2022/0369

Mr Jeff Pears

Demolish and clear existing buildings and erection of replacement dwelling

Field House Farm, Fullshaw Lane, Penistone, Sheffield, S36 9FD

Description

The site is located within rural Barnsley, off Fulshaw Lane, Penistone. Field House Farm consists of a traditional two storey stone built farm house, which appears to have been unsympathetically extended in the past with front and rear extensions. There is also a single storey stone built outbuilding to the frontage. The dwelling has been vacant for some time and appears to be in a poor condition and in need of refurbishment.

The site is fairly isolated with the closest neighbouring dwelling being Cliff View some 35m to the south. There is an adjacent barn which is owned by the applicant and does not appear to currently be in use. A prior notification was granted under application no 2019/0344 for the change of use of the agricultural building to 1 no. dwelling house, however this permission does not appear to have been implemented within 3 years.



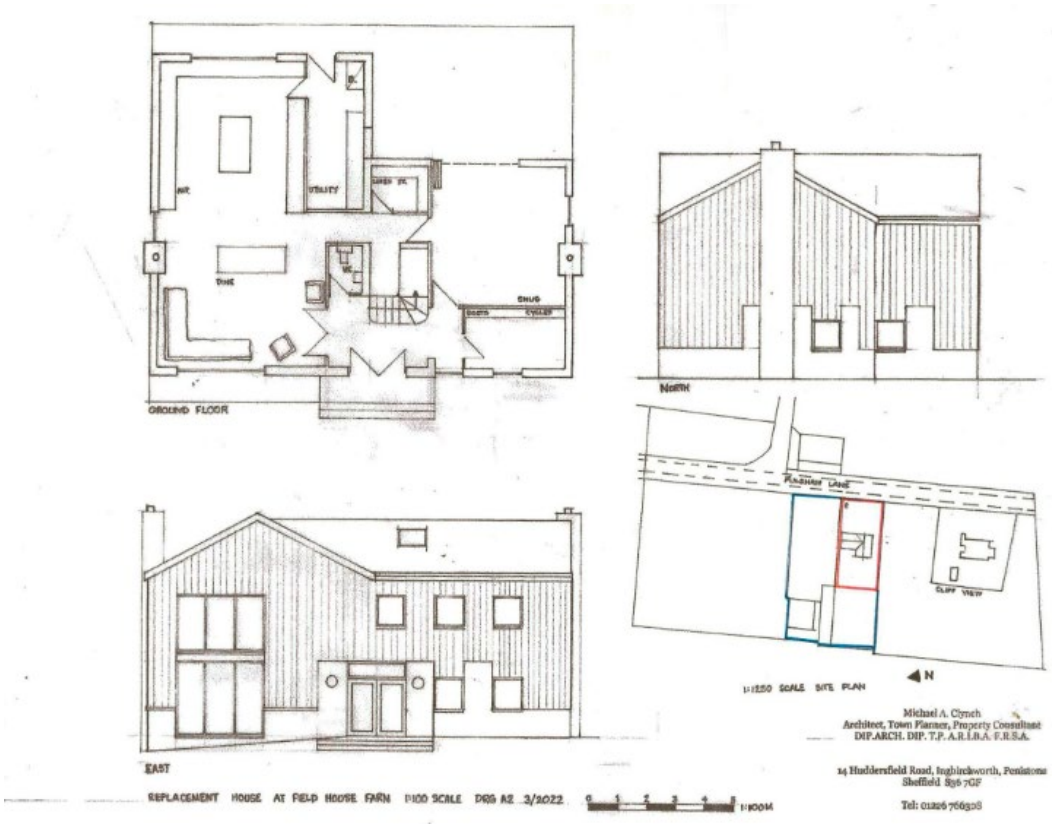


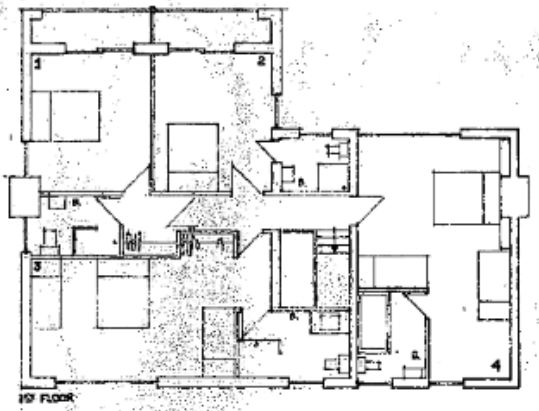


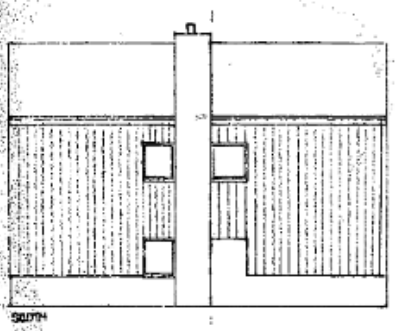
Proposed Development

The applicant seeks permission for the demolition of the existing dwelling and the construction of a new two storey property. The dwelling is to be arranged with the living accommodation at ground floor with four bedrooms and bathrooms on the upper floor. A small enclosed balcony is proposed at first floor level.

