

2023/1073

B Davies

Conversion of existing stables into dwelling

Lakeside View, Blacker Green Lane, Silkstone, Barnsley, S75 4NF

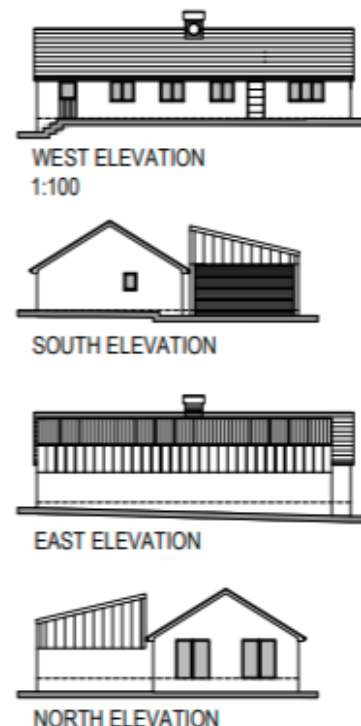
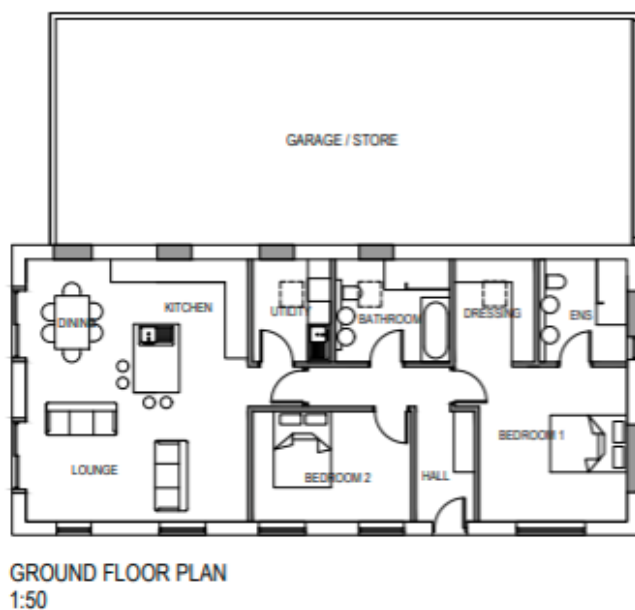
Description

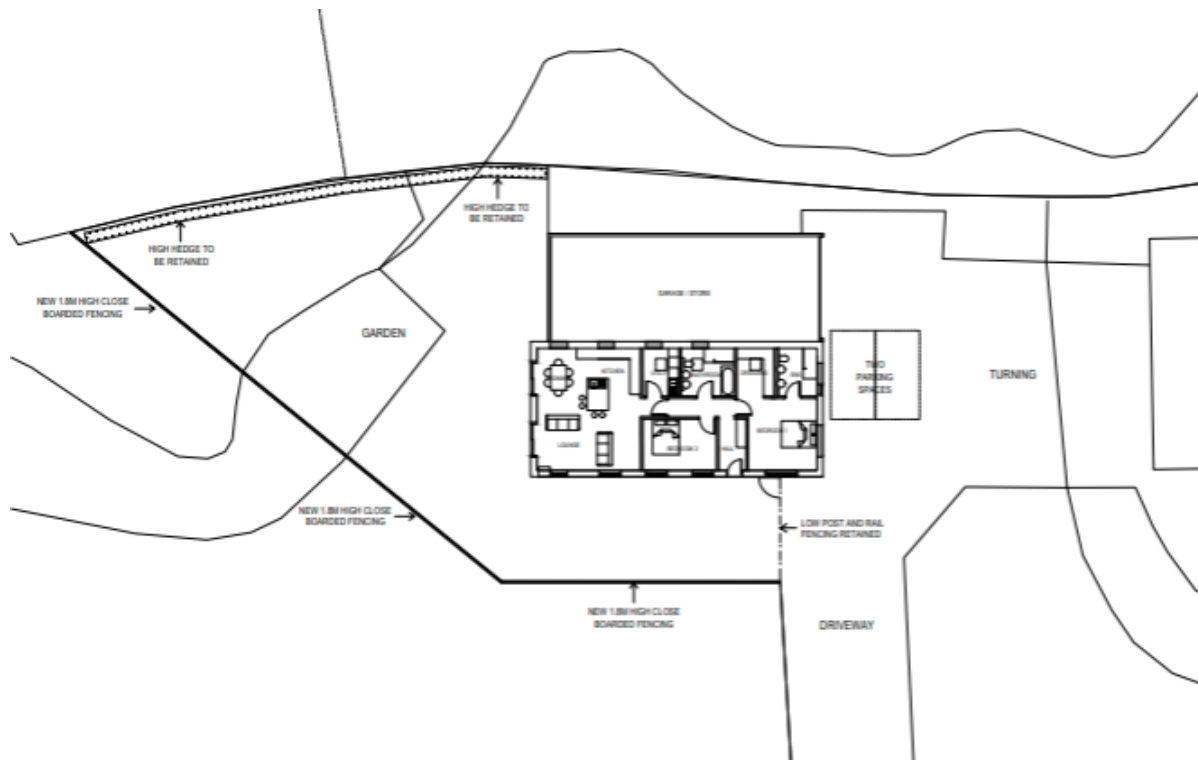
The site is located in a rural location in the Green Belt. Lakeside View itself is a detached stone built residential dwelling with a rear garden to the south which is bounded by timber fencing. The application is specifically in reference to a detached stables building located to the south east of the dwelling. The building has been used as stables and is constructed from stone with a garage attached to the side with a metal corrugated roof.

