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2022/0229

Mr H Lea

Conversion of outbuilding and preparation/cold store to 1no dwelling, associated alterations including partial demolition and re-building of northern part, replacement roofing, changes to the external facing materials, installation of windows and doors, parking, external landscaping, and improvements/re-surfacing of existing driveway.

Manor Farm, Stainborough Lane, Hood Green, Barnsley, S75 3HA

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### Site Location & Description

Stainborough Lane is a quiet, narrow rural road linking Crane Moor and Hood Green within the western rural part of the borough.

The outbuilding is accessed from Stainborough Lane and set back from the highway and forms part of a complex of buildings which include a residential dwelling to the south-east, 2no dwellings currently under construction to the west and a farmhouse to the south, which has recently been subject to a separate application, for domestic alterations.



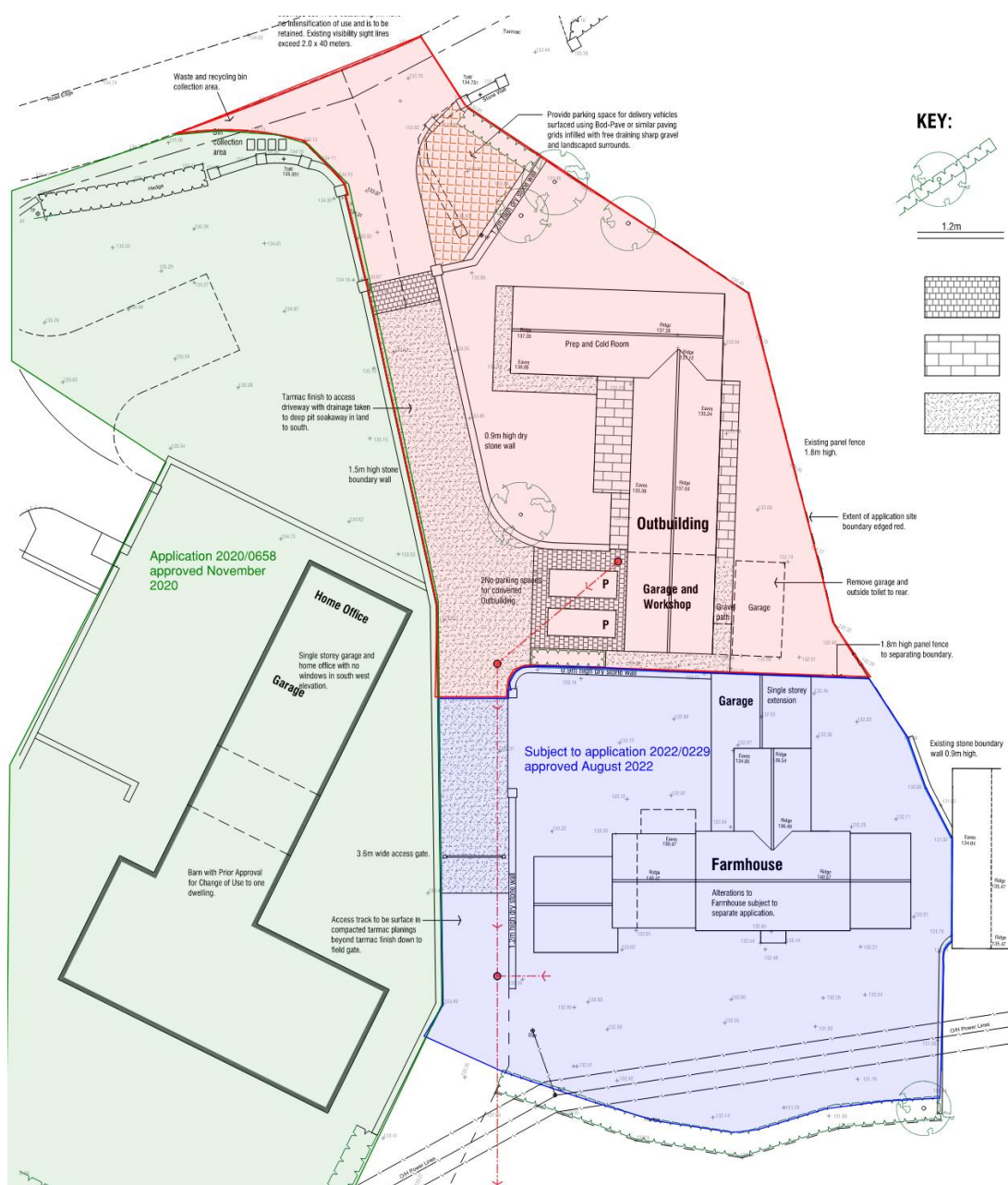
## Site History

There is no planning history for the red line boundary subject to this application however there has been recent approvals within the Manor Farm 'complex'

2020/0648 - Demolition of existing commercial buildings and redevelopment of site to form detached dwelling – Approved November 2020 highlighted in green on the plan below

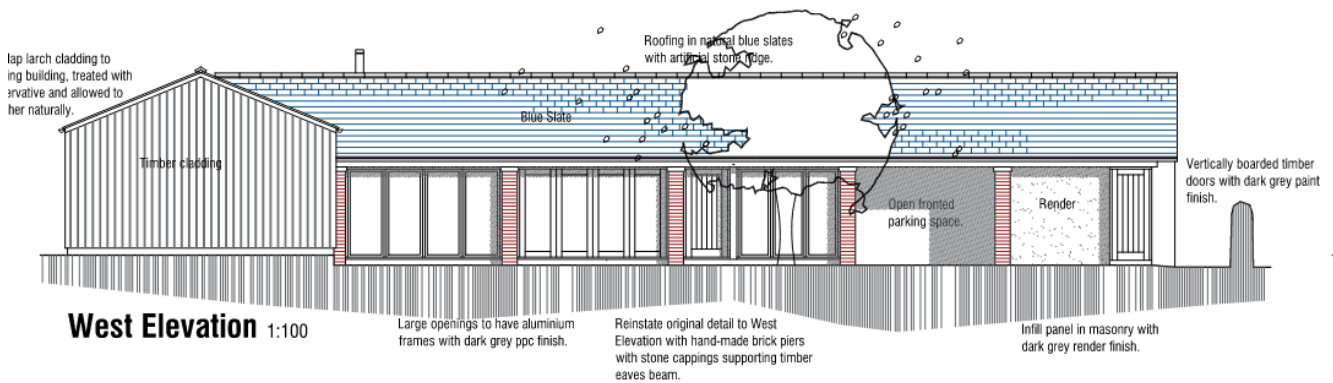
2020/0658 – Proposed conversion of agricultural buildings to form 1no dwellinghouse and associated works (Change of use Prior Notification) – Approved November 2020 highlighted in green on the plan below

