

2022/0552

S W Fraser (1992) Settlement Trust Fund B

Conversion of existing barn and stables to ancillary residential use and alterations and extensions to existing dwelling

Small Lanes Farm, Small Lane, Cawthorne, Barnsley, S75 4EF

Background

No planning history

Description

Small Lanes Farm is situated off Small Lane, Cawthorne and within the open Green Belt countryside. The site consists of a white rendered dwelling and attached barn and stable building. The buildings form an L shape with the dwelling being situated adjacent to the access. The dwelling has no immediate neighbours, with the closest residential property being situated 150m to the north of South Lane.





Proposed Development

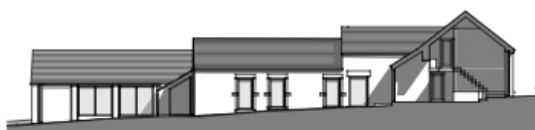
The proposals involve the conversion of the existing barn and stables to ancillary residential use and alterations and extensions to existing dwelling. The proposal includes two small extensions to provide an entrance porch to the existing dwelling measuring approx. 4.6sqm and a small link extension between the existing outbuilding and stable measuring 4.8sqm.

The conversions/extensions will provide a games room, sitting room, dining room, kitchen, utility and 4 bedrooms (one with ensuite bathroom) and a bathroom and wc at ground floor level. At first floor level, the floor plans show 4 bedrooms, all with ensuite bathrooms. Externally a patio area is proposed to the west of the dwelling, adjacent to the existing outbuildings.

The external alterations include the insertion of new windows and doors to the existing dwelling and to the converted outbuildings. A small dormer style window and 3 additional windows at ground/first floor are proposed to the existing dwelling on the south west elevation and the insertion of full height glazed openings to the outbuilding. To the south east elevation of the stable, one window is proposed to the gable end. To the north west elevation, the existing windows are retained and a new glazed opening is formed to the existing barns door. To the south east elevation, there are very little changes with the exception of the new porch area. To the north east elevation new glazed openings are formed within the existing barn/stable doors and full height glazed openings are proposed to the stable block to replace the existing openings.

The applicant has provided a bat survey in support of the planning application.

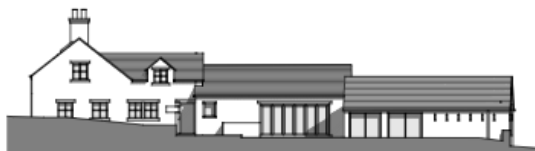
South East Division



North East Division



North West Division



South West Division



North East Elevation



South East Division

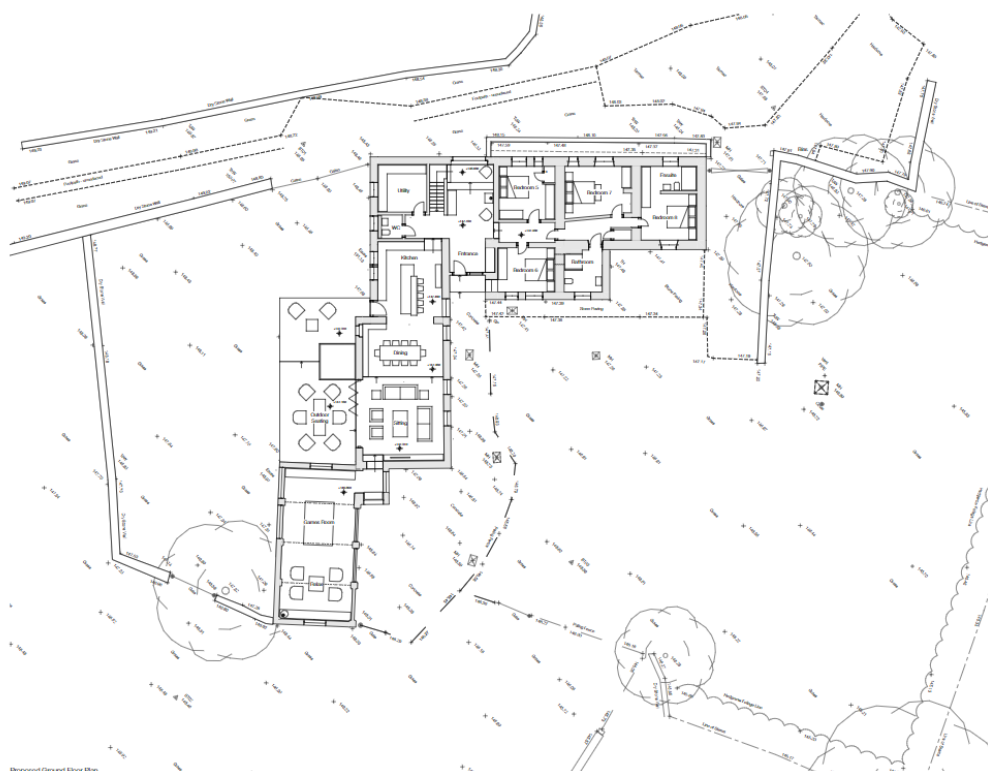
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Do not make this drawing any different dimensions only

All dimensions shall be checked and verified by the project coordinator or a certified surveyor during the construction.

