

Application reference number	2025/0169
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Application Type	Full
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Proposal Description:	Demolition of existing stable building and removal of menage. Erection of new dwelling with associated works.
Location:	Land off Royd Moor Road, Thurlstone, Sheffield, S36 9RY

Applicant	Mr and Mrs Barden
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Number of Third Party Reps	None	Parish:	Hunshelf
		Ward:	Penistone East Ward

Site Description

The site is situated within the open Green Belt Countryside. The site is set on the outskirts of Thurlstone. The site currently consists of a low, L-shaped timber built stable block. Adjacent to the site and outside of the red-line boundary is an outdoor horse riding arena/menage owned by the applicant.

In dismissing an appeal APP/R4408/W/21/3281156 for a previous proposal to demolish the stables and erect a dwelling, the Inspector stated that 'the site is relatively prominent in the area, particularly when viewed from the higher ground to the west and when travelling along Royd Moor Road. The stable block can be seen from this road and in views from the surrounding area. However, it sits relatively unobtrusively in the landscape given its low height and relatively limited scale.'

The stables are accessed via an existing field gate entrance off Royd Moor Road. The building and associated land is set in an isolated area surrounded by agricultural grazing land.

Relevant Site History

<i>Application Reference</i>	<i>Application description</i>	<i>Status</i>
2002/0123	Erection of stables	Approved
2005/0612	Erection of extension to stables	Approved
2016/0863	Formation of equestrian exercise arena	Approved with conditions
2021/0571	Demolition of stables and associated structures and erection of dwelling	Refused – Dismissed at appeal APP/R4408/W/21/3281156

2022/0117	Demolition of stables and associated structures and erection of dwelling (resubmission)	Refused – Dismissed at appeal APP/R4408/W/22/3299043
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Proposal

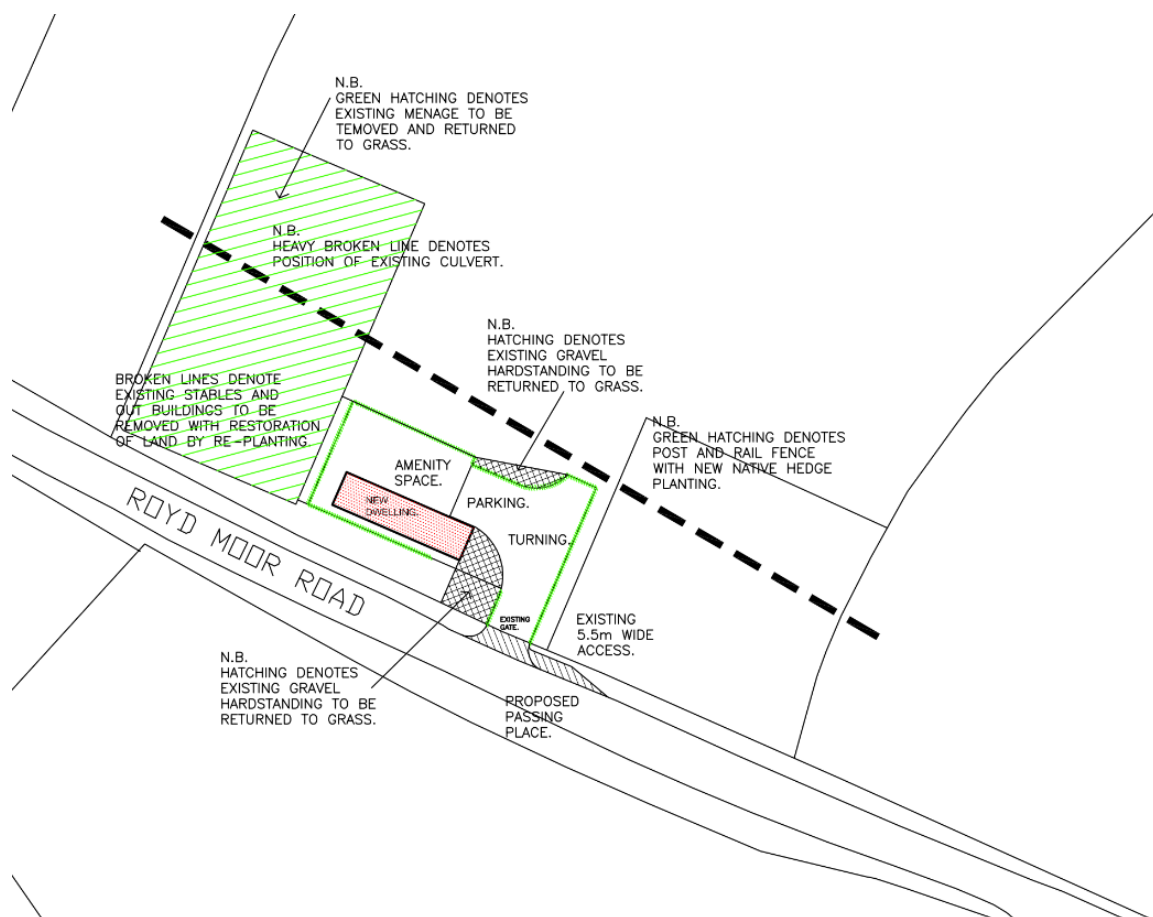
The applicant seek permission for the removal of the existing stable block and the erection of a replacement dwelling.