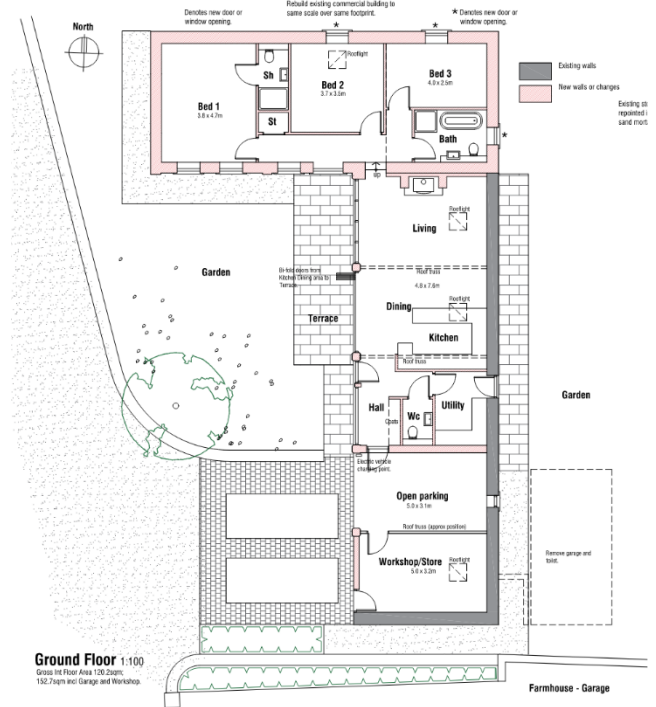
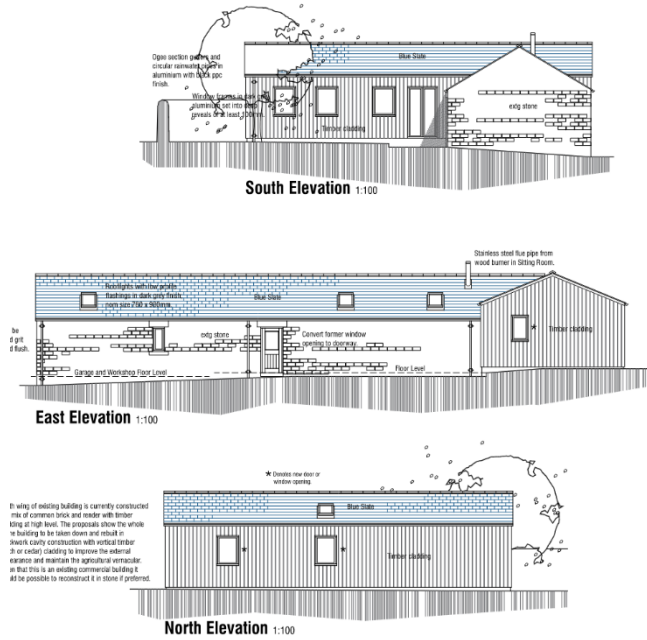
2022/0228 - Erection of single storey side extensions to the eastern and western elevations, a two-storey side extension to the western elevation, a first-floor front extension to the northern elevation, a single storey garage extension to front northern elevation, provision of parking area, external landscaping, and improvements/re-surfacing of existing driveway – Approved August 2022 and highlighted in blue on the plan below



## Proposed Development

The applicant seeks permission for the conversion of an outbuilding and preparation/cold store associated with the previous agricultural unit, to 1 no dwelling associated alterations including partial demolition and re-building of northern part, replacement roofing, changes to the external facing materials, installation of windows and doors, parking, external landscaping, and improvements/re-surfacing of existing driveway.





## Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

The property is located within the rural Barnsley and is designated as Green Belt in the adopted Local Plan and therefore the relevant policies are relevant

## Local Plan

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

- Policy GB1 Protection of Green Belt
- Policy GB3 Changes of Use in the Green Belt
- Policy D1 High Quality Design and Place Making
- Policy GD1 General Development
- Policy HE1 The Historic Environment
- Policy HE2 Heritage Statements and general application procedures
- Policy HE3 Developments affecting Historic Buildings
- H1 'The Number of New Homes to be Built' sets the target of new homes for the plan period 2014 to 2033 at 21,546

H2 'Distribution of New Homes'

H4 Residential Development on Small Non-Allocated Sites, proposals will be allowed where they comply with other policies in the Plan.

Policy T3 New Development and Sustainable Travel

Policy T4 New Development and Transport Safety

Policy SD1 Presumption in favour of Sustainable Development

Policy BIO1 'Biodiversity and Geodiversity' requires development to conserve and enhance biodiversity and geodiversity.

CC1 'Climate Change'

CC2 'Sustainable Design and Construction'

CC3 'Flood Risk'

CC4 'Sustainable Urban Drainage'

CL1 'Contaminated and Unstable Land'

Poll1 'Pollution Control and Protection'

### SPDs

Supplementary Planning Document – Design New Housing Development

Supplementary Planning Document – Residential Amenity and Siting of Buildings

Supplementary Planning Document – Parking

Supplementary Planning Document – Sustainable Travel

The South Yorkshire Residential Design Guide (SYRDG)

### NPPF

The National Planning Policy Framework 2021 (NPPF) 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.

### Chapter 13 Protecting Green Belt Land

Paragraph 147 states that, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 148 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. "Very special circumstances" will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 150 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, which amongst others include:

- d) the re-use of buildings provided that the buildings are of permanent and substantial construction

### Chapter 16 Conserving and enhancing the historic environment

Paragraph 189 states that heritage assets range from sites and buildings of local historic value to those of the highest significance. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

Paragraph 195 states that Local Planning Authorities should identify and assess the particular significance of any heritage assets that may be affected by a proposal (including development affecting the setting of a heritage asset) taking account of the available evidence and necessary expertise.