There are other agricultural/storage buildings nearby, but these would fall outside of the site address itself.

Proposed Development

The applicant is seeking approval to convert the stables on site into a residential dwelling with associated garden space to the rear. No external alterations will be made into the building with the majority of the works being internal. The dwelling will be made up of 2 bedrooms with an attached existing garage and storeroom to the side. The plans differ from the previous approval 2020/0427 in that there is an additional door to the front elevation in place of a window and the proposed rooflights have been removed. In addition, there are internal changes with the rooms being altered and repositioned internally.





Proposed site plan

Planning History

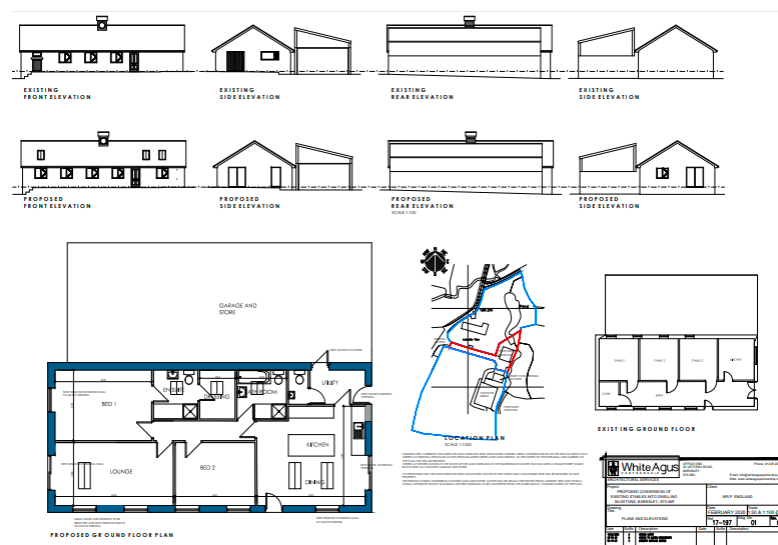
B/80/1753/PR – Erection of dwelling and garage (outline) (Historic)

B/84/1466/PR – Erection of bungalow (Historic)

B/85/0974/PR – Erection of bungalow (Historic)

B/86/0368/PR – Erection of extension to dwelling (Historic)

2020/0427 - Conversion of existing stables with associated garage and store into dwelling – Approved with conditions – now expired



Approved plans and elevations

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022.

The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

NPPF

The National Planning Policy Framework 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.

Local Plan

The new Local Plan was adopted at the full Council meeting held 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). In reference to this application, the following policies are relevant:

Policy SD1 Presumption in favour of Sustainable Development – sets out principles when considering development proposals.

Policy GD1 General Development – sets out appropriate proposals for development.

Policy D1 High quality design and place making – sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

The site is in the Green Belt as shown on the adopted Local Plan, where Local Plan Policy GB1 protects land from development in accordance with national green belt policy.

Policy GB2 allows for the replacement, extension and alterations of existing buildings in the green belt.

Policy GB3 allows for changes of use to buildings in the Green Belt.

Policy 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.

SPDs

- Design of Housing Development
- Parking
- Trees and Hedgerows

Consultations

Ecology Officer – No objections subject to conditions

SYMAS – The property is not located in a Coal Authority High Risk referral area. However, it should be noted that SYMAS records indicate shallow workable coal may be present. Conversions are exempt from the Coal mining risk assessment requirement provided no substantial ground works are required. If planning permission is granted, it is recommended that the Coal Authority standing advice is attached to the decision notice.

