
2021/0964 and 2021/1004

Mr and Mrs Cottam

Various works to the existing listed barn and the erection of a garage/workshop/store and stable (Planning and Listed Building Consent)

Dean Head Farm, Nine Hole Cottage, Dean Head Lane, Sheffield, S36 8YR

Site Description

The site is located in a rural setting to the south of Oxspring and comprises of a complex of converted barns and farm buildings which include Nine Hole Cottage, the application site and 3 other residential properties.

The Laithe, The Stables and Nine Hole Cottage form a standard elongated barn with Dean Head Farm House and Dean Head Cottage, located to the north which is detached from these.



Planning History

B/95/0338/PR – Conversion of disused farm building to dwelling – approved March 1995

B/95/0339/PR/LB – Conversion of disused farm building to dwelling – approved March 1995

B/01/1411/PR/LB – Erection of porch extension (Listed Building) – refused January 2002

B/01/1441/PR – Erection of rear porch extension to dwelling – refused January 2002

B/02/0943/PR – Erection of side single storey extension to dwelling

B/03/0188/PR - Erection of rear single-storey extension to dwelling – refused April 2003

B/03/0221/PR/LB – Erection of rear single-storey extension to dwelling (Listed Building Consent) – refused April 2003

2020/0815 - Increase the size of a kitchen window; form a new window and conservation roof light to first floor landing; increase the size of a window and form a new window to the lounge; renew all worn and damaged lintels/cills/jambs and replace all windows and door to the cottage; rake out existing Portland cement pointing and re-point in lime mortar and to add new solid fuel fire to lounge with metal flue and flue terminal. Remove a container and construct a new garage/workshop/store and stable (Listed Building Consent) – Approved Dec 2020

2020/0829 - Increase the size of a kitchen window; form a new window and conservation roof light to first floor landing; increase the size of a window and form a new window to the lounge; renew all worn and damaged lintels/cills/jambs and replace all windows and door to the cottage; rake out existing Portland cement pointing and re-point in lime mortar and to add new solid fuel fire to lounge with metal flue and flue terminal. Remove a container and construct a new garage/workshop/store and stable – Approved Dec 2020

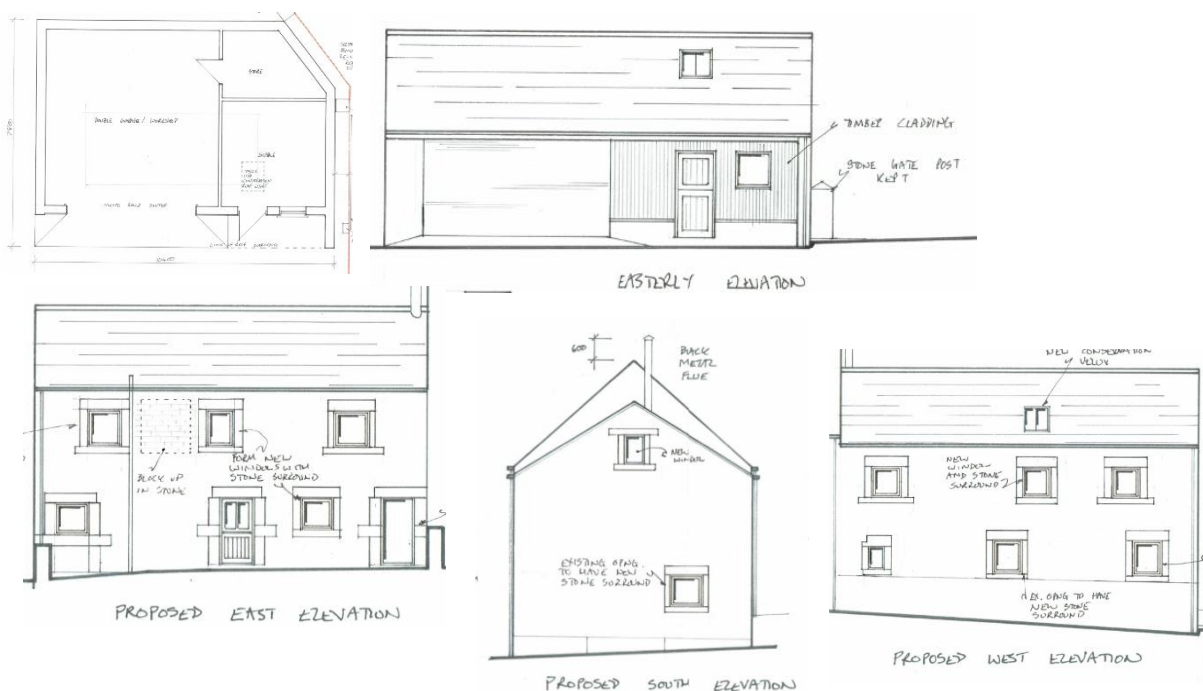
Proposed Development

This report is to cover 2 applications which cover the planning permission and listed building consent for the following works and the erection of a detached garage/workshop/store and stable measuring