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 asset's 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.

## **Consultations**

Biodiversity – No objections subject to conditions.

Conservation Officer – No objections.

Highways DC – No objections.

Drainage – No objections; happy for details to be checked by building control.

Pollution Control – No comments received.

Stainborough Parish Council – No objections.

Ward Councillors – No comments received.

## **Representations**

Neighbour notification letters were sent to surrounding properties and a site notice posted adjacent to the site; no comments have been received.

## **Assessment**

### Principle of development

The site is located within the Green Belt where Local Plan Policy GB1 protects against inappropriate development in line with National Planning Policy. Whilst the erection of new buildings within the Green Belt are considered inappropriate development, it allows the re-use of buildings, where the building is of permanent and substantial construction, as an exception and subject to compliance with Local Plan Policies.

Local Plan Policy GB3 Changes of use in the Green Belt allows 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 of a permanent and substantial construction, the new use is in keeping with the local character and the loss of any building from agricultural use will not give rise to the need for replacement agricultural building. All development will be expected to be of a high standard of design which respects the character of the existing building and its

surroundings, will have no adverse effect on the amenity of local residents, the visual amenity of the area or upon highway safety and preserves the openness of the Green Belt.

Whilst the building formed part of the Manor Farm complex and was last utilised as a meat preparation/cold store, the photographic evidence submitted as part of the application indicates that it has not been used as such for some time; in addition, with the exception of the farm house, which is still used as a dwelling, the other farm buildings have been either removed from site or redeveloped under the applications outlined above. Therefore, there should be no requirement for additional agricultural buildings within the site.

The existing brick-built outbuilding is of permanent and substantial construction, with only minimal repairs required to the northern side elevation, where a section of the external facing brickwork has collapsed, however the breeze block cavity wall is still intact. The building is to be converted to a residential property with limited external alterations and is designed with an agricultural aesthetic giving the appearance of an agricultural building. It is therefore considered that the proposed development is acceptable in principle and in compliance with Local Plan Policy GB3.

### Visual Amenity

The single storey outbuilding forms part of the original farm buildings at Manor Farm, however the building, along with the farm is no longer in use as an agricultural unit. The outbuilding is located to the east of the 'complex' with the building sitting centrally within its plot. The building is 'L' shaped in design and constructed from a mix of red brick, stone and render with a cement and metal sheeting roof.

The proposed dwelling has been designed in a traditional agricultural manner comprising of a L-shaped footprint. As mentioned previously the northern elevation of the dog leg requires some repairs it is proposed to clad all elevations of the northern dog leg element with timber cladding. Many of the features reflect the design of previous applications for the converted building application ref 2020/0658 and the re-development of the commercial premises 2020/0648, including the historical openings being re-opened, utilising the existing brickwork to frame the proposed glazing. The proposed dwelling would have the appearance of a converted barn rather than the conversion of an outbuilding or the erection of a new dwelling.

An adequate amount of private amenity space has been provided which has also been kept to a minimum and is limited by the extent of the red line boundary to the east. The plans indicate the inclusion of a 1.8m timber panel fence, whilst there is some domesticity to this style of fencing, it is exiting along this boundary, which faces towards the front garden area and driveway associated with the property to the east, and would provide screening of the domestic property and any domestic paraphernalia located in the rear garden from the wider views from the east.

None of the buildings within this group are listed or otherwise protected but it is considered that the farmhouse (and to a degree the outbuilding) are non-designated heritage assets of minor local value. The house and outbuilding were once part of the wider collection of buildings associated with Manor Farm that included the main farm operation to the west, which is currently being redeveloped under applications 2020/0658 and 2020/0648. The house and outbuilding are buildings that are evident on the first edition 1850 OS maps.