Highways DC – No objection

Ward Councillors – No comment

Silkstone Parish Council – No comments received

Pollution Control – No objection

Representations

There are no neighbours associated with this application, but a site notice was placed adjacent to the site; no comments were received.

Assessment

Principle of development

The proposal involves the conversion of a stone built stable block into one dwelling. The site is in the Green Belt as allocated on the adopted Barnsley Local Plan where inappropriate development is, by definition, harmful and should not be allowed except in very special circumstances. Local Plan Policy GB3 does, however, allow for changes of use of existing buildings in the Green Belt, subject to various criteria. In terms of the change of use of the existing building, the structural survey demonstrates that the building does not need major or complete reconstruction for the proposed new use. Planning permission has been previously granted in 2020 for the change of use of the building into a residential use, however this permission was not implemented and has expired. Therefore the principle of the use has already been established.

Whilst the stables have been used for the stabling of horses, this is not an agricultural use. The site is remote and other uses such as business uses are unlikely to be successful in such a location in this small building. Given the close proximity of the building to the existing residential uses, a residential use of the building is acceptable. The proposed alterations have

been sensitively designed and the proposed new use is in keeping with the residential nature of the site. When measured against local and national planning policy the proposed change of use is acceptable in principle and it is recommended that a condition is imposed to ensure that the unit cannot be extended or altered without planning permission in order to protect the openness of the Green Belt in accordance with policy GB3.

Impact on the Green Belt

As covered above, the development is classed as redevelopment of an existing building in the Green Belt and permission has been previously granted in 2020 for the conversion of this building into a residential use and this has now expired.

However, part of the site will be changed from Green Belt land into residential curtilage (i.e. the dwelling's rear garden) which will be used in a significantly different way to what it is used for now. For example, the rear garden will most likely lead to an increase in suburbanisation by the rear garden holding garden paraphernalia such as washing lines and seating. However, the rear garden shown on the site plan is quite small and proportional to the proposed dwelling itself. Given the very rural nature of the site, a dwelling of this size with the proportioned garden is not considered to have a significantly detrimental impact on the openness of the Green Belt. Additionally, the access into the site will be off an existing hard surfaced driveway leading to a hard-surfaced parking area. No significant hard surfacing will be required for the new residential use and the curtilage has been limited in line with the previous approval.

In conclusion, the impact upon the openness of the Green Belt will be fairly limited and apart from the usage of the building (increased disruption, vehicular movements and domestic paraphernalia) will not be significantly detrimental. The proposal is therefore in compliance with Local Plan Policy GB1 and GB2 and is acceptable in terms of the impact on the Green Belt.

Visual Amenity

There are no external alterations to the building with the exception of the formation of window and door openings. Once converted, the appearance will not be largely different to what is there currently, apart from its usage.

There will not be any significant impact upon the openness of the Green Belt from the proposed residential use which is set within a cluster of existing buildings. The building cannot be seen from surrounding areas due to its location and any residential paraphernalia would be contained within the site. The proposed use would not generate significant additional activity at the site in accordance with policy GB3. As such, the proposed development is in compliance with Local Plan Policy D1: High Quality Design and Place Making.

Impact on Ecology/Biodiversity

A bat survey (carried out November 2023) has been submitted with the application and concludes that 'no evidence of bat presence was recorded within the surveyed building. Although the building is considered to have moderate suitability to support roosting bats, the scope of the work would allow any bat roosts present to be retained. As such it is considered that the work could proceed under a PWMS without further bat survey and the suitable precautions that would need to be included have been listed. Alternatively, two nocturnal surveys could be undertaken and the need for these precautions then reconsidered.' The Ecology Officer has been consulted and has no objections to the proposal subject to conditions.

Impact on Trees

A Tree Report has been submitted with the application. The development is in relation to the conversion of an existing building and will have little impact on any adjacent trees.

Highway safety

Sufficient room has been included in the site for the parking of 2 off-street parking spaces for the development and Highways have been consulted and have not objected to the proposal. A condition will be attached to the decision notice which states that any new parking or access will be surfaced in a solid bound material and not loose chippings (i.e. gravel). The proposal is in compliance with Local Plan Policy T4: New Development and Transport Safety and SPD: Parking and is considered acceptable in terms of highways safety.

Residential Amenity

There are no adjacent neighbours apart from the host dwelling which would be affected in any way by this development. The building is not being extended or altered in any way (apart from internally) and the impact upon the host dwelling is therefore fairly limited and not detrimental in accordance with policy GB2.

Recommendation

Approve with conditions