

2021/0571

Mr and Mrs L Barden

Demolition of stables and associated structures and erection of dwelling

Land off Royd Moor Road, Thurlstone, Sheffield, S36 9RY

Background

02/0123 – Erection of stables – Approved

05/0612 – Erection of extension to stables – Approved

2016/0863 - Formation of equestrian exercise arena – Approved with conditions

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 owned by the applicant.

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.





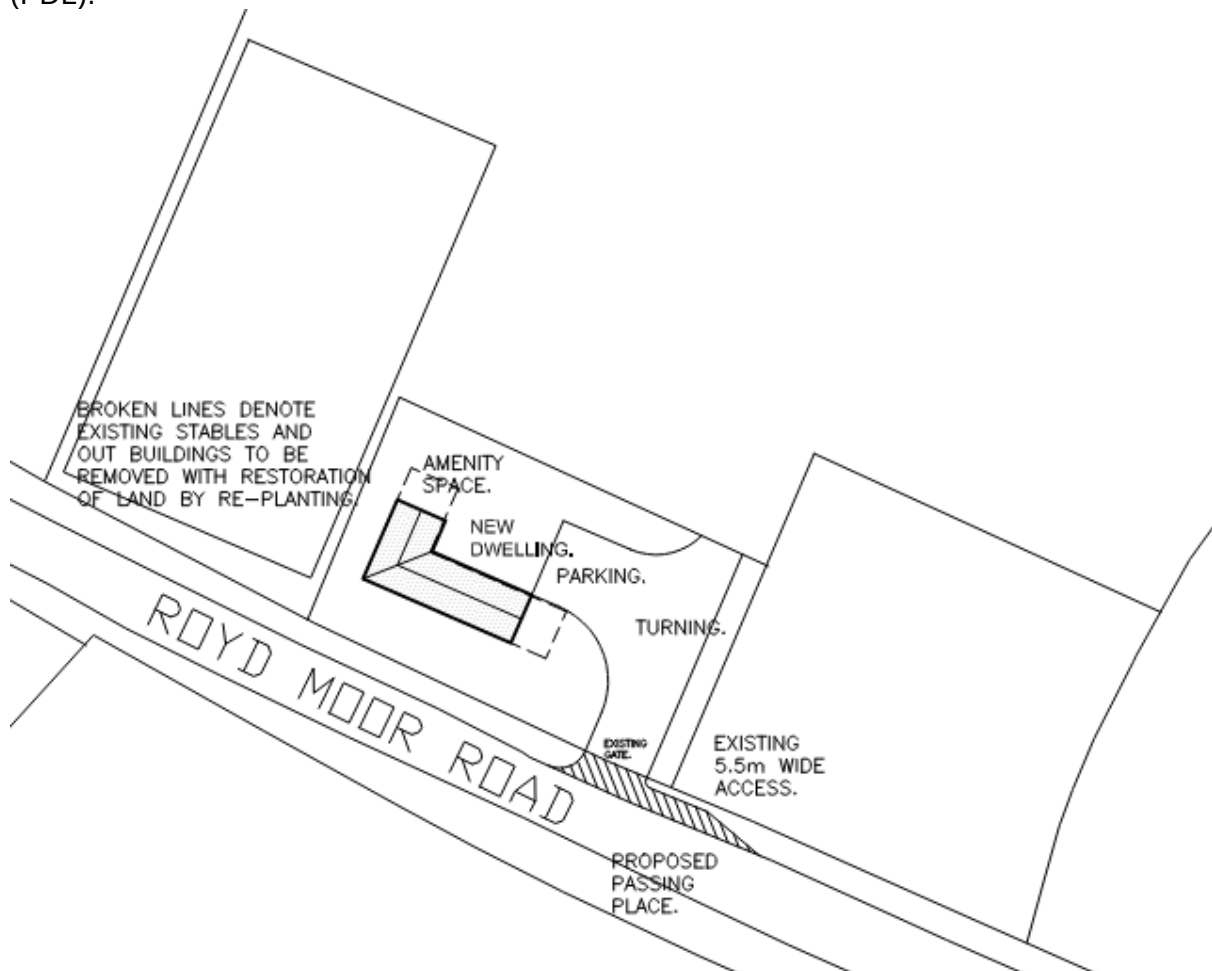
Proposed Development

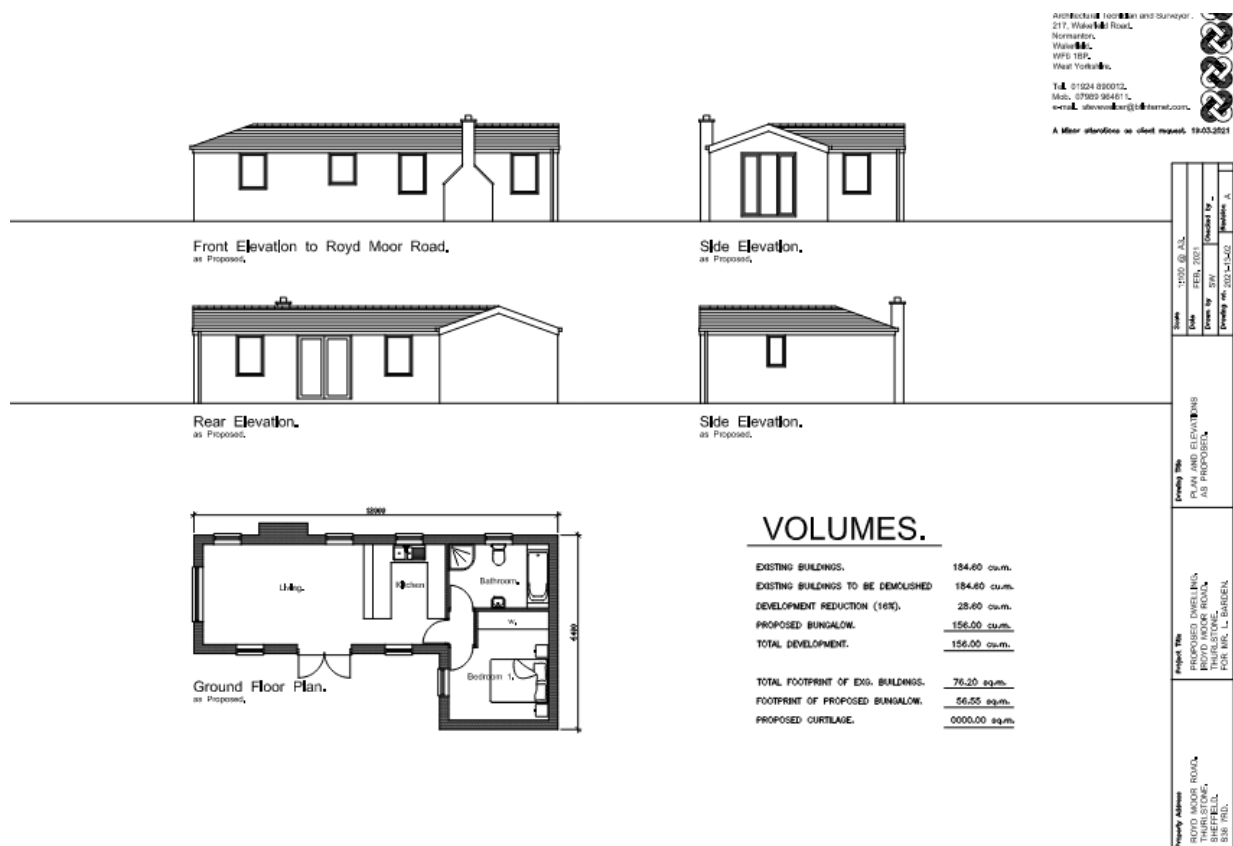
The proposal involves the demolition of the existing timber stables and the erection of 1 detached dwelling constructed of stone with a tiled roof.

The proposed dwelling is an L-shaped design and approximately 56.5sqm in floor area (measured externally). The internal floor area measures 45.2sqm and provides an open plan kitchen living area, a separate bathroom and 1 bedroom. The proposed stables measures 3.2m in height to the ridge and 2.25m in height to the eaves. The site area measures approximately 537sqm. Externally a parking and turning area is proposed and a rear garden of approx. 150sqm. Front and side gardens are also proposed which have not been included as part of this calculation.

The existing outdoor riding arena is set outside of the red-line boundary and is not being removed as part of this proposal.

The applicant considers that the site is brownfield lad and therefore previously developed land (PDL).





Policy Context

The site is allocated within the Green Belt within the Barnsley Local Plan proposals map.