The drawing is intended to provide general reference purposes only and is not a construction program without further information.

No.	Description	Rev.	Date
A	General conditions following sheet feedback	1/001	27.08.2024



Proposed Ground Floor Plan

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

D1 High Quality Design and Place Making

Supplementary Planning Documents

- Barn Conversions
- House Extensions and Other Domestic Alterations

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.

Consultations

Cawthorne Parish Council -

- More information is required: The alterations makes this property into an 8 bedroom each with en-suite bathroom property. There is strong indication that this property is likely to be used in the future for short term holiday lets. We ask for clarification from the owner as to whether this property, after the alterations, is to be used purely as a family dwelling or whether their plan is to use it for short term holiday lets. The reply from the owners needs to be sent to all interested parties including ourselves.
- Is the conversion of stables and the barn classed as a change of use?
- Because of the closeness of open countryside and wildlife, we ask for a full ecological assessment
- We note that in the application form under Residential/Dwelling Units, Does your proposal include the gain, loss or change of use of residential units? the applicant has ticked NO. Surely there is a gain of residential units and the answer should be Yes.
- We ask why, according to the application form, there are no neighbours associated with this application. What is the criteria for a neighbour? There are properties nearby; Water Slack , Grey Cottage and Woolgreaves who's land we believe joins Small Lanes Farm.

Following confirmation that the proposed dwelling is not to be used as a holiday let, the Parish Council have provided the following further comments:-

- With the provision that the dwelling will be used as a single residence and will not be used as a holiday let or HMO and that any permission for this application would be subject to a condition which will state that the ancillary accommodation must not be let out separately and that any future use of the dwelling as a holiday let will require planning permission, Cawthorne Parish Council has no objection to this application.

- However, it would like the following condition to be added: That any let is for a minimum of 6 months in accordance with an Assured Shorthold Tenancy Agreement.

Highways – No objections

Drainage – No objections details to be checked by Building Control

PROW – No objections subject to informative

Tree Officer – No comments received

Pollution Control – No objections

Yorkshire Water – No comments received

Ecology Officer – No objection subject to conditions

Ward Councillors - Cllr Barnard has raised the following concerns:-

- 'The site is a breeding ground for curlew and is an ancient meadow with many rare plants.
- Concerns regarding possible holiday let use and impact on adjacent residents.
- There are some apparent anomalies in the application form. For example, in one section the answer 'No' is given to the question about gain or loss of residential accommodation but yet the application is for conversion of agricultural buildings and a stable into dwellings/ Then there are the consultees – No neighbours are listed and the occupants to Grey Cottage and Woolgreaves Hall have not been notified even though they are opposite the entrance.'

Representations

The application was advertised by a site notice and 10 comments/objections have been received which raise the following concerns

- Potential for the house to be used as an AirBNB/holiday let/party venue
- The property has 8 bedrooms and a large patio area
- can you please emphasise to the applicant that any desire to operate as a business will require a separate application for change of use. Such an application for change of use may of course be refused by BMBC, and in any case will be strongly resisted by local residents.
- No objections to the current application if you receive assurances that it will be used as a residential home.
- Noise and disturbance
- Impact upon bridleway
- There is no mains gas or mains drainage to the property.
- These proposed changes do not seem commensurate with a rural family home
- Impact on traffic and parking.
- Neighbouring properties have not been consulted
- Drainage issues
- Light and noise pollution
- Impact on wildlife
- Impact on Green Belt

Assessment

Principle of Development

The proposal involves the conversion of attached barn and stables at Small Lanes Farm and extension of the existing 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 to existing buildings in the Green Belt, subject to the various criteria. Policy GB2 also allows for the extension of existing buildings within the Green Belt where the total size of the proposed and previous extensions does not exceed the size of the original building. As the proposal involves the change of use of the existing agricultural/stable buildings, but also includes some small extensions therefore policies GB2 and GB3 can be applied. In terms of the change of use of the existing barns/stable the buildings are of a permanent and substantial construction and it is clear that the buildings do not need major or complete reconstruction for the proposed new use.

The buildings being converted are all traditionally built farm outbuilding/stable buildings which are largely accepted to be no longer suitable for modern agricultural use but do have a value in terms of their contribution to the character of the area and the existing complex of buildings, therefore their retention is welcomed. Given the close proximity of the buildings to the existing farmhouse, a residential use of the building in connection with the existing dwelling is supported. The proposed alterations and small extensions have been sensitively designed in line with the SPD Barn Conversions and in accordance with policy GB3 of the Local Plan.

In terms of the proposed extensions, policy GB2 and associated floor area calculations, in this instance the existing buildings to be converted are not currently in residential use and should not be counted towards the existing or proposed floorspace calculations as they are existing structures and their re-use for residential purposes would not have any significant impact upon the openness of the Green Belt. The proposal includes two small extensions to provide an entrance porch to the existing dwelling measuring approx. 4.6sqm and a small link extension between the existing outbuilding and stable measuring 4.8sqm, therefore given the limited size of the extensions, the proposals do not exceed 100% of the floor area of the original dwelling. Permitted Development rights should be removed so that further extensions cannot be added to the property without planning permission.

