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Applicant: Mr M Oliver

Agent: Mr S Camps

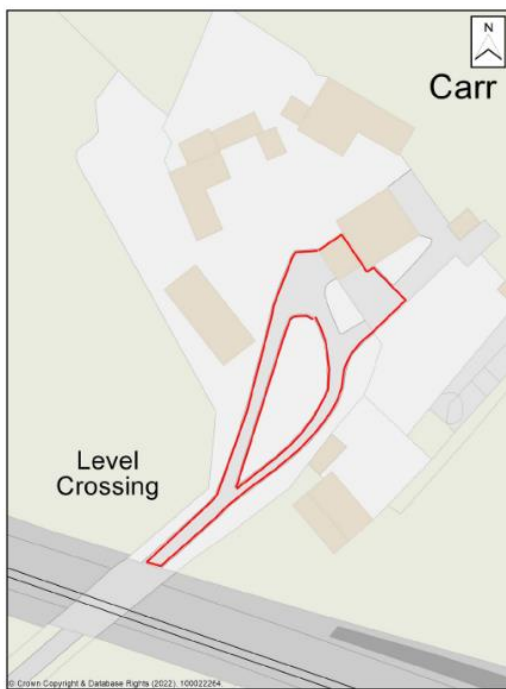
Conversion of garage/store into living accommodation

Annex, Carr Head Farm House, Carr Head Lane, Ingbirchworth, Sheffield, S36 7GA

Site Location & Description

The subject property is a Grade II listed farmhouse sited to the north- east of Carr Head Lane. The farmhouse is a two-storey dwelling dated to the 17th Century constructed from thinly-coursed rubble and a stone slate roof. Access into the site from Carr Head Lane is via a level crossing.

The application site is within the Green Belt. In terms of the surrounding area there are a number of buildings in the immediate context of the annex and fields surrounding the site. To the south of the site there are residential properties in addition to an education centre.



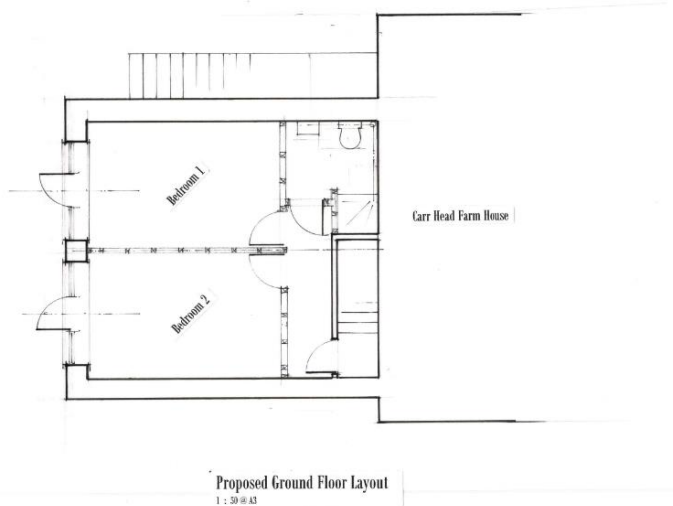
Site Location Plan

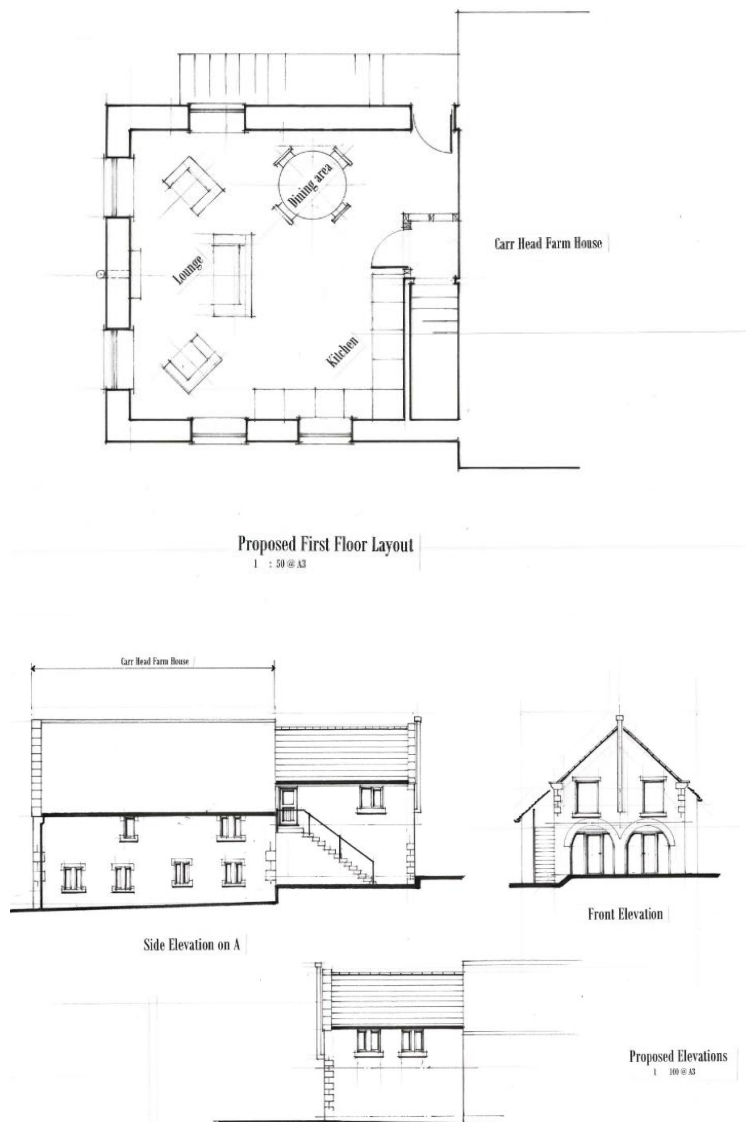


Images of the Farmhouse.