The proposed dwelling is to be situated on a slightly smaller footprint and have a lower height of 0.1m to the demolished stable block. It is to proposed to utilise the existing stable yard as parking and turning area, with an area to be used as amenity space.

The dwelling is to comprise of single level living with an open plan kitchen/dining living area, and 1no double bedroom.

The existing menage is to be removed and returned to grass and the existing post and rail fencing is to be removed and replaced with native hedge planting.

Plans as proposed

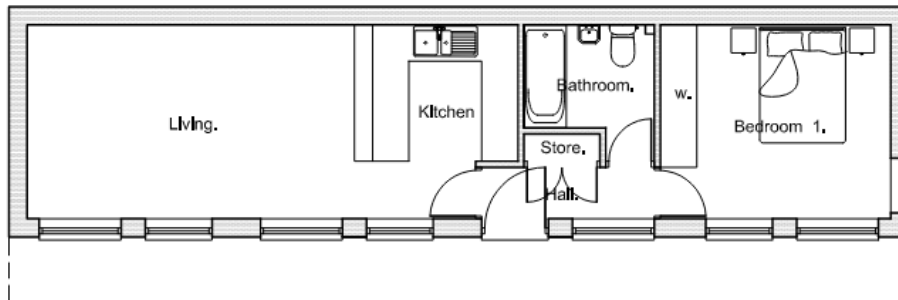




Front Elevation.
as Proposed.