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan Policy GB1 – Protection of Green Belt

Local Plan Policy T4 – New Development and Transport Safety

SPDs

Design of Housing Development
Sustainable Travel
Parking

NPPF

In respect of this application, relevant policies include:

13. Protecting Green Belt Land

Paragraph 138 of the NPPF states that: Green Belt serves five purposes:

Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging 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.

Paragraph 149 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
- g) 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.

The NPPF defines previously developed land as: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This 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 areas 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.

Planning Practice Guidance – Green Belts July 2019

Penistone Neighbourhood Plan – Adopted August 2019

BE1: Design of the built environment

All new housing proposals should adhere to the following principles, where it is appropriate:

a) Where new housing developments are proposed, homes should be reflective of local architecture and in keeping with the surrounding area. In particular, the following design principles should be adhered to:

- To have no houses above two storeys on the perimeter of built up areas where it adjoins open countryside, where they have a greater impact upon the surrounding area in order to preserve and enhance the character of the area, in particular allocation sites HS70, HS71, HS74, HS75 as shown in Barnsley Local Plan.
 - New developments should use external building materials that reflect the characteristic of development in the locality.
- b) All residential developments will be expected to be designed so as to be sensitive to any existing wildlife habitat and corridor and should be appropriately landscaped and in particular development on the edge of the existing settlements shall incorporate tree planting so as to soften the built-up edge of the settlement as viewed from the countryside. Any residential development of 20 or more units will be expected to make provision for the appropriate amount of open space, in accordance with Barnsley MBC standards.
- c) Development proposals should respect and maintain key views as identified on maps 2 and 3, in order to maintain the character and appearance of the town and villages.

Consultations

Highways – No comments received

Air Quality - Recommend installation of an electric vehicle charge point

Drainage – There are no drainage details on the plans submitted, with the application form describing foul to discharge to “Septic Tank” and surface water to “Unknown”.

Whilst this is not very helpful in allowing me to make constructive comments, due to the limited scope of the works and the fact that the area is not sewered, I consider that a conditional approval is appropriate in this case.

Yorkshire Water – No objection subject to conditions

Biodiversity Officer – I am content with the bat survey report and recommend that any approvals are conditioned with respect to the report’s recommendations for mitigation in section 6.3 for a bat roost feature and swallow nests for further details to be provided later, including a plan showing the siting points.

Pollution Control – No objections

Representations

1 letter of objection has been received

1. The breakup of open fields. This beautiful green space has always been beneficial to both people and wildlife. to me it has always represented green belt agricultural land rich in flora and fauna. It has always been enjoyed by every one never more so than in these current covid times.

2. Volume of Traffic. Sadly, the Report submitted on this was woefully understated. On a daily basis this road now experiences heavy lorries farm machinery and many many cars,

some going to the school off Royd Moor Road. It was a quiet country road many years ago, but the volume of traffic has now increased alarmingly. It can be stressful to drive on, not least because deep drainage ditches on either side restrict the width of it. It is worthy of note that local people have put safety signs requesting drivers to slow down.

3. Precedent If this application were to be successful, would this not present the opportunity to all living in this area with stables and redundant agricultural timber buildings to demolish, to apply for the same. Save the green belt there is little left in this small country.

Assessment

Principle of development

The site is situated within the Green Belt as allocated within the Barnsley Local Plan. The proposal involves the replacement of the stable with a new dwelling, therefore para 149 of the NPPF if of relevance. The NPPF states a local planning authority should regard the construction of new buildings as inappropriate in Green Belt, with certain exceptions which include limited infilling or the partial or complete redevelopment of previously developed land (PDL), 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.

The site currently consists of a small timber stable block with an adjacent exercise arena set within the applicant's ownership. The stables are set within an area of Green Belt which is open and set away from the defined boundary of Thurlstone. Stables are an outdoor sport and recreational use and are appropriate within the Green Belt. When assessing new applications for stables within the Green Belt the Council request that the stables should be constructed of timber and not of blockwork/stone/brick. Stables constructed of a more substantial materials are more likely to remain and therefore would continue to have an impact on the landscape after the use has ceased. The stables on site are low in height and of a simple timber construction and are similar to other timber stable blocks within rural locations around the borough. Whilst the site is previously developed land, the stables have a limited impact upon the openness of the Green Belt due to their construction and occasional use. The proposal involves the replacement of the stables with a stone built bungalow, to be used as a permanent residence. Whilst the development proposes the erection of a building of a slightly smaller footprint to the wooden stables, the proposed dwelling is higher structure, constructed of stone with a tiled roof and large areas of glazing. The dwelling is of a more substantial and permanent construction than the wooden stables, therefore the proposal would have a significantly greater impact upon openness contrary to Paragraph 149 of the NPPF.

