

# DESIGN & ACCESS STATEMENT

## FULL PLANNING APPLICATION

APPLICATION FOR THE CHANGE OF USE OF A FORMER AGRICULTURAL BUILDING C (2006/0199), ALLOWED ON APPEAL AS B1C/B8/SUI GENERIS STORAGE BUILDING (2017/1704 + APP/R4408/W/18/3202248) INTO A 2-BED ANCILLARY DWELLING TO THE PROPERTY KNOWN AS ANCHOR FARM (2019/1051 + B/05/0496/00)

at

ANCHOR FARM  
ELMHIRST LANE  
DODWORTH  
BARNSELY  
S75 4LD

Prism Agriculture Ltd



AUGUST 2025

[www.prism-ag.co.uk](http://www.prism-ag.co.uk)

## **INTRODUCTION**

1. This report has been prepared by Prism Ag Rural Planning on behalf of our client Mrs A Weber to outline the facts considered relevant for the change of use of a former agricultural building (Building C) to a 2-bed ancillary dwelling to the application 2019/1051 + B/05/0496/DO at the site.
2. This application seeks full planning permission for the Change of Use of a modern stone building to Use Class C3 as an Ancillary Dwelling to the property known as Anchor Farm, Elmhirst Lane, Dodworth, S75 4LD.
3. The ancillary dwelling will be a self-build property for Mrs Weber if approved, it will not become an open market or rental property. Mrs Weber plans to live in the converted barn as single storey living and the applicant requests that it is conditioned as such to form an ancillary use to the property known as Anchor Farm under 2019/1051 + B/05/0496/DO.

## **THE SITE**

4. The existing building subject to this application lies to the west of Elmhirst Lane, north-east of Silkstone Golf Club and north-west of Dodworth Industrial Estate (as the crow flies). The site is within the Green Belt.
5. The building subject to this application was depicted as Building C on the 2017/1704 application was originally constructed as a stone built agricultural barn, later used for storage of non-agricultural items. In 2017, Barnsley Council refused a retrospective application for the former owner, for the change of use of Buildings B and C to mixed Use Classes B1, B8 and Sui Generis (application ref: 2017/1704). The refusal was subsequently appealed to the Planning Inspectorate under reference APP/R4408/W/18/3202248. The Inspector allowed the appeal on 17 September 2018, confirming the acceptability of commercial use at that time.
6. The application building was rated for business rates and following a backdated payment, It became eligible for small business rates relief and generated no future income for the Council.
7. An aerial map and base map excerpt showing the building subject to this application.



Map showing location of application site (Building C at silver marker)

8. Access to the building is via private gates at Anchor Farm via a maintained unadopted road, which enters via the access route from Dodworth Industrial Estate past Silkstone Golf Club. The track is well-maintained with maintained foliage and passing spaces that are deemed adequate for their purpose, the track is sufficiently wide enough for two vehicles to pass side by side in places.
9. In a 2018 appeal decision at the site under reference APP/R4408/W/18/3202248, the Planning Inspector includes in Paragraph 28 *“Given the layout of the site, which includes large areas of hardstanding, I am satisfied that even larger vehicles would be capable of accessing and manoeuvring safely within it”*.
10. Elmhirst Lane also serves as a footpath, with access to four existing dwellings as well as a service track for the nearby golf club. Beyond this the track continues to Higham but is blocked off at the midway point to prevent HGV's misguided by Satnavs from getting stuck down the narrow lane which has been a common occurrence in recent years.
11. In the aforementioned appeal decision at Paragraph 16, the inspector notes *“The appellant indicates he has installed passing places on the lane, which I saw. The distance from the car park and main highway network is not significant, and the passing places would offer a reasonable solution to any vehicles occasionally meeting in the lane.”*
12. There are no trees on the development site affected by this proposal.
13. The site is within Flood Zone 1; therefore, no Flood Risk Assessment is required.
14. A preliminary roost assessment was carried out at the site by Whitcher Wildlife Ltd on the 13 June 2025 and the building assessed as low potential for roosting bats due to its modern structure, external and internal stone with concrete filled cavities, visible modern roofing membrane and no loft space. However, a Dusk emergence Bat Survey was carried out on 20 June 2025, and the bat report forms part of the application.
15. There is a 100-acre deciduous wood owned by the forestry commission where bats do live, beyond the application site boundary which is outside of the applicant's control.

#### **APPLICATION PROPOSAL**

16. The application before the Council seeks full planning permission to convert Building C (the application building) into an ancillary dwelling for residential use solely associated with, and ancillary to, the property known as Anchor Farm (2019/1051 + B/05/0496/DO).
17. Both properties will therefore attract Council Tax payments, they will share refuse and garden areas, an existing grass triangle which is already part of Anchor Farm house, accessed via a pedestrian gated wall, will form the extended garden of the proposed barn conversion, although occupiers will be connected family members, the applicants daughter and family will move into Anchor Farm house and the applicant needs single storey 2-bedroom living accommodation, and the need to remain close to family members.
18. Whilst the barn has its own separate gated access driveway access via existing Curtilage of Anchor Farm, and this will remain, Anchor Farm will share access, bin storage and parking will be shared with the proposed barn conversion.
19. Had the last use of the building been agricultural storage, it may have been available for conversion under GPDO Class Q. However, given its established lawful use as confirmed through the 2018 appeal, a full planning application is submitted.