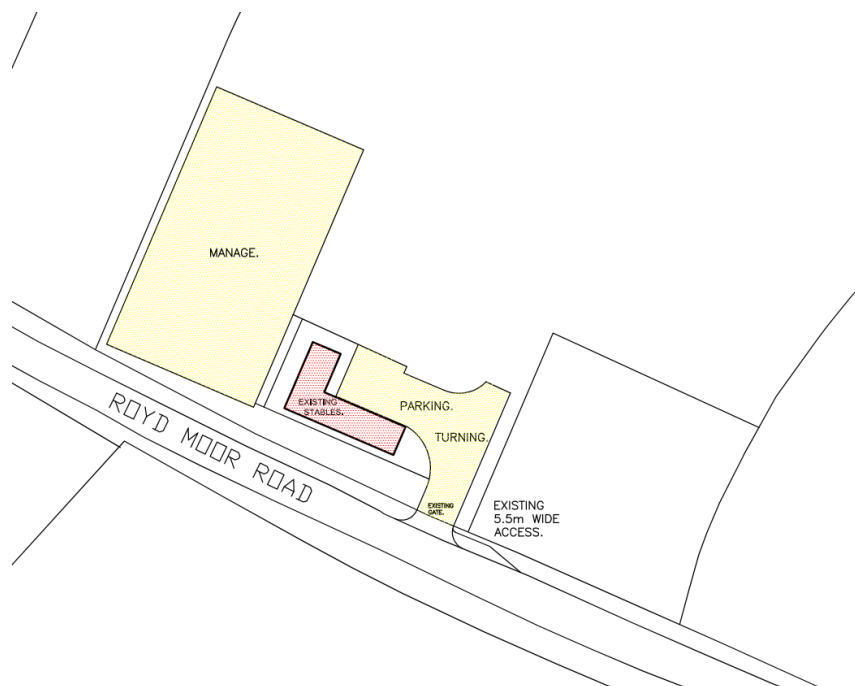


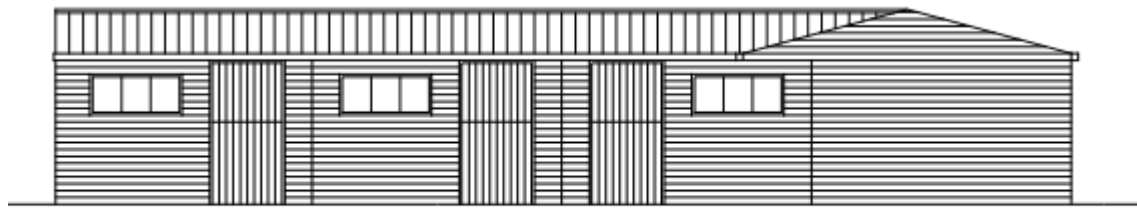
Rear Elevation.
as Proposed.



Ground Floor Plan.
as Proposed.

Plans as existing

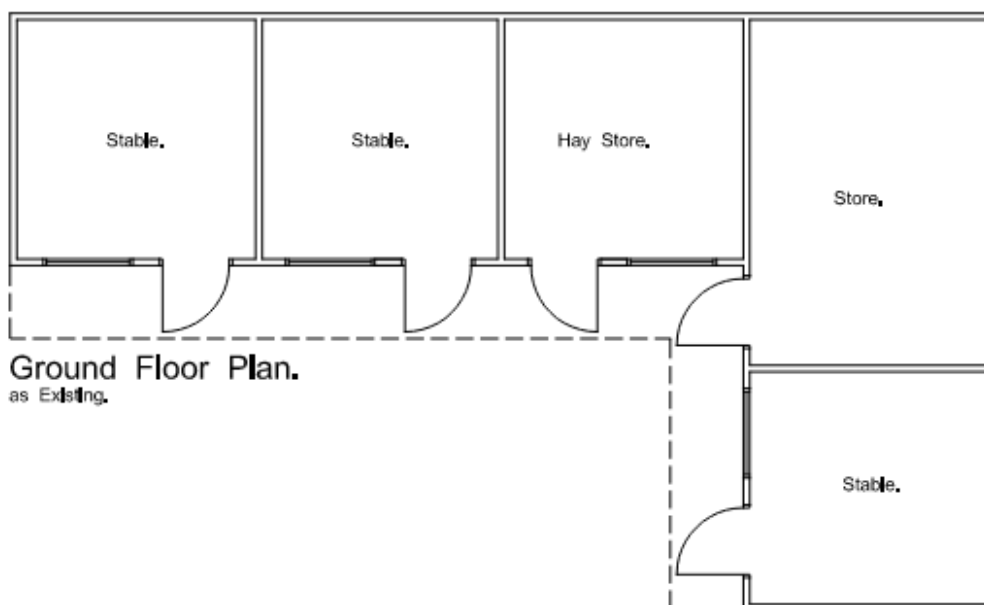




Front Elevation.
as Existing.