The property has been designed with a fairly modern appearance, to be timber clad with Canadian red cedar with stone elements. The roof would be covered with stone slates. The property would be sited further into the site than the existing dwelling, in order to allow for improved parking/turning areas. No outbuildings are proposed.









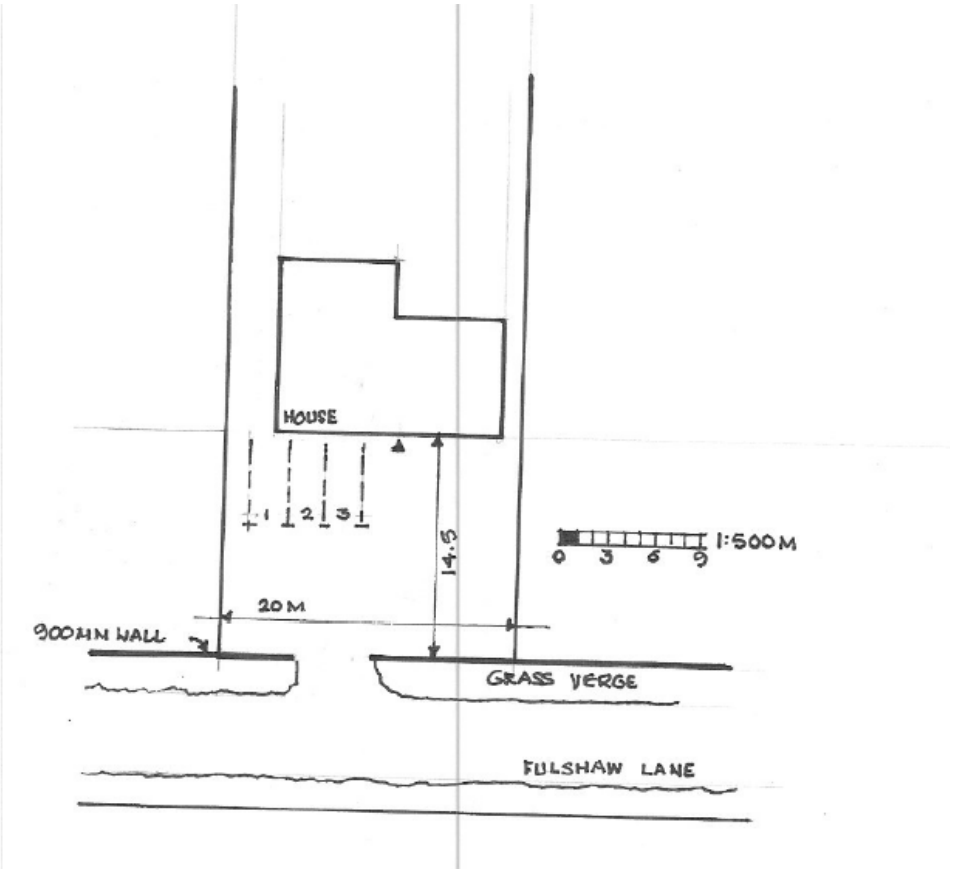
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REPLACEMENT HOUSE AT FIELD HOUSE FARM. 1:100 SCALE DEC 21. 3/2022 0 1 2 3 4 5 1:100m





Planning History

2021/0126 - Demolish and clear existing building and erection of replacement dwelling (Outline with All Matters Reserved) – Withdrawn due to insufficient information provided.

2019/0344 - Change of use of agricultural building to 1 no. dwelling house (Prior Notification) - Prior Approval Granted. The permission does not appear to have been implemented within 3 years.

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 property is located within the rural Barnsley and is designated as Green Belt in the adopted Local Plan. The following policies are therefore of relevance:-

Local Plan

Policy GB1 Protection of Green Belt
Policy GB2 Replacement, extension, and alteration of existing buildings in the Green Belt
Policy D1 High Quality Design and Place Making
Policy GD1 General Development
Policy 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
Policy Poll1 'Pollution Control and Protection'

SPDs (Supplementary Planning Document)

Supplementary Planning Document – Design New Housing Development
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 polices 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 149 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this, which amongst others include:

> c) the extension or alteration of a building provided that it does not result in the 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.