20. The site is screened from wider views by tall trees, meaning that the building is not prominent from any surrounding vantage point, this is also referenced by the Inspector in Paragraph 11 of the Appeal decision.

21. The proposed plans submitted with this application have taken into consideration; shared facilities for access, bin storage and parking arrangements with Anchor Farm as the proposal will be ancillary to this property and not become an open market dwellinghouse, the applicant invites the Council to condition it in this way, and this would be consistent with Condition 3 of application 2020/1060 which stated:

*“The permission hereby approved shall provide ancillary accommodation to Woodland View, Elmhirst Lane, Dodworth, and shall not be sold or rented as a separate dwelling at any time.*

*Reason: In the interest of residential amenity and in accordance with Local Plan Policy D1.”*

22. The dwelling is to be occupied by a lady in later life, with specific design features to meet her needs, therefore there is no requirement for bicycle parking. Changing the use of an existing building into this proposed ancillary dwelling solely associated with the property known as Anchor Farm will free up the larger house which is too large for the applicant to maintain since her husband passed away.

23. The ancillary dwelling will also bring in Council Tax payments and reuse and retain an existing building capable of conversion in the Green Belt.

24. The design of the proposed ancillary dwelling has been carefully designed to meet the requirements of Approved Document Part M of the Building Regulations. The layout provides level access throughout, with no steps, widened doorways suitable for wheelchair use, open-plan living accommodation with 2 larger bedroom circulation spaces, and fully accessible sanitary and wet room facilities. These measures ensure the dwelling is suitable for an older occupant and can be adapted to meet changing needs over time.

25. Approved Document M, Requirement M4(2)

*“M4(2) Accessible and adaptable dwellings*

*Reasonable provision must be made for people to—*

*(a) gain access to the dwelling and to use the dwelling and its facilities; and*

*(b) make use of, and access to, the dwelling convenient for most people, including wheelchair users, and to ensure that the dwelling is capable of adaptation to meet the needs of a wide range of occupants, including some wheelchair users.”*

26. The proposal also factors in the limitations to connect to the existing power connection feed buried in Elmhirst Lane, and therefore its proposed to place a substantial bank of solar panels on the south facing roof of the building, this has already been considered by the structural engineer during the site visit due to the number of modern roof trusses within the roof structure with sufficient newton capacity to take the weight of the panels. This will further enable the conversion to provide natural power generation for both the barn conversion and the adjacent Anchor Farm property.

27. The proposed barn conversion will use electric heating with all power self-generated and with backup battery storage on-site.

## PLANNING POLICY

28. The Town and Country Planning Act 1990 (“the Act”) states that planning permission is required for all “development” on land. There are a number of exemptions to this, which are not relevant here, so broadly speaking anything that falls under the definition of “development” requires formal consent.
29. Where planning permission is sought under an application, s38(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. S70(2) of the Act also states that the local planning authority dealing with the planning application should have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. The relevant development plan at the site is the Barnsley Local Plan to year 2033 which was adopted on 3rd January 2019.
30. The relevant development plan at the site is the Barnsley Local Plan to year 2033 which was adopted on 3<sup>rd</sup> January 2019. The policies that are deemed applicable to this proposal are set out below.
- Policy SD1 Presumption in Favour of Sustainable Development
  - Policy H4 Residential Development on Small Non-allocated Sites
  - Policy GB1 Protection of Green Belt
  - Policy GB3 Change of Use in the Green Belt

31. Policy SD1 Presumption in favour of Sustainable Development states:

*“When considering development proposals, we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.”*

32. Policy H4 Residential Development on Small Non-allocated Sites states:

*“Proposals for residential development on sites below 0.4 hectares (including conversions of existing buildings and creating dwellings above shops) will be allowed where the proposal complies with other relevant policies in the Plan.”*

33. Policy GB1 Protection of Green Belt states:

*“The general extent of the Green Belt is set out on the Key Diagram. The detailed boundaries are defined on the Policies Map. Green Belt will be protected from inappropriate development in accordance with national planning policy”*

34. 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”*

## **CONCLUSION**

35. The proposal is for the change of use of an existing building which once formed part of a wider farmstead known as Anchor Farm, Elmhirst Lane, Dodworth. It is now fragmented into two separate ownerships.
36. The maximum number of residential dwellings off of an unadopted road is five, and this proposed ancillary barn conversion will be the fifth dwelling unit on Elmhirst Lane. There is also an already approved ancillary dwelling connected to the neighbouring property known as Woodland View along with Middle Barn. This means that three properties remain under neighbouring ownership and if approved, this application would place it within the applicant's ownership of Anchor Farm together with the ancillary dwelling to meet Approved Part M4(2) building regulations standards.
37. The proposal is supported by both national and local policy which encourages the conversion and change of use of existing buildings in the green belt.
38. The proposed ancillary dwelling is intended to accommodate a lady in later life, providing a more manageable home following her husband's recent passing. The design incorporates the requirements of Approved Document Part M, including level access, widened doorways, open-plan living, generous circulation space, and accessible wet room facilities, ensuring the dwelling is suitable for current needs and adaptable to future requirements of the applicant and her family members.
39. The proposal submitted before the Council, provides sufficient natural light to enter the proposed 2-bed ancillary dwelling which the applicant is proposing for her own occupation or family members in the future as they get older.

I trust these comments are helpful in your deliberations

Yours sincerely

pp. Prism Ag

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c/o Prism Agriculture Ltd