

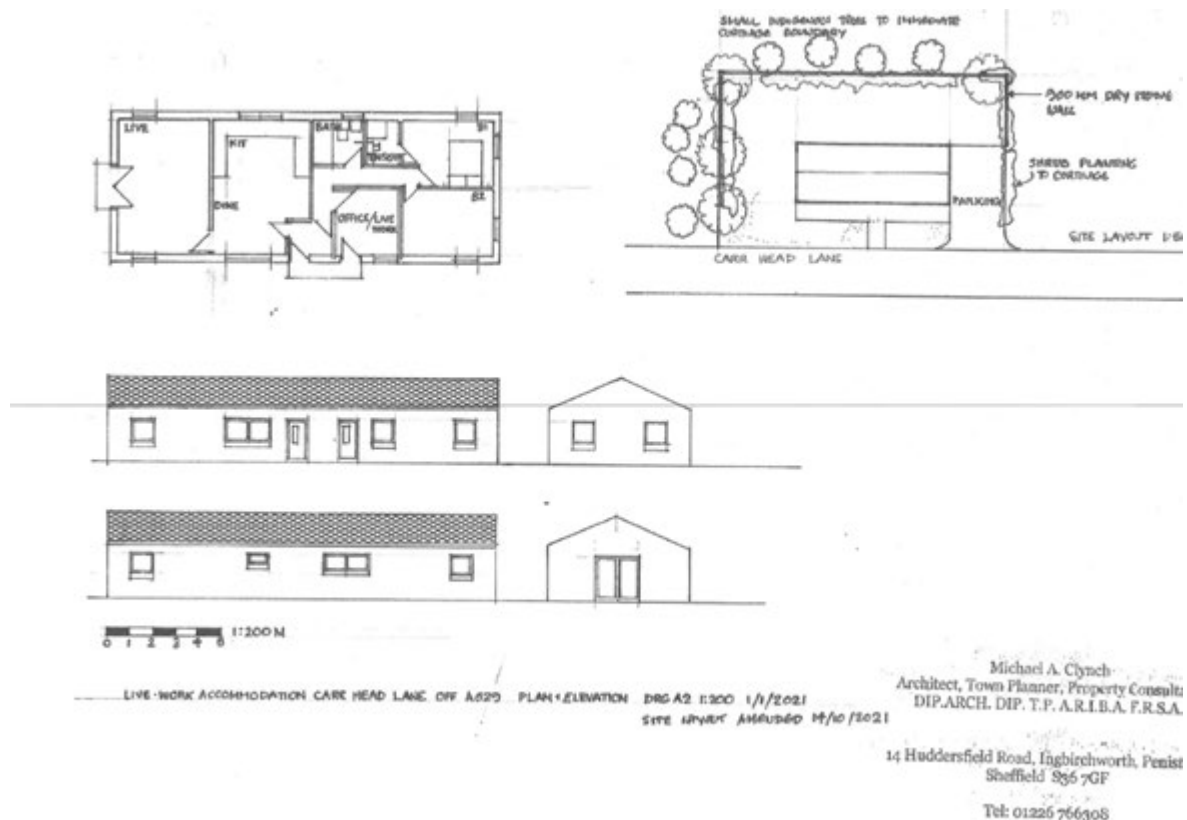
2024/0814

Cordalt Ltd

Variation of condition 2 of application 2021/0901 (Replacement of existing building with detached single storey dwelling) to allow addition of garage and change to layout
Former Military Building, Carr Head Lane, Penistone, Sheffield, S36 7GA

Background

2021/0901 - Replacement of existing building with detached single storey dwelling –
Approved with conditions (including removal of permitted development rights)