Rear Elevation.
as Existing.



Ground Floor Plan.
as Existing.

Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

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.

Local Plan

The site is identified as Green Belt within the Local Plan and as such the following policies are considered to be relevant to this application:

Policy GB1 Protection of Green Belt
Policy GD1 General Development
Policy T4 New Development and Transport Safety
Policy Poll1 Pollution Control and Protection
Policy D1 High Quality Design and Place Making

National Planning Policy Framework (NPPF) (202) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Chapter 13 Protecting Green Belt land

Paragraph 153 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness (other than in the case of development on previously developed land or grey belt land, where development is not inappropriate). Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. '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 154 states that development in the Green Belt is inappropriate unless one of the following exemptions (amongst others) applies

- g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.

Paragraph 155 goes on to say that the development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate development where:

- a) The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan
- b) There is a demonstrable unmet need for the type of development proposed
- c) The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of the framework.

Relevant Consultations

Biodiversity- No objections subject to conditions
Highways Drainage – No objections subject to conditions
Highways DC – No objections subject to conditions
Policy – No objections received
Pollution Control – No objections subject to conditions
Town Council (Penistone) - No objections received
Yorkshire Water – No objections received
Ward Councillors – No objections received

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Neighbour notification letters were sent to nearby residents; the application was advertised by way of a site notice posted adjacent to the site and advertised on the Council's website; no representations have been received.

Assessment

The main issues for consideration are as follows:

- The principle of development
- The impact on the openness of the Green Belt
- The impact on the character of the area
- The impact on the highway network and highways standards
- The impact on neighbouring residential properties
- The impact on the ecology of the site

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

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, it allows the partial or complete redevelopment of previously developed land in line with paragraph 154

(g) which states limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.

Since the previous appeal decisions were issued, a revised NPPF has been published by the Government which has amended the types of development which are considered to be appropriate in the Green Belt.

The NPPF 2024 defines previously developed land (PDL) as land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up area such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Other than Local Plan Policy GB1, which states the Green Belt will be protected from inappropriate development in accordance with national planning policy, there are no other relevant development plan policies in relation to Green Belt, therefore, the development must accord with the NPPF. Paragraph 154 (g) which states that limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt. The proposal, whilst a new building, is to be located on the same footprint, within the same location and have the same dimensions as those of the existing building. In addition, it is to have an appearance of an agricultural building with its curtilage being limited to that which is suitable for a dwelling of this size. It is therefore considered that the proposed development is acceptable in principle and in compliance with NPPF paragraph 154(g).

Visual amenity and impact on the Green Belt

The site currently consists of a small timber stable block with an adjacent menage set within the applicants ownership, adjacent to the highway, within an area of Green Belt outside of the defined boundary of Thurlstone. The stables are low in height and of a simple timber construction and are similar to other stable blocks within the borough. The area immediately to the north of the stables is used as a stable yard and is hard surfaced with some overgrowth of grass. The menage is located to the west of the stable block, and with the exception of the low level timber fence and surfacing is not prominent within the area.

The application proposes the demolition of the existing stable building and the erection of a new dwelling, within the same location, and with smaller dimensions, and footprint. It is of an agricultural design and has the appearance of a stable similar to that which it replaces, and stable within the area and as such would not appear out of character. The dwelling is to be constructed from horizontal boarded timber, specific details of which will be required via planning condition.

The openings are restrained, and predominantly mirror the openings, and are reminiscent of the existing stable block and consequently avoids an overly domestic appearance.

The replacement building is not considered to have a detrimental impact on the openness of the green belt given that it is no larger than the building it replaces and is located in the same position within the site. The replacement building could introduce domestic paraphernalia to the north of the building, however the domestic curtilage has been limited to that which is absolutely necessary and does not exceed the extent of the existing stable yard to the north of the stable block.