2021/0964 – Increase the size of a kitchen window; form a new window and conservation roof light to first floor landing; increase the size of a window and form a new window to the lounge and replace all windows and door to the cottage; replacement of lintel and cills to 2no windows, 1no serving dining/kitchen on the southern elevation and 1no serving the lounge on the western elevation; rake out existing Portland cement pointing and re-point in lime mortar and to add new solid fuel fire to lounge with metal flue and flue terminal. Remove a container and construct a new garage/workshop/store and stable (Listed Building Consent)

2021/1004 – Increase the size of a kitchen window; form a new window and conservation roof light to first floor landing; increase the size of a window and form a new window to the lounge and replace all windows and door to the cottage; replacement of lintel and cills to 2no windows, 1no serving dining/kitchen on the southern elevation and 1no serving the lounge on the western elevation; rake out existing Portland cement pointing and re-point in lime mortar and to add new solid fuel fire to lounge with metal flue and flue terminal. Remove a container and construct a new garage/workshop/store and stable

During the application process the application was amended, which reduced the width of the garage to 10.4m and increase the depth to 6.8m with a 1m overhang and is to have a height of 2.7m to the eaves and 5.3m to the ridge.



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 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).

Local Plan

The site is allocated as Green Belt within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy HE1 The Historic Environment
Policy HE2 Heritage Statements and general application procedures
Policy HE3 Developments affecting Historic Buildings
Policy GB1 Protection of Green Belt
Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt
Policy SD1 Presumption in favour of Sustainable Development
Policy GD1 General Development
Policy T4 New Development and Transport Safety
Policy D1 High Quality Design and Place Making
Policy Poll1 Pollution Control and Protection

SPDs/SPGs

Supplementary Planning Document - House Extensions sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals for should:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

Supplementary Planning Document – Barn Conversions sets out the principles relating to barn conversions and extensions and that extensions, when required, should normally be located on the short or gabled elevation of the barn, typically incorporating a single pitch or ‘lean to roof’ avoiding deviations from a single rectangular plan.

Supplementary Planning Document – Sustainable Travel sets out the principles and requirements to encourage and support sustainable travel within the borough, which includes the provision of electric vehicle charging points for new developments.

NPPF

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 there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

Paragraph 197 states that in determining applications, local planning authorities should take account of; the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic

vitality and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation (and the more important the asset, the greater the weight should be).

Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.

Paragraph 206 states the local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Consultations

Conservation officer – no objections subject to conditions

Highways – no comments received

Drainage – no objections happy for details to be checked by building control

Pollution Control – no objections

Air Quality Officer – request provision of Electric Vehicle Charging Points

Hunshel Parish Council – No objections

Representations

A site notice was posted adjacent to the site and notification letters were sent to surrounding properties; no representations have been received.

Assessment

The property lies within Green Belt where proposals to extend dwellings (Domestic outbuilding within the curtilage of the dwelling will be treated as part of the dwelling or an extension to it) are acceptable in principle provided that, the total size of the proposed and previous extensions does not exceed the size of the original dwelling and the original dwelling forms the dominant visual feature. In addition, the construction of the extension should be of a high standard of design and reflect the architecture of the building.

Extensions will only be allowed where they do not exceed 100% increase above the size of the original dwelling.

Floor Space Calculations

Original dwelling 160.6m² (80.3m² ground and first floor)

Existing extensions and outbuildings

None

Proposed extensions and outbuildings

Garage/workshop/store/stable – 10.4m by 6.8m (overhang excluded) 70.7m²

Total existing and proposed 70.7m².

Therefore, the total size of existing and proposed does not exceed the total floor area of the original dwelling and complies with the initial element of Local Plan Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt and the guidance within the NPPF. As such it is not considered that the proposal would have a detrimental impact on the openness of the Green Belt and is acceptable.

Permitted development rights were removed as part of the conversion application.

Impact on Listed building

The building is attached to a Grade II listed building and sits within the Green Belt. Given the historic importance of the building the proposed works must protect or improve the character and/or appearance of the heritage asset in order to be considered appropriate.

The Laithe, The Stables and Nine Hole Cottage were first listed in 1970 and amended in 1986 and are Grade 2 listed. However, it is considered that Nine Hole cottage is a later addition and is 'not of special interest', according to the listing statement. It appears that the areas of interest are principally the timber structure inside the Laithe and Stables. The Laithe and The Stables were significantly adjusted externally and have undergone some quite far reaching re-building works.

As Nine Hole Cottage was a newer addition, it most likely required less repair and re-building in 1995 compared to The Laithe and The Stables and so is likely to be more original.