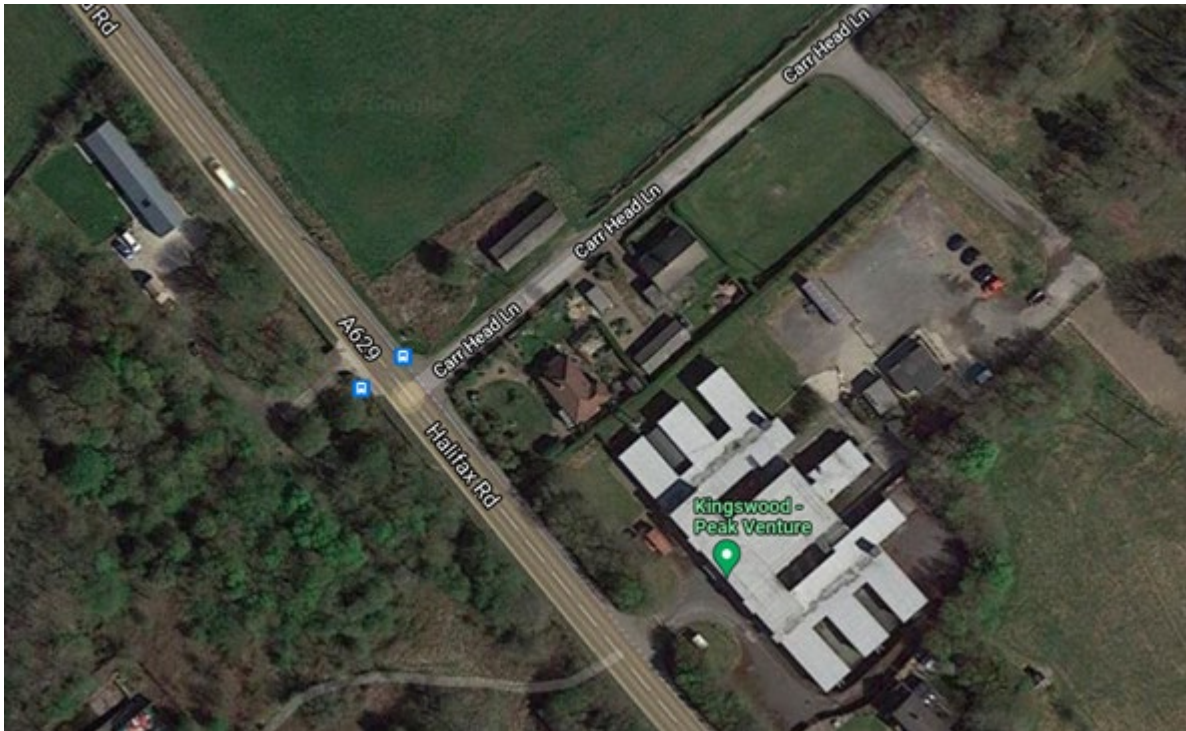


Description

This application relates to a single storey building set off Carr Head Lane, which is constructed of red brick with a cement render finish and has a low pitched roof. The building does not have any windows and is currently in a poor state of repair. As can be seen on the aerial photograph below, the building has its own defined curtilage and is accessed off Carr Head Lane off the main A629 Halifax Road. The building can be seen from Halifax Road.

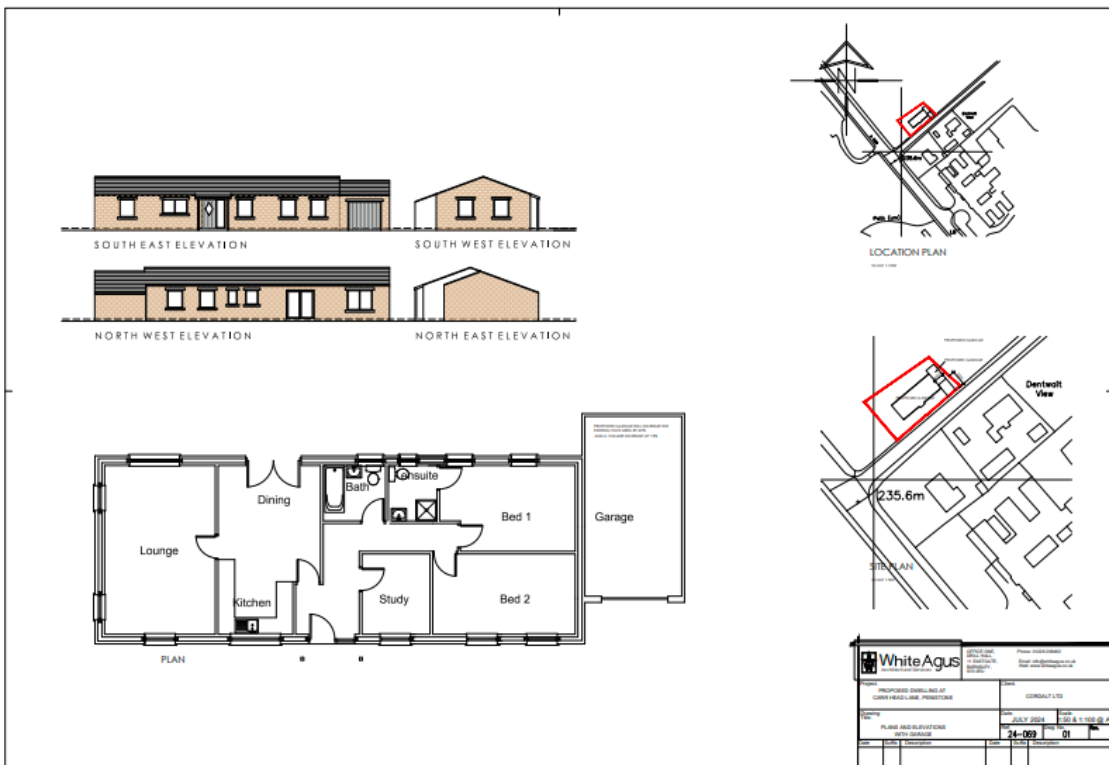
The building was once used for housing military personnel and has more recently been used for storage purposes, however it is clear that the building has not been occupied for some time.