Chapter 15 Conserving and enhancing the natural environment

Para 174 states that planning decisions should contribute to and enhance the natural and local environment by d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Para 180 states that when determining a planning application, local authorities should apply the following principles a) if significant harm to biodiversity, resulting from development, cannot be avoided (through locating on an alternative site with less harmful impacts) adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

Consultations

Langsett Parish Council – 'No comments on the above application other than it is assumed that BMBC's Biodiversity Officer will be looking at the situation regarding the bats, owls etc as noted in the report, as the Parish Council are concerned at the potential lack of habitat, but understand the Biodiversity Officer will probably be consulted.'
Biodiversity – No objections subject to conditions
Highways – No objections subject to conditions.
Drainage – No objections; details to be checked by building control.
Pollution Control – No objections subject to conditions
Demolition – No comments received
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, the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces as an exception and subject to compliance with Local Plan Policies.

Local Plan Policy GB2 Replacement, extension, and alteration of existing buildings in the Green Belt states that
Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:

- Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces.
- Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building.
- Dividing an existing house to form smaller units of accommodation.

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; and

- Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.

The proposal involves the erection of a replacement dwelling and would be in a residential use, which is in compliance with policy GB2 and the NPPF. The policy states that any replacement dwelling must not be materially larger than that which is replaces. The replacement dwelling would be two storeys in height and in reference to the overall scale and floor areas, the areas existing and proposed are as follows:-

Existing original dwelling at 1948 = 192sqm (without single storey extensions)
Existing dwelling with existing extensions and outbuildings = 248sqm
Proposed Dwelling = 272sqm

As shown with the above calculations, the floor spaces show that the dwelling would be larger in floor area than the existing (as extended) dwelling by approx, 24sqm. Whilst the NPPF states that a replacement dwelling should not be materially larger than the one it replaces, which is also re-iterated in Local Plan Policy GB2, this policy also allows for extensions to dwellings which do not exceed the size of the original dwelling. In this instance the property has been designed to take advantage of the additional allowed to extend and given that the original dwelling could be extended up to the same footprint (potentially up to 384sqm in total) and consideration must be given to the fact that the existing dwelling retains its permitted development rights, therefore the additional floor area is considered acceptable in this instance, subject to the removal of permitted development rights and subject to assessment against other Local Plan policies as addressed below.

Visual Amenity

The existing two storey stone farmhouse is of a poor condition and has been unsympathetically extended over the years. Currently, the existing building is built of local Gannister stone and blockwork and has no foundations. Given the overall condition of the dwelling, the proposed demolition and replacement of the building is considered to be acceptable.

The applicant proposes to replace the dwelling with a new modern dwelling which would have natural stone elements and partly clad in timber in order to have an agricultural appearance. The dwelling would be constructed on a highly insulated blockwork sub structure and will be roofed in natural stone slates. The agent states that the ‘new building will be highly efficient in energy terms and a comfortable, contemporary and attractive fit in the rural area in natural materials.’ Timber can be seen on agricultural buildings within the area, and it felt to be acceptable in this instance. The proposed dwelling is to be constructed in high quality materials with natural stone and cedar cladding, which the agent has stated will weather to a soft grey colour.

The scale of the proposal put forward is considered to be acceptable and would not have a significantly greater impact upon the openness of the Green Belt than the existing dwelling. The proposed dwelling is larger in overall floor area, however as explained above the dwelling does benefit from permitted development rights so could be extended significantly without planning permission or could be extended up to 100% under policy GB2. It is felt that the replacement of this existing two storey dwelling is acceptable and should not significantly harm the openness of the Green Belt, subject to the removal of permitted development rights.

Residential Amenity

As mentioned previously, the dwelling is located in a fairly isolated position and the erection of a replacement dwelling not result in a detrimental impact on the amenity of the existing residents, by means of overlooking, overshadowing or loss of outlook.

The dwelling has been designed with generous proportions which meet or exceed the internal spacing requirements set out in the SYRDG, for a dwelling of this size and as such it is not considered that it would have a detrimental impact on the future occupiers of the property. In addition, the dwelling is located within a large plot with sufficient private amenity space.

Highway Safety

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. Highways have been consulted on the application and raise no objection to the proposed development and as such it is considered acceptable in terms of its impact on highway safety.

Ecology

With regards to Biodiversity, the applicant is proposing to demolish the existing building and has therefore provided a Bat Survey. The report states that no bats or bat field signs were identified around the interior or the exterior of the building. However, the features in the roof and under the coping stones all provide potential for roosting bats. The Council's Ecology Officer has raised no objections to the proposal subject to conditions and biodiversity enhancements to be provided, such as bat and bird boxes. The proposal is considered acceptable when measured against policy BIO1 of the Local Plan.

Conclusion

The existing dwelling is a poor-quality building and although the replacement building does have a larger floor area than that which it replaces, it has been designed in accordance with the Green Belt policies for replacement dwellings and would be constructed with high quality materials. The proposal would preserve the openness of the Green Belt and would not have an adverse impact on the amenity of neighbouring residents, or upon highway safety and as such is in compliance with Local Plan policy and the NPPF.

Recommendation

Approve subject to conditions