The Laithe, The Stables and Nine Hole Cottage form a standard elongated barn and have been listed in recognition of its special architectural and historical significance. Dean Head Farm House is located to the north which is detached from these also forms part of the complex is also listed under its own entry.

Local Plan Policy HE3 identifies the importance of securing the continued protection and improvement of the boroughs listed buildings, therefore provided that such works are carried out in a sensitive manner which is respectful of the buildings special character the works are acceptable.

The applicant seeks permission to erect a single storey detached outbuilding incorporating garaging, a workshop, store and domestic stable. The outbuilding is to measure 10.4m by 6.8m with a 1m roof overhang and is to have a height of 2.8m to the eaves and 5.3m to the ridge. It is also proposed to include some internal works to the dwelling which include:

- Changing a window, which was previously a door, to a fixed full height window on the eastern elevation
- The addition of a single window to the ground floor, the same size the existing ground floor window, on the eastern elevation
- The addition of a single window to the first floor, the same size as the existing first floor windows on the eastern elevation
- The subdivision of the bathroom and master bedroom to incorporate a home office, which the above mentioned window will serve
- The addition of a single window, the same size as the bedroom windows to the upstairs landing on the western elevation
- A log burner with sympathetic flue terminating on the eastern elevation of the property away from the roadside
- Aluminium framed windows thin profiled with more glass to replace the old and in place rotted wooden windows
- The Repointing in lime to safeguard the weathering and breathability of the natural stone
- It was originally proposed to renew all worn and damaged lintels/cills/jambes, however the conservation officer was not in support of this element, it was considered that the historic but irregular dressings to the openings and any difficulty in sealing against a modern

straight edge does not warrant the removal of original fabric. Subsequently the application was amended to incorporate the replacement of the lintel and cill to two openings the one serving the dining/kitchen on the southern elevation and the opening serving the lounge on the western elevation.

The difference between this application and the recently approved applications being the inclusion of an additional window at first floor level on the eastern elevation and the re-orientation of the garage/workshop/stable block.

The Conservation Officer has raised no objection to the proposed works to the Listed Building or to the erection of the proposed outbuilding. The proposed outbuilding is modest in size and is to be constructed from materials which match the original dwelling; however, a condition will be included to ensure that the materials match in terms of colour, general grain size, type of face dressing, and method of coursing. It is considered that the proposed works are acceptable and primarily seek to conserve the buildings historical and architectural significance. The Authority's Conservation Officer has not raised any objection to the proposals put forward and considered the re-orientation of the outbuilding is more sympathetic to the setting of the listed buildings and avoids truncating views to the south. Whilst the previous location was not considered materially harmful, the new location and orientation works much better and harmonises with the group of buildings as a whole. It is acknowledged that there would be greater visibility of the buildings from the highway, however this would be off-set by the new planted hedge proposed. It is in this regard that the proposals are considered acceptable and in compliance with Local Plan Policy HE3 Development affecting Historic Buildings and Local Plan Policy D1 Design

Residential Amenity

As mentioned previously the location of the outbuilding site, whilst in the ownership of the applicant, is separated by the access road serving the rear of the properties.

The dwelling is located in an isolated position and the erection of the proposed outbuilding, which is located approximately 21m from the boundary with the adjoining property would not increase levels of overlooking or overshadowing. The proposal includes a stable for domestic purposes, Pollution Control have raised no objection to the scheme and it is considered to be located a sufficient distance from the nearest residential property not have a detrimental impact, therefore is in compliance with Local Plan Policies GD1 and Poll1

Highway safety

Highways Development Control have not commented on the application, however given the comments raised on the original plans for the earlier application it is considered that the scheme is considered acceptable in terms of highway safety.

The scheme, whilst it would remove the parking area during the construction of the garage, does provide an adequate provision of off-street parking, and due to the forecourt length being 5.9m allows vehicles to exit the access road to enter the garage.

The existing driveway serving the properties is gravel, and while it is usually conditioned that driveways are constructed from a solid bound material, it would be unreasonable to request this given the driveway is outside of the ownership of the applicant and is currently gravel. It is therefore considered that the proposal is in compliance with Local Plan Policy T4

Other Issues

Pollution Control – Air Quality have commented on the application and requested a condition for the inclusion of electric vehicle charging points. The SPD does not specify whether the residential development requirement applies to all development or new residential development. Pollution Control are not normally consulted on domestic garage applications and therefore the request is

not considered a consistent approach; whilst sustainable transport is encouraged it would be unreasonable to include this condition on the application.

It is noted that a storage container is located on the on the land subject to the planning application. There is no planning history in relation to the siting of the storage container and is unauthorised, however it is proposed to remove the container to allow for the development. To ensure the containers removal, a condition will be included requiring its removal.

Recommendation - Approve with conditions.