Proposed Development

The applicant is seeking approval for the conversion of the existing garage/store into living accommodation. The ground floor space will be enclosed by glazing the round arches and the area behind will be converted into two partitioned bedrooms and a small shower room. At first floor the bathroom will be removed and a separate lounge and dining area created in addition to the insertion of a new window. There will be no increase in footprint of the existing garage.





Relevant Planning History

No relevant history.

Policy Context

Planning decision should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

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.

In respect of this application, relevant policies include:

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Section 16 – Conserving and enhancing the historical environment.

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 (adopted January 2019), alongside the Joint Waste Plan and relevant neighbourhood plans, form the statutory development plan for Barnsley. It establishes policies and proposals for the development and use of land up to the year 2033 and will be used when considering planning applications and to coordinate investment decisions that affect the towns, villages and countryside of Barnsley. The Local Plan supersedes the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

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

Policy HE1: The Historic Environment.

Policy HE2: Heritage Statements and general application procedures.

Policy HE3: Developments affecting Historic Buildings.

Policy D1: High Quality Design and Place Making-

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 GB2 Replacement, extension and alteration of existing buildings in the Green Belt

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.

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.

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals for should:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties

3. maintain the character of the street scene and
4. not interfere with highway safety.

These policies are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Conservation- Overall support, minor amendment required.

Highways- No objection.

Penistone Parish Council- No comment received.

Representations

1 neighbouring property was consulted and a site notice was published at site. No representations were received.

Assessment

Principle of development

Carr Head Farm House is a Grade II listed building and is located within the Green Belt.

For clarification, the garage is attached to the existing farm house and falls within the same address and curtilage.

As the property is set within the Green Belt policy GB2 of the Local Plan would apply.

Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt: 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:

- 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.

The proposed development does not increase the footprint of the garage and as such the conversion would be in accordance with the rules on extensions and alterations of buildings within the green belt. The assessment will also need to take into account whether the conversion of the garage would have a harmful impact on the appearance, or character and whether it will preserve the openness of the Green Belt. This will be discussed in further detail below.

Residential Amenity

Extensions and alterations to dwellings are considered on the basis of potential overshadowing, loss of privacy and outlook. There proposed development would not increase the footprint of the existing garage and it is considered that there are no immediate neighbours to consider as the proposed annex falls under the same address and curtilage.

The conversion of the garage to an annex would introduce two new bedrooms. At 12.5sqm each they would provide an adequate standard of amenity and would both be served by a window providing good outlook for future occupiers.

Subject to appropriate conditions restricting the future use of the annex, the proposed development is considered to be in compliance with Local Plan Policy GD1 and is acceptable in terms of residential amenity.

Conservation and Visual Amenity

The store/garage in question is historic and achieved its current plan form by 1891. Ordinarily, the whole of the building would be considered listed however, the list description for the Farmhouse clearly states that 'addition to left gable not included in the item'.

It is considered that the features of the farmhouse such as the handsome matching Victorian round brick arches separated by a brick pier and rusticated quoins are characterful and add architectural merit. The main considerations are the enclosure of the ground floor space by glazing the arches and the insertion of the twin portrait windows at first floor level.

There is no objection to the conversion of the ground floor however it was requested by the Council's Conservation officer that the glazing to the arches is mounted as far back as possible and deep in the reveal as to not truncate these features and that the twin portrait windows are scaled to match the appearance of the first-floor windows as to harmonise with the existing building and not appear incongruent.

An amended plan was received which was deemed to be acceptable and a condition will be imposed on any approval to ensure all windows and doors are timber frames, the glazing to the brick arches is recessed and mounted to a minimum of 200mm in the reveal and the glazing at first floor is mounted at a minimum of 100mm in the reveal.

There are no other external alterations to consider and no increase in footprint. In terms of assessing the proposals impact upon the openness of the green belt, it is considered this would be negligible given the above and therefore it would not significantly harm the openness or visual amenity of the Green Belt in this location and would be in accordance with policy D1 and GB2.

The proposals is therefore considered acceptable in terms of visual amenity and in compliance with Local Plan Policy D1, GB2, HE1 and SPD – House Extensions.

Highway safety

The proposed development would remove a parking space from the site due to the conversion of the garage, however this is not considered to be a detrimental loss as there is ample room within close proximity of the dwelling for the parking and turning of vehicles. It is therefore considered that the proposals do not adversely impact upon the highway and are acceptable from a highways development control perspective.

Recommendation

Approve with conditions