This document is a material consideration in the determination of applications.

Core Strategy

CSP1 – Climate change

CSP2 – Sustainable construction

CSP 3 – Sustainable drainage

CSP4 - Flood risk

CSP5 - Including Renewable energy in Developments

CSP8 - The Location of Growth

CSP29 – Design

Saved UDP policies – Safeguarded land

Development Sites and Places Development Plan Document – includes the site within a housing allocation ROY2.

National Planning Policy Framework (NPPF) – sets out the Governments *planning policies for England and how these are expected to be applied*. At the heart of planning policy is a presumption in favour of sustainable development. 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. Paragraph 49 of NPPF indicates that housing applications should be considered in the context of the presumption in favour of sustainable development.

Assessment

This is a full planning application for the conversion and alteration of an existing building, currently vacant, into a dwelling

Planning permission has previously been refused and a subsequent appeal against that decision dismissed, however circumstances have changed since those decisions were made, and the application should now be reconsidered in the light of current planning policy.

UDP policy GS10 relating to safeguarded land made clear that existing uses were to remain for the duration of the plan period. It has however been accepted that the safeguarded land policy, in sustainable locations, is now out of date.

The application site has been allocated for housing development by the Council in the *Sites and Places Development Plan Document*. The Council clearly accept that the site is in a sustainable location in an area seen as a logical expansion of Royston, which is identified as a growth point. Royston is identified as a principal town and Core Strategy CSP8 prioritizes housing development within the borough's principal towns.

It has been accepted that Barnsley currently cannot demonstrate a 5 year supply of deliverable housing sites to meet its housing targets and consequently paragraph 49 of NPPF is clear that the presumption in favour of sustainable development should be applied in the determination of

applications and that policies for the supply of housing should not be considered up to date.

The UDP was adopted in 2000 and cannot be relied upon in terms of current development needs. The NPPF advises that full weight should only be afforded to policies adopted from 2004 onwards.

It is our contention that the Safeguarded land policies from the UDP are out of date, and should be disregarded in the consideration of this application. The application seeks permission to convert an existing building to residential use. The land adjoining the application site is identified as a housing allocation. The residential conversion of the existing building is entirely consistent with the Council's objectives in allocating the site for housing development.

The land to the East of the application site is owned and occupied by the applicant, permission to redevelop this site will enable his relocation, freeing the larger area for development. The residential conversion of this building would be complimentary to the development of the larger area and should not be viewed as prejudicing the wider development objective. The applicant remains willing to negotiate with developers seeking to assemble land for development.

The applicant is aware of the requirements to develop in a sustainable manner and will explore all suitable sustainable energy/water efficient uses of resources including; maximising solar gain, energy efficient lighting/white goods/boilers, hippos in cisterns/ water saving shower heads, rainwater harvesting, locally sourcing supplies.

The application site is within flood zone 1 on the Environment Agency floodmap, i.e in an area at low risk of flooding. Development of the site as proposed will not result in development that is at risk of flooding, nor will the development increase the risks of flooding off site.

CSP29 reinforces the advice in NPPF for the need for high quality development that respects and enhances local distinctiveness

While the alteration proposed in this conversion are designed to be sympathetic to the style and appearance of the existing building, local architectural styles vary significantly.

The application seeks approval for the conversion of a currently vacant building to a dwelling, the adjoining land has been identified and allocated as a housing site in the Development Sites and Places Development Plan Document. Development would not be contrary to the Councils objectives for housing growth in Royston, and the development of this building in isolation does not prejudice the potential for the use and development of neighbouring land within the ROY2 north of Lee Lane allocation.