The building is set adjacent to Kingswood, Peak Venture which is a learning and leisure facility for children and young adults. There are also other residential properties set adjacent on Carr Head Lane, including The Moorlands and Dentwaite View.



Proposed Development

The application proposes a variation of condition 2 of application 2021/0901 (Replacement of existing building with detached single storey dwelling) to allow for the addition of a garage and change to layout. The proposed garage measures approximately 25sqm and the dwelling has an overall floor area of 120sqm.



Policy Context

The new Local Plan was adopted at the full Council meeting held on the 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).

The site is set within the Green Belt as shown on the Proposals Map of the Adopted Local Plan

NPPF

In respect of this application, relevant policies include:

Section 13. Protecting Green Belt Land

Paragraph 143 of the NPPF states that: Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 154 states:-

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:– not have a greater impact on the openness of the Green Belt than the existing development; or– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Adopted Local Plan 2019

Policy GD1 General Development

Policy T4 New Development and Transport Safety

Policy BIO1 Biodiversity and Geodiversity

Policy D1 High Quality Design and Place Making

Policy GB1 Protection of Green Belt

SPDs/Other Guidance

Designing New Housing Development
South Yorkshire Residential Design Guide

Consultations

Penistone Town Council – No comments received

Ward Members – No comments received

Highways DC – No objections

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

Biodiversity Officer – No objections

Yorkshire Water – No comments received

Representations

The application was advertised by site notice for local interest and by neighbour notification letter to local residents.

No comments have been received

Assessment

Principle of Development

The site is situated within the Green Belt as allocated within the Local Plan. The NPPF states a local planning authority should regard the construction of new buildings as inappropriate in Green Belt, with certain exceptions which include limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development; or not cause substantial harm to the openness of the Green Belt.

The site is a previously developed site as it was previously used as an army barracks, therefore classed as brownfield land and it is considered that paragraph 154 of the NPPF applies.

With the granting of the previous planning permission, the officer report stated that:- 'The design and scale of the proposal put forward is of a simple dwelling following the size, scale and plan of the existing building, with improved materials. The proposed use as a small dwelling is not considered to have a greater impact upon the openness of the Green Belt than the previous use. Permitted development rights should be removed via condition to prevent any

further extensions or outbuildings to the dwelling. The application is therefore considered to be acceptable in terms of the visual amenity and impact upon openness and would comply with the NPPF and policies GB1 and D1 of the Local Plan.' The proposal now includes the erection of a garage of approximately 25sqm to the side of the building.

The proposed replacement building was carefully designed and limited to the area of the existing building and was of the same footprint and height of the existing building, however this amended proposal with the side attached garage would increase the floor area of the building by 20.8% which is a significant increase in scale and mass. The amended proposal would therefore have a greater overall visual impact than the existing development /building and as a result would cause substantial harm to the openness of the Green Belt, contrary to policy GB1 and the NPPF.

Residential Amenity

No objection is raised with regard to impact upon residential amenity.

Highways

The proposal and garage allows for the parking of 2 vehicles within the site in line with the SPD. The proposed access on Carr Head Lane, visibility, layout, maneuvering and parking arrangements are acceptable to the Highways Section, subject to conditions.

Conclusion

The site lies within the Green Belt on the approved Barnsley Local Plan. Paragraph 154 of the NPPF allows for limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development. In the opinion of the Local Planning Authority the proposed dwelling with the addition of the side attached garage, would have a greater impact on the openness and character of the Green Belt than the existing building. As such the proposal would create significant harm to the visual amenity of the Green Belt and a loss of openness, contrary to the NPPF and policy GB1 of the Local Plan. The proposal therefore constitutes inappropriate development contrary to paragraph 154 of the NPPF and there are insufficient very special circumstances to justify the granting of planning permission in this instance.

Recommendation

Refuse