Residential Amenity

There are no other dwellings in close proximity to the site which would be affected by the proposal, the nearest being 150m off South Lane. The proposal is therefore acceptable in terms of residential amenity. Concerns have been raised with regard to a potential holiday let, party house or use of the property or as a HMO. The applicant has confirmed that the building will be used as a single dwelling and will not be used as a holiday let, therefore there should not be any significant disturbance to the adjacent dwellings. An informative should be applied to state that the accommodation is to be used as a C3 dwelling and that any other uses such as a HMO or Holiday let will require separate planning permission.

Visual Amenity

The site is set in a sensitive Green Belt location, where the impact of the proposals upon the visual amenity and openness of the Green Belt must be carefully assessed. The Barn Conversion SPD requires that any proposed alteration or extension is architecturally consistent with the existing building and respects its height, shape mass and plan form and existing external materials.

The proposed alterations have been sympathetically designed to meet the guidelines of the SPD Barn Conversions. Whilst the buildings are not listed, they do form part of the original Small Lane Farm and their retention is supported. New openings are limited to what is necessary and the proposed alterations and extensions will be constructed of high quality materials. The extensions to the dwelling are designed so that they are subservient to the main dwelling and are small in scale relative to the size of the original buildings. They are considered acceptable and should not significantly harm the openness of the Green Belt in compliance with policy GB2 and GB3.

Impact on Wildlife

The applicant has submitted a Bat Survey with the application. The Ecology Officer has been consulted and has no objection to the proposal. The Council's Ecologist states:-

A bat survey report has been submitted to support the application. I am satisfied that the survey methodology detailed within meets the recommended survey guidance. The findings of the survey indicate that one of the buildings proposed for conversion is used as a common pipistrelle day roost, a roost of low conservation value. In addition to the bat roost identified, nesting swallow were identified in one of the buildings proposed for conversion. Due to the legal protection all bat roosts receive, a protected species licence obtained from Natural England will be required to allow works to proceed. The report sets this out along with suggested mitigation recommendations, including timings of works to avoid harm to bats and re-positioning of bat boxes and installation of a new bat box. Mitigation is also suggested for nesting swallow including timing of works and the provision of a swallow nesting feature within a log or bin store. I am satisfied with the mitigation suggested. If the provision of a bin/log store is not proposed, the swallow nesting feature could be installed below overhanging eaves if these are available.

All recommendations and enhancement measures set out within section 6.3 of the bat survey report should be followed and this should be secured by way of a condition. Once a licence has been issued by Natural England to allow the proposed works, the licence should be submitted to BMBC for our records; this should also be secured by a planning condition.

In terms of other Ecology issues, the field to the north-west of the buildings where conversion and extension works are proposed is highlighted as a meadow habitat on the governments MAGIC website however, there should be no direct impact upon this habitat as a result of the proposals. From consulting aerial photographs of the site and photographs within the bat survey report, there appears to be a degree of severance between the buildings of the site and meadow to the north-west, with a farm track and a hedge/field boundary trees present. Appropriate pollution prevention measures should be adopted during works, which should avoid any potential indirect impacts upon the meadow.

Wool Greaves Meadow Local Wildlife Site (LWS) occurs within proximity of the site (approx. 0.1km to the south-west), but again, due to the distance of this site and the nature of the proposed works no impact upon this meadow is anticipated as a result of the proposals.

On the basis that the works proposed do not appear to be affecting habitats of value and largely involve disturbance to a building, a building inspection for protected species is considered sufficient to support the planning application and an Ecological Impact Assessment is not necessary.

In regard to the potential impact upon curlew, it is unlikely that curlew would nest within proximity of the buildings on site due to the enclosed nature of the adjacent fields and curlews preferring to nest in open areas where they are not overlooked.

The proposal is therefore acceptable in terms of Ecology impacts and is in accordance with Local Plan Policy BIO1, subject to conditions.

Highway Safety

Rather than being ancillary to the main dwelling, the proposed minor extensions to the property allow the existing barn and numerous outbuildings to form a fully integrated part of a newly created large 8 bedroom dwelling. The proposals do not affect the current access, parking and turning arrangements of the site or adversely impact upon the highway and are therefore considered acceptable from a highways point of view in accordance with Policy T4 of the Local Plan.

Public Rights of Way

plans show Small Lane as a public footpath. However, this is incorrect. Small Lane is a public bridleway with a recorded width of 2.0 metres and is also recorded on the List of Streets as a highway maintainable at public expense.

The plans show that the PROW will be unaffected by the proposals, with no change to the footprint of the building. Safe public access should remain in place on the full width of the bridleway throughout development.

Other Matters

Permitted development rights should be removed by condition to ensure that the property cannot be extended further without planning permission in order to protect the openness and visual amenity of the Green Belt.

Recommendation

Grant subject to conditions