In terms of the proposed use, a new dwelling within this area of agricultural land would result in the residential development of an area which is currently open, would result in further residential activity within the Green Belt and associated paraphernalia creating significant harm to visual amenity and a loss of openness. In addition, the formation of a large curtilage, separated by fencing and its use as a garden would appear at odds with the adjacent grazing land. The proposed dwelling would appear to be isolated and would conflict with the principle of Green Belt's which is to safeguard the countryside from encroachment and to check the unrestricted sprawl of large built-up areas.

Consideration must also be made to the precedent set for further developments of this nature within the Green Belt. Allowing the replacement of an isolated timber stable in this area would set a dangerous precedent for further dwellings replacing privately owned stables in the area, further eroding the openness of the Green Belt. Furthermore, the existing outdoor arena is to be retained as it is situated outside of the red-line boundary and does not form part of this application. It is likely that there would be the requirement for a further stable in the future at the site, should permission be granted for the replacement of this stable block, which would cause further built development at the site and further harm the openness of the Green Belt.

It should be noted that a recent appeal for a similar proposal at Bar Lane in Mapplewell, Barnsley (planning application ref 2020/0489) was dismissed by the Planning Inspector (Appeal ref APP/R4408/W/20/3259507). The appeal proposed the replacement of a block built stable block with a stone built dwelling of a smaller footprint. As with this application, the appeal site was situated outside of the village of Mapplewell within open grazing land. The Inspector dismissed the appeal and noted:-

'The proposed use of natural stone in the building's walls would provide an element of rustic character. However, the introduction and extent of glazing to the building and the other residential architecture and use of the proposed dwelling would, overall, have a suburbanising effect, which would contrast awkwardly with the openness of the surrounding land that generally fringes the appeal site. The prominence of the site's countryside location, close to public rights of way leading into the rural landscape would accentuate this awkwardness.

The not noticeably diminished presence of the proposed building's bulk, as experienced 'on the ground', combined with associated domestic paraphernalia, illumination and activity would lead to the dwelling having a greater impact on the openness of the Green Belt than the existing development. This would cause moderate harm to openness.

Furthermore, the combination of residential building mass, use, paraphernalia, illumination and activity would result in encroachment into the countryside. Therefore, it would undermine the purposes of the Green Belt as set out in the Framework.'

While the proposal would constitute previously developed land, it is considered that the proposed development would have a significantly greater impact on the openness of the Green Belt than the existing development and fails to comply with paragraph 149 of the NPPF. Further to the above, the site is set in an unsustainable location, remote from the nearest local services and is set in an isolated location within the Green Belt contrary to the sustainability aims of the NPPF. The proposal would therefore be inappropriate development which would, by definition, harm the Green Belt.

Highway Safety

The Highways section have not commented on the proposal, however it is felt that sufficient parking and turning facilities can be provided on site.

Impact on wildlife

It is not felt that there would be any significant impact upon biodiversity, given the current use of the site. The applicant has submitted a Bat Survey which showed no presence of bats within the building.

Residential Amenity

In terms of any impact upon adjacent dwellings the dwelling is set a significant distance away and would not cause any significant impact upon residential amenity by way of overlooking or

loss of privacy. The proposed dwelling falls short of the internal spacing standards set within the SYRDG by less than 1sqm, however this is not felt to be significant enough to warrant a refusal of permission on residential amenity grounds.

Drainage

The Drainage Officer has no objection to the proposal subject to conditions.

Recommendation

Refuse for the following reason:-

The site lies within the Green Belt on the approved Barnsley Local Plan. Paragraph 149 of the NPPF allows for 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. In the opinion of the Local Planning Authority the proposed dwelling and the associated curtilage and domestic paraphernalia associated with a residential use would have a greater impact on the openness and character of the Green Belt than the existing timber stables. The proposal would result in the erection of an isolated new dwelling, in an unsustainable location, within an area of open countryside, contrary to the Green Belt purpose of safeguarding the countryside from encroachment. As such the proposal would create significant harm to the visual amenity of the Green Belt and a loss of openness, contrary to the NPPF and policy GB1 of the Local Plan.