

DESIGN & ACCESS STATEMENT

FOR

**PROPOSED CONVERSION OF STABLES AND
ASSOCIATED LAND TO DWELLING**

AT

**NORCROFT BRIDGE
SILKSTONE LANE
SILKSTONE
BARNSELY**

**PREPARED BY
WHITE AGUS LTD**

FOR

MR COREY RICHARDSON

Proposal

The proposal is to convert an existing building into a single detached dwelling with associated carparking and amenity areas.

The site is situated at Norcroft Bridge, Silkstone Lane, Barnsley and is screened from the adjacent highway by mature trees and hedges.

The site was formerly a colliery but was closed many years ago. The building to be converted is the largest of only a few of those remaining that were the pit head offices, workshops etc.

The building is currently used as stables, but the internal layout has not been modified to fully accommodate this use.

It is proposed to retain the main walls and associated openings. The floor and walls will be upgraded to meet the current Building Regulations requirements. Timber cladding and render will be added externally to the external walls to hide the existing brickwork, minor cracking and former openings.

The existing eaves and ridge heights are to be lowered and a new roof provided.

The existing access, drive and parking area are to be retained and resurfaced with 'no-dig' construction to avoid damage to the adjacent trees.

Existing Building

The existing main building is a single storey rectangular structure with dual pitch roof. Wall construction is solid brickwork.

The existing roof structure appears to be tied portal rafters supported on wall tops, with angle purlins supporting corrugated roof sheets.

The end gable has concrete render which is spalling.

Relevant Policy

The site is allocated as Green Belt within the Local Plan. The site is also set within an SSSI Impact Risk Zone. The site is also set within Flood Zone 3.

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. 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.

In respect of this application, relevant policies include:

Section 13 Protecting Green Belt Land

Para 154 of the NPPF 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 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.

Paragraph 154 of the NPPF indicates that the submitted proposal is acceptable.

Section 14. Meeting the challenge of climate change, flooding and coastal change

Planning and flood risk

A Flood Risk Assessment is included with the submitted documents including details of mitigation measures.

Paragraph 174 of the NPPF confirms that applications for some minor development and **changes of use should not be** subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments. This application complies with this requirement.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

Policy GD1: General Development
Policy GB3: Changes of use in the Green Belt
Policy T4: New Development and Highway Improvement
Policy GB1: Protection of Green Belt
Policy BIO1: Biodiversity and Geodiversity
POL1: Pollution Control and Protection
Policy D1: High quality design and place making

SPD: Biodiversity and Geodiversity
SPD: Barn Conversions
SPD: Design of new housing development

South Yorkshire Residential Design Guide

Assessment of proposal

The Local Plan Policy relevant to this proposal is policy GB3 which relates to changes of use within the Green Belt. Policy GB3 states that:-

Policy GB3 Changes of use in the Green Belt

Change of use or conversion of buildings in the Green Belt is acceptable 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

In addition to the above, when a residential use is proposed, the change of use will be approved provided that:

- There are not strong economic reasons why such development would be inappropriate; and
- Residential use would be a more appropriate way of maintaining and improving the character and appearance of the building than any other use.

In principle the conversion of the building meets the requirements set out above, and the building is suitable and able to be converted without substantial alterations. See Structural Engineers report.

The NPPF has, at its heart the presumption in favour of residential development. The current building use as a stable should not override this 'golden thread'

The building interior, as a large open area, without segregation for horses into separate stalls is not ideal. Further, the appearance of the building, as a remnant of a former mine requires improvement to suit the green belt location.

As a result of the proposals there will be a general improvement to the general appearance of the buildings, site entrance and surroundings.

There will be no adverse effect on any neighbouring dwellings.

The proposal is considered to comply fully with the requirements of GB3 above.

Ecology

Ecology report included in the submitted documents.

Conclusion

The proposed development meets the standard required to meet NPPF and Local Plan Policies and guidance.