

**2022/0819**

Agent: Mr P Dimberline

Description: Conversion of detached barn to dwelling

Address: The Granary, Barnsley Road, Silkstone, Barnsley, S75 4NG

### **Planning History**

B/02/1574/PR- Erection of single storey swimming pool extension to dwelling and detached stable block-04/02/2003

### **Site Description**

The application site is part of the curtilage of 'The Granary' which is a former barn extended and converted to a dwelling in the 1990's. The southern boundary of 'The Granary' is shared with Noblethorpe Hall, a listed building. There are also further dwellings to the west of 'The Granary' all of which were converted from a group of stone buildings in the 1990's. These are known as 'The Mews Cottage', 'Meadowview Barn', 'The Clocktower' and 'The Coach House'. To the south of the Noblethorpe settlement is Barnsley Road, a highway passing through Silkstone from Barnsley and heading west towards Penistone. Existing agricultural land / private parkland exists to the west, north and east of the group of dwellings. There are a group of trees along the adjacent eastern boundary and the site is within the Green Belt.

The design and access statement states that the existing detached barn/workshop was built around 2005. The barn sits on land immediately to the north and at a lower level than The Granary. The site is accessed from the existing private drive serving The Granary, however the building has a curtilage defined by an existing timber post and rail fence enclosure. This is all confirmed by the aerial photo from 2009 given below which shows the building being present for over 10 years and the fencing enclosure



Aerial photo from 2009

The barn has a gable with overhanging roof to the west elevation, and a gable to the south and north. There are several existing openings and an attached outbuilding. In terms of construction materials, the barn has a concrete raft foundation and the external walls are a cavity wall with a brick plinth externally built off the concrete foundation. The external walls have an internal skin of blockwork extending vertically from floor slab level up to the wall plate supporting the roof structure. Externally the building is finished with a rainscreen of horizontal treated timber cladding. The roof is of structural timber with a natural slate finish. Internally, the partition walls are generally of block construction.



Site Location Plan

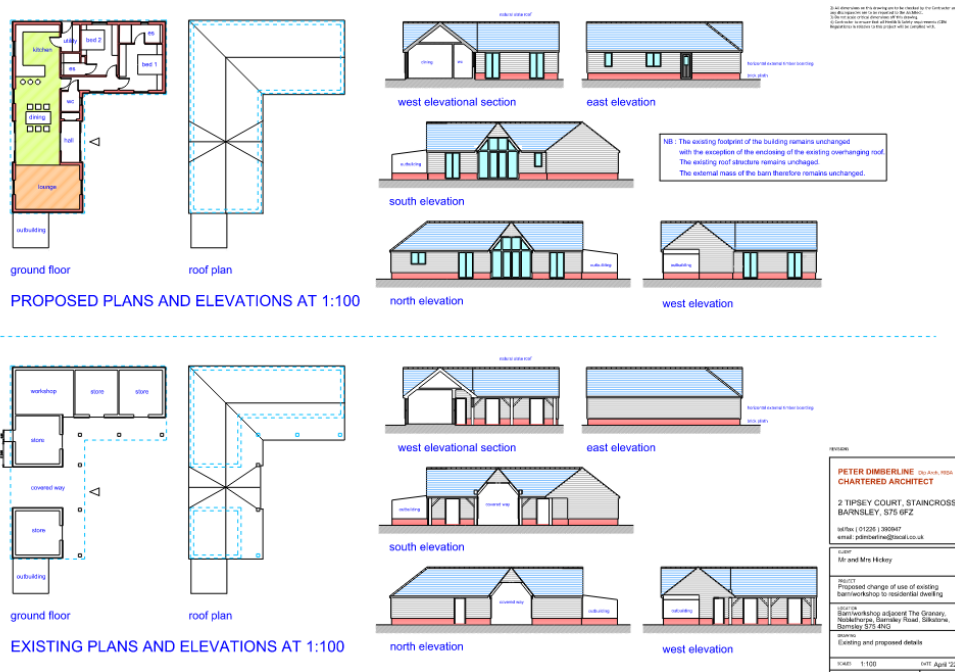


South Elevation of the barn

## Proposed Development

The applicant is seeking planning approval for the conversion of the existing detached barn to a dwelling. The dwelling will have two bedrooms, both with an en-suite, a kitchen/diner, lounge, hall, WC and utility. In addition, the barn will retain the existing outbuilding.