Historic alterations to the outbuilding are evident and it is believed the extended dog leg footprint reflects a remodelling of an earlier stone cartshed sometime between 1850 and 1903. Fragments of piers and original stonework are visible within the building which suggest elements of the earlier structure which has been supplemented and infilled by later brickwork. The design of the proposed dwelling is considered acceptable, and alterations have been kept to a minimum with the building retaining an agricultural aesthetic utilising and supplementing historic brick and stone. Vertical larch cladding is also proposed that will weather, looking similar to Yorkshire boarding which is seen in many agricultural buildings in the area.

The development would see the removal of a poor quality commercial/agricultural building and it is therefore considered that on balance the re-development of the site would enhance its immediate setting and as such would not have a detrimental impact on the openness of the Green Belt or upon the character of the area and is considered in compliance Local Plan Policies GB1 , GB3, HE3 and D1.

### Residential Amenity

The dwelling is located in an isolated position and not directly surrounded by neighbouring properties, however there are five dwellings located within this 'complex' of dwellings, the application property, the farmhouse to the south, the neighbouring dwelling Oakdale, to the east and two dwellings subject to applications 2020/0648 and 2020/0658 to the west which are currently under development.

The development is constrained in that the proposal sees the conversion of the building, therefore limiting the location of openings to prevent increasing levels of overlooking to the existing dwellings. The internal layout has been designed to limit the impact on existing residents whilst ensuring adequate levels of internal space have been provided and the rooms meet or exceed the requirements of the South Yorkshire Residential Design Guide, in addition, an appropriate amount of external amenity space has been provided. The development meets the required separation as set out in the SPD – Design of Housing Development, with the exception of the distance to the rear boundary, which between 3.3m and 6.8 does not meet the standard of 10m. However, the dwelling is single storey, benefits from a 1.8m boundary treatment and in addition the neighbouring dwelling is set back significantly from the highway, resulting in any overlooking being over the front driveway rather than private rear amenity space; the boundary treatment would also provide adequate screening of the proposed dwelling from the property to the east.

It is acknowledged that the farmhouse has recently been granted permission for the erection of extensions, however these were considered as though the outbuilding had already been converted. Likewise, the layout of the proposed dwelling has been given consideration to the farmhouse as extended, along with the dwellings currently under development.

Based on the above, it is therefore considered that the proposed change of use and alterations are acceptable in terms of its impact on surrounding residents and in compliance with Local Plan Policy GD1.

### Highway safety

The access is already established and appears in good condition serving the existing farmhouse and the dwellings approved under applications 2020/0648 and 2020/0658 and is adequate to serve the additional property proposed.

The scheme provides 1no parking space in the form of an 'open' parking space which is integral to the building and 2no parking spaces to the front of the building which is sufficient to satisfy the requirements of the SPD for a dwelling of this size.

The proposal does not result in the loss of off-street parking nor a requirement for additional provision, nevertheless the scheme provides sufficient off-street parking for a dwelling of this size and sufficient space to turn within the site to allow entry and exit in a forward gear and as such it is considered acceptable in terms of its impact on highway safety.

### Ecology

A bat and bird survey were carried out on the site and whilst the Biodiversity Officer was consulted on the application, no objections were received, and agreement was made with the applicants Ecologist in relation to the findings of the bat survey submitted as part of the application. The report states that whilst no bat roosts were found on site, in order to enhance the ecological value of the site and in accordance with the aims of the National Planning Policy Framework, it is suggested that bat roosting features are incorporated into the scheme. A condition will be included to specify the full details and timetable for implementation.

### Other Issues

SPD Sustainable Travel requires that new developments provide electric vehicle charging points (EVCP) within the scheme and as a minimum, residential schemes should provide 1 charging point per unit. No details have been provided in relation to EVCPs however a condition can be included requiring the information to be submitted prior to the occupation of the dwelling.

### Conclusion

Based on the assessment above it is considered that the proposed development would preserve the openness of the green belt, would have a high standard of design and respect the character of the existing building and its surroundings, and would not have an adverse impact on the amenity of neighbouring residents, nor would it have a detrimental impact on the character of the street scene, the non-designated assets or upon highway safety and as such is in compliance with Local Plan Policies GB1, GB3, GD1, D1, HE3 and T4 and is acceptable.

### **Recommendation**

**Approve** with conditions