The plans indicate that the existing post and rail fencing surrounding the menage and the stable yard is to be removed, with the latter to be replaced by a native species hedgerow, details of which will be subject to planning conditions. The hedging would provide screening of the domestic property and any domestic paraphernalia located in the garden from the wider views from the north.

The access appears to be in reasonable condition, albeit grassed over, any treatment to this could have an impact on the openness of the green belt, however a landscaping condition requiring hard and soft landscaping details will be included and it will be expected that any treatment to the access will be covered by this condition.

In addition to the above, it is proposed to remove the existing menage and returning the area to grassland, details of which, along with a scheme of implementation will be subject to condition.

The development would see the removal of a poor-quality stable building, associated paraphernalia, and the removal of the existing menage with a replacement dwelling of a similar design and smaller scale, and therefore it is considered that on balance the re-development of the site would not cause substantial harm to the openness of the Green Belt, and is considered in compliance Local Plan Policies GB1 and D1. This carries significant weight in favour of the application.

Highway Safety

Royd Moor Road is a rural road of generally single vehicle width and has no footway provision or street lighting within the vicinity of the site with the village of Thurlstone being situated approximately 500m to the south-east.

The proposed removal of the stable and menage, to be replaced with a single dwelling is considered to result in a negligible change in terms of vehicle movements to and from the site. The proposals include adequate room for the parking and maneuvering of vehicles to allow entry and exit in a forward gear.

Highways DC have been consulted on the application and confirm that there would be a negligible increase in traffic movements and as such raise no objection to the proposal subject to the inclusion of conditions. A condition has been requested that the existing access gates are removed and replaced, a minimum of 5m from the back edge of the highway. However, historical imaging indicates that the gates have been in situ since at least 2009, and therefore as there would be no significant increase in vehicular movements, it is considered that the inclusion of this condition would not be reasonable.

As such, it is considered that the proposed development is acceptable and in compliance with Local Plan Policy T4; this carries significant weight in favour of the application.

Residential Amenity

The site is located in an isolated position on the edge of the village of Thurlstone, with no residential properties in close proximity, and the inclusion of a residential property in this location would not impact on the amenity of existing residents.

The property is well proportioned, with the overall floor area of the dwelling exceeding the technical guidelines set out in the South Yorkshire Residential Design Guide, with the rooms within the proposed dwelling meeting the requirements of the SYRDG; in addition, the private amenity space provided meets the requirements for the size of dwellings proposed.

It is in this regard that the proposed development complies with SPD Designing New Housing Development, Local Plan Policy H4 Residential Development on Small Non-allocated Sites and Local Plan Policy GD1 General Development and as such this carries significant weight in favour of the proposal.

Biodiversity

National requirements have seen the introduction of Biodiversity Net Gain (BNG). In England; BNG is mandatory under the Town and Country Planning Act 1990, whereby developers must deliver a biodiversity net gain of 10%, resulting in more or better-quality habitat than before a development. These regulations were introduced on 12th February 2024 and applied to any application submitted after this date.

Whilst this application was submitted after this date, there are exemptions which can be applied; one of which is an exemption where the development is a custom/self-build and therefore the National BNG requirements would not apply in this instance.

The application has been supported by an ecology survey. The Council's ecologist has been consulted on the application and raises no objection to the information and recommendations outlined within the submitted ecology report and subject to the inclusion of additional conditions.

PLANNING BALANCE & CONCLUSION

In accordance with Paragraph 11 of the NPPF (2024) the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be appropriate development in the green belt and would not impact on the openness of the Green Belt. It is located within a sustainable location and would not impact on the character of the area, highway safety, or upon residential amenity, and this weighs considerably in favour of the application.

All other material planning considerations have been fully explored by the appropriate consultees who have raised no objections to the proposal and holistically this weighs moderately in favour of the application.

The proposal is therefore, on balance, recommended for approval.

RECOMMENDATION: Approve subject to conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.