The existing footprint of the barn will remain unchanged with the exception of the enclosing of the overhang roof. There will be minor modifications in relation to fenestration. No other external changes are required for the conversion.



Existing and Proposed plans and elevations

## Policy Context

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

The Local Plan was adopted by the Council in January 2019 and the Council has also adopted a series of Supplementary Planning Documents which are other material considerations. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application

The site is set within Green Belt as shown on the Local Plan Maps, therefore the following policies are of relevance:-

GD1: General development – Proposals for general development will be approved providing there is no significant adverse effect on residential amenity, highway safety, the current or future use of nearby land and it upholds good quality design in accordance with local plan policy D1.

SD1: Presumption in favour of sustainable development – The Council will take a positive approach to proposals that reflect the presumption in favour of sustainable development contained in the NPPF.

D1: High quality design and place making – This policy sets the overarching design principles for the borough. Development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of the local area.

GB3: Changes of use in the Green Belt - 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.

HE1: Historic Environment - We will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk.

HE3: Developments Affecting Historic Buildings – Proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance. In such circumstances proposals will be expected to respect historic precedents

of scale, form, massing, architectural detail and the use of appropriate materials that contribute to the special interest of a building.

T3: New development and sustainable travel – New development is expected to be located and designed to reduce the need for travel, be accessible to public transport and encourage smarter ways to travel rather than unsustainable use of the private car.

T4: New development and highway improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Poll1: Pollution Control and Protection - Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people. We will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against.

Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

BIO1: Development will be expected to conserve and enhance the biodiversity and geological features of the borough.

SPDs:

- Parking
- Barn Conversions
- House Extensions and Other Domestic Alterations
- Design of Housing Development

NPPF:

The 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 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; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

## **Consultations**

Pollution Control – Recommend a condition restricting hours of construction or demolition works.

Highways DC – No objections subject to condition.

Drainage – No objection details to be checked by Building Control.

Conservation Officer – No objections.

Biodiversity Officer – No objections subject to conditions relating to the development being in strict accordance with the recommendations of the PRA and biodiversity mitigation and enhancement measures.

## **Representations**

Neighbour notification letters were sent to surrounding residents and a site notice placed nearby; no comments were received.

## **Assessment**

### Principle of development

The building is set within the Green Belt as allocated within the Local Plan Proposals Map. Inappropriate development within the Green Belt will be refused unless it is shown that there are very special circumstances that justify setting aside local and national policy. An exception to this is Local Plan Policy GB3 which allows 'the re-use of buildings provided that the buildings are of permanent and substantial construction'. This proposal would fall into this category as the building is of a permanent and substantial construction, evidenced by a structural survey, the design and access statement and a site visit. The external alterations proposed are minimal and no extensions are proposed, and as such the proposal would not be considered inappropriate development in the Green Belt.

The extent of the proposed curtilage, which includes parking areas, follows the enclosure as shown in the earlier aerial photograph. This seems a logical boundary and is considered reasonable to serve the existing dwelling without resulting in any significant detriment to the openness and character of the Green Belt.

In addition to the above principle of the development, any development should uphold an excellent and appropriate standard of design whilst not having a detrimental impact on neighbouring buildings/dwellings or the highway. The proposal site has somewhat of a complex planning history and has a curtilage relationship to Nobelthorpe Hall, a Grade II listed building. Therefore, the proposal is expected to protect or improve the character and/or appearance of Listed Buildings in accordance with policy HE3 of the Local Plan. These aspects are assessed within the following sections.

### Visual Amenity/Impact on Historic Environment

The building is existing and has not been extended in any way. Most of the works will be internal whilst the external works are considered to be minimal and are primarily centred around making the building useable for the dwelling with the insertion of windows and doors. The use of the building as a dwelling should not have any significant increased impact upon the openness of the Green Belt as no additional garden areas or /accesses are required. The existing building is of a form, scale and design that is in keeping with its surroundings and 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 extent of the proposed curtilage, which includes parking areas, is considered reasonable to serve the existing dwelling without resulting in any significant detriment to the openness and character of the Green Belt.

