

Socio-economic Context

Although the proposals are relatively minor and won't have any specific socio-economic implications it will afford the farmhouse and workers cottage with secure parking and storage for the client's vehicles for added security and to "de-clutter" the existing and semi-redundant farmyard.

Planning and Policy Context

The planning policies that have been a material consideration in the preparation of these proposals include at a national level the relevant aspects of the National Planning Policy Framework and at a local level the current Local Plan and associated SPD's and the relevant policies on Design and Re-use of traditional/redundant farm buildings with the site being in part of the local Green Belt. The farm has also been the subject of several planning applications with the most recent being a single storey extension to the adjoining workers dwelling (Hadfield House) as can be seen on the attached recent planning history list.

Environmental Context

Flood plans have been reviewed, and this has highlighted that the site is in Flood Zone 1 and thus has a low probability of flooding as can be seen on the attached report/map. Also, there were no obvious signs of protected/priority species on the site with the buildings being generally regarded as unsuitable as can be seen from recent Bat Emergence Survey Report by Brooks Ecological attached to this application.

Evaluation

The assessment of the conversion has highlighted the main considerations relevant to the scheme and these factors have been used to guide and influence the design wherever possible as discussed further in the remainder of this statement.

Design

Use

The proposed outbuilding is no longer needed for agricultural purposes and is to be converted and improved to create secure garaging and storage for farmhouse and workers cottage.

Amount

The outbuilding will have external dimensions of 17.8M long by 7.0M deep

Layout

The Outbuilding is located on the south-south-east edge of the existing/ redundant farmyard to the east of the existing farmhouse and workers dwelling (Hadfield House)

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Scale

The existing outbuilding is effectively single storey when viewed from existing courtyard and will only be altered by the replacement of the inappropriate almost flat roof with a more suitable pitch.

Landscaping

The whole of the site is hard landscaped with no effect upon any soft landscaping or trees or hedgerows.

Appearance

The building will be constructed in matching coursed natural stone under a replacement and more appropriate slated dual-pitched roof as indicated on drawings to make the existing building much more sympathetic to its setting and will integrate vertically Boarded timber garage doors to compliment the enhanced aesthetics and better integrate the building in to its setting/ surroundings.

Access

The outbuilding will be accessed via the existing access and drive and courtyard directly off Chapel Lane

Summary

Taking all factors into consideration the proposals appear compatible with local and national planning policy and will enable the applicants to re-use and improve and make more sympathetic an under-utilized and defective existing building to securely store their vehicles and de-clutter and make better use of the existing and otherwise redundant former farmyard with minimal intervention and impact upon public realm and/or wider surrounding green belt with the building being effectively single storey and screened by the surrounding existing buildings of the farm and that as a result it is hoped that this scheme can be viewed favourably during the planning process.

Generally, we trust you have all the information you need to validate and consider our application, however, if you should require anything further, please don't hesitate to get in contact.

Yours faithfully,



Mr. John Early
For JE Architectural Ltd.

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Reference	Description	Site Address	Valid From	Decision	Status
2024/0788	Single storey side extension to single storey detached dwelling (Amended Description)	Hadfield House, New Chapel Farm, Chapel Lane, Penistone, Sheffield, S36 6AQ	5 September 2024	Approve with Conditions	Final Decision
2020/0094	Installation of 2x36kw biomass boilers and all associated works (Retrospective)	New Chapel Farm, Chapel Lane, Penistone, Sheffield, S36 6AQ	24 January 2020	Approve with Conditions	Final Decision
2018/0241	Use of land and buildings for the purposes of agriculture, purchase, sale, repair, service and maintenance and hire of agricultural machinery (Certificate of Lawfulness)	New Chapel Farm, Chapel Lane, Penistone, Sheffield, S36 6AQ	19 February 2018	Lawful Development Certificate - Granted	Final Decision
2017/0631	Erection of side extension to dwelling	Hadfield House, New Chapel Farm, Chapel Lane, Penistone, Sheffield, S36 6AQ	18 May 2017	Approve with Conditions	Final Decision
2005/1437	Erection of side single storey extension to dwelling and detached garage	Newchapel Farm Hartcliff Road Penistone Sheffield	17 August 2005	Approve with Conditions	Final Decision
B/02/1378/PU !	Conversion of existing barns to form five dwellings.	New Chapel Farm, Hartcliff Road, Penistone.	17 February 2003	NA	Final Decision
B/97/0130/PU !	Erection of agricultural building	NEW CHAPEL FARM, CHAPEL LANE, PENISTONE	10 June 1997	NA	Final Decision

Flood map for planning

Your reference
202324 OB

Location (easting/northing)
424175/402497

Created
12 Mar 2025 11:42

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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Flood map for planning

Your reference

202324 OB

Location (easting/northing)



424175/402497


Scale

1:2500

Created

12 Mar 2025 11:42

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area


0 20 40 60m