

DESIGN AND ACCESS STATEMENT FOR THE CONVERSION OF A FORMER WATER PUMPING STATION INTO A SINGLE DWELLING

THE SITE

The application site relates to a fenced compound and existing brick building located at Hill End Road, Mapplewell, Barnsley.

The site is accessed from Hill End Road via Mapplewell Meadows Farm

The site is enclosed with a galvanised metal palisade fence on all sides with an unkempt mixed hedgerow. There are no trees on the site.



VIEW OF THE SITE FROM THE SOUTH FROM HILL END ROAD

The site has a large area of hardstanding to the front and sides used for parking and turning of commercial vehicles.

Surrounding the site is predominantly open, although there are several residential properties nearby to the west.

The site is allocated as Green Belt .

The land and building were formerly owned by Yorkshire Water to pump fresh water to other installations. This operation is thought to have ceased circa 2006.

The building was subsequently left unused with the pumping equipment in place but connections sealed off.

The building is a simple, bland, uninteresting, flat roof brick box with a single doorway.

The existing building is split level.

The previous owners were unable to sell the property and the land and buildings were put up for auction in January 2021.

A pre-application enquiry was submitted for similar proposals. The response remains incomplete as comments from the usual consultees are missing.

THE PROPOSAL

Planning permission is sought for the change of use of former pumping station and associated hardstanding into a single dwelling with necessary internal and external alterations.

The changes required to facilitate the development are as follows: - New openings to all elevations and internal alterations. Details are shown on the submitted drawings

ASSESSMENT

In the Green Belt, development will conform to national, regional and LDF policies relating to the Green Belt. The site lies within the Green Belt Boundary, where there is the presumption against development, unless very special circumstances can be identified or if the development can be regarded as an exception to inappropriate development as set out in paragraphs 145 and 146 of Chapter 13 of the NPPF.

Paragraph 143 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 144 of the NPPF (2019) then goes on to state that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, when considering any planning application. '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 consideration

Paragraph 145 of the NPPF sets out certain forms of development that are exceptions to inappropriate development. In this case, the exceptions relate to the 'construction of new buildings' and therefore there are no exceptions that are applicable in this case.

However, paragraph 146 then says that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it.

These are:

- a) Mineral extraction;
- b) Engineering operations;
- c) Local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- d) The re-use of buildings provided that the buildings are of permanent and substantial construction;
- e) Material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and f) Development brought forward under a Community Right to Build Order or Neighbourhood Development Order.

The proposals consist of the re use of the existing building on the site.

The building that IS on site IS of a permanent and substantial construction. Therefore, in this instance, the proposals should be considered to not be inappropriate development, in accordance with paragraph 146 point d.

In considering whether the proposals amount to appropriate development within the Green Belt it is then necessary to apply the relevant subtest that is included within Paragraph 146 which is that it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.

Proposals for redeveloping sites in the Green Belt will only be permitted if very special circumstances can be demonstrated or the proposal meets the criteria set out in the national planning policy.

The impact on the openness of the Green Belt will be discussed below. Firstly, in other matters of principle, the application proposes a residential use which is entirely compatible with the surrounding areas and is considered to be in a 'sustainable' area

The principle of development is acceptable subject to an assessment of other relevant material planning considerations, for example, impact on the openness of the Green Belt.

In the reply to the pre-application enquiry, the LPA stated, "its use as a permanent dwelling with the increased activity and associated domestic paraphernalia/garden areas would have a significantly greater impact upon the openness of the Green Belt than the existing".

This is ill considered as the existing commercial use and industrial appearance has a significantly greater adverse effect upon the openness of the green belt. The potential for noise and nuisance from the existing use far exceeds that from normal residential use.

The LPA further suggests that a leisure or recreation use should be considered. Again, the potential for disturbance and affect on the green belt far outweighs that of a single dwelling

The proposal would see the change of use of the existing building on the site from pumping station to a single dwelling, with alterations limited to changes to the fenestration and a modest extension.

Paragraph 133 of the NPPF states that the fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open, which is an essential characteristic of the Green Belt.

Paragraph 134 of the NPPF also sets out the five purposes of including land within the Green Belt:

- a) To check the unrestricted sprawl of large built-up areas;
- b) To prevent neighbouring towns margining into one another; c) To assist in safeguarding the countryside from encroachment;
- d) To preserve the setting and special character of historic towns; and
- e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. In this particular instance, the building on the site is existing, along with the hardstanding to the front of the buildings and inappropriate metal palisade fencing.

The building on the site is of a permanent and substantial construction and it's re use is required to facilitate the use on the site.

While a small additional built form is proposed, there would be no harm to the openness of the Green Belt.

When considering the impact on the green belt the bulk and appearance must be considered.

The submitted drawings illustrate that the bulky appearance of the building is diminished by the lowering of the main roof areas and the introduction of a low-pitched roof with a ridge height similar to existing. The addition of fenestration breaks up the massing of the structure and adds interest.

Further, the volume of the existing flat roofed, brick box above ground level is 383.5 cu m.

With a much more pleasing and lower roof lines the proposal, which has an equivalent volume of 385.3cu m, compares very favourably.

Furthermore, it is also considered that the proposals would not conflict with the five purposes of the Green Belt and the purposes of including land with it.

It is considered that the proposals would not lead to any further encroachment into the countryside than the existing situation.

Whilst it is noted that the buildings would be used as a dwelling, and therefore, there would be vehicular movements associated with this use, the scale of the scheme is relatively small and it is not considered to harm the openness of the Green Belt over and above the existing situation or be prejudicial to highway safety.

It should be noted that vehicles movements associated with a leisure or commercial would likely use this area more intensively.

The hardstanding is existing and will be reduced and replaced with soft landscaped areas and the scale of the development is not sufficient to warrant refusal on the grounds of the degree of activity harming openness.

Overall it is considered that the proposals constitute appropriate development within the Green Belt which would preserve the existing openness of the Green Belt and would not conflict with the purposes of including land within the Green Belt.

As a result, the proposals would be considered to be acceptable in principle and accord with Chapter 13 of the NPPF; subject to all other material planning considerations being satisfied.

Design and appearance National policy attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

The proposed changes will:-

- a. function well and add to the overall quality of the area, not just short term but over the lifetime of the development,
- b. Are visually appealing,
- c. Are sympathetic to the local character and history,
- d. Establish and maintain a strong sense of place,
- e. Optimise the potential of the site to accommodate and sustain an appropriate development,

f. Create places which are safe, inclusive and accessible as to promote health and well-being.

In this case, whilst it is noted that there are sensitive receptors close to the site in the form of existing residential properties, the proposed use is for residential purposes which is not a significant noise generating use that is harmful in this respect. Also, the nearest property has an intervening highway, hedges and walls.

The change of use is considered to not result in a poor standard of amenity for the occupiers of the neighbouring sites that would warrant refusal of the planning application.

COAL MINING AND CONTAMINATION

The pre-application response from the LPA did not identify any issues with Coal Mining or Contamination

CONCLUSION

The application seeks planning permission to convert the existing building on the site with a remodelled roof and modest extension to create a single dwelling with associated external alterations.

Having regard to the provisions within the NPPF, Core Strategy and Development Plan Policies the principle of change of use proposed at the site is considered acceptable and no concerns in relation to green belt openness, town centre vitality and viability, highway safety, residential amenity, visual amenity or land contamination have been identified.