Given the proximity of the site to Noblethorpe Hall, the Conservation Officer has been consulted and has provided the following comments:- ‘

“ The proposal site and building in question have a relatively complex planning history and I’m somewhat unclear exactly when or via what application number the timber barn itself was approved. A succession of planning and listed building applications in 1993 and 1994 appear to cover the erection of the northern wing (and associated alterations) to what became The Granary. This included listed building consents in 1994 (B/94/0103/PR/LB and B/94/0673/PR/LB). These were required due the curtilage relationship (to Nobelthorpe Hall) and attachment to the former barn that clearly was historically ancillary but functionally related and pre-dates 1948. However, the 1948 map definitely shows that the area of land this application is the focus of as clear of any structures. Consequently, despite seeing no obvious candidate for planning permission (perhaps it was part of the wider 1994 schemes) I do conclude the barn is modern and retains no precursor historic structures. The barn itself is timber clad although I understand it has a blockwork structure within on a concrete raft. The roof is slate with deep overhanging eaves and has opposing gabled cart openings that face north and south. Overall, I’d characterise the building as not of the local vernacular but recessive and not particularly intrusive in this setting. This setting includes Noblethorpe Hall (The Hall), The Granary, and to a degree Meadowview Barn. Given the intervening structures, between The Hall and the site and the generally ancillary nature of this part of the setting I feel the impact is likely to be negligible. There is little direct intervisibility between The Hall and the development site (mainly due to The Granary). The plot is also well screened to the east and so there are no views possible from the historic parkland. The other historic curtilage structures to the north and west including Meadowview face primarily west and I feel due to trees and screening the site contributes little overall. Given the proposal seeks to retain the envelope more or less as-is with timber rainscreen cladding and the existing roof, I feel overall the change will be slight. I do note that areas of overhang / canopies are to be removed so it must be that the outside walls in these locations are to be renewed. However, the doors and fenestration are to be timber and overall, I feel the design is restrained and retains the existing form, massing, and appearance. Consequently, given the building is historically insignificant, and contributes little to the setting or significance of the designated assets, I raise no objections”.

As such, it is considered the conversion of the barn to a dwelling is acceptable from a conservation and visual amenity perspective.

### Residential Amenity

The building is detached and is existing. It is located to the north of the applicant’s property, The Granary.

The proposed dwelling has been designed with two bedrooms, both with an en-suite, a kitchen/diner, lounge, hall, utility, WC and an outbuilding. Whilst bedroom 2 falls short of the 12sqm required for a double bedroom by 0.28sqm, all other rooms are over the internal space standards as set out in the South Yorkshire Residential Design Guide. For a 2 bedroom, 3 person dwelling the design guide states the overall floor area should be 62sqm; the proposed dwelling would have an overall floor area of 112.3sqm and as such a good standard of internal amenity will be achieved.

All habitable rooms of the development are served by a window which would ensure adequate light would enter the property and future occupants would have a good outlook.

In terms of external amenity, the proposed site plan demonstrates there will be sufficient private amenity space to serve the proposed dwelling.

In terms of impact on neighbouring properties, there are no properties to the north or east to consider. To the south of the newly created dwelling is The Granary. Upon looking at the block plan it appears that there is a window that would look onto the granary serving a lounge at what seems to be a distance of 17.33sqm, however upon clarification with the agent it will be facing a brick wall of 3m in height that forms the edge of a parking courtyard area for The Granary. Further, the building that abuts the wall on the granary side is a single storey car port. As such, there will be no overlooking and the privacy of existing residential properties would be protected.



*Photos showing the large brick wall separating the existing and proposed properties*

The proposed dwelling would be in accordance with all other separation distances as stipulated in the Design of Housing development SPD. It is considered that the dwelling would be well contained within the curtilage and would not be overbearing on any neighbouring properties.

The surrounding land to the south is owned by the applicant and there are other nearby residential dwellings. Although it could be argued that there would be an adjacent agricultural use which could disturb residential occupiers, there are existing residential properties in close vicinity to the farm and as such would be acceptable.

The proposal is considered acceptable in terms of residential amenity in accordance with policy GB3 of the Local Plan.

### Highway Safety

The barn is accessed via a privately owned accessway off the A628 Barnsley Road; the access is utilised by at least eight properties as well as serving an extensive area of farmland and woodland. The proposals include adequate parking and turning facilities for the converted barn, and the existing access, parking and turning arrangements for the other properties is to remain unaffected.

The proposals are therefore considered to have minimal highway implications and there are no objections on highways development control grounds subject to a condition regarding parking/manoeuvring facilities.

### Biodiversity

A preliminary Roost Assessment was submitted to support the application as such the Council's Biodiversity Officer was consulted. It is considered the development will not be detrimental upon protected species, subject to the recommendations in the PRA being implemented in full and biodiversity mitigation and enhancement measures being adhered to.

### **Recommendation**

**Approve** with conditions