
Ref 2021/1550

Applicant: Dr John McNamara

Description: Conversion of redundant agricultural building to residential use

Site Address: Netherfield Farm, Huddersfield Road, Penistone, Sheffield, S63 7BU

Site Description

The application site comprises a farmhouse with attached barn and detached stable block. It is known as Netherfield Farm, 21 Huddersfield Road. The wider site includes two new build houses which were approved on the site in 2014 and share the access off Huddersfield Road. This access runs to the rear of the farm house and barn and extends southwards into the site.

The farmhouse is a predominantly 2 storey building that is faced with natural stone with a slate roof. There is an attached barn to the side which has been extended into to form an additional bedroom at second floor. The barn is in two sections with a stepped roof line which steps down from the house roof to the main barn and again, with a hayloft in the lower section. The whole building(s) is stone with stone late tiles to the roof. There is an arched entrance to the main barn and limited windows in the hayloft.

A wooden stable building is located to the front of the farm house, at the end of the garden. Whilst the site is relatively level a feature is that it is set below Huddersfield Road, with the roof of the stable block level with the wall at the back of the footway. There is a stepped pedestrian access to the front of the house.

Proposed Development

The proposed development is to raise the roof of the hayloft to be closer to the height of the barn, albeit a small step down is retained. The barn as extended will then be converted to a 3-bed dwelling with kitchen, dining and living space at ground floor.

The arched entrance is retained with French doors onto the garden. Additional windows and two new doors (front and back) are proposed in the elevations of the barn(s) of a design and scale similar to the existing farmhouse.

A small garden is located to the front (south) side of the proposed. Parking for the barn will be to the side of the stables with parking for the farmhouse located to the front of the stables.

The access and internal turning areas are unaltered.

History

2014/0716 - Erection of 2 no. detached dwellings. (Reserved Matters) – Approved 29th September 2014

2013/0954 - Erection of 2 no. detached dwellings (Outline) following demolition of farm buildings. Decision: Grant outline planning permission with conditions 5th November 2013.

B/87/0104/PU – Change of use of farm building to animal crematorium and erection of chimney. Decision: Refused planning permission 22/05/1987.

Policy Context

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 new Local Plan was adopted at the full Council meeting held 3rd January 2019. 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 site is located in the Urban Fabric of Penistone, as defined on the proposals map.

SD1 'Presumption in Favour of Sustainable Development'.

GD1 'General Development' provides a starting point for making decisions on all proposals for development setting out various criteria against which applications will be assessed.

LG2 'The Location of Growth'

H1 'The Number of New Homes to be Built' sets the target of new homes for the plan period 2014 to 2033 at 21,546

H2 'Distribution of New Homes' states 5% of new homes to be built in Penistone.

T3 'Sustainable Travel'

T4 'New Development and Transport Safety'

D1 'High Quality Design and Place Making'

HE3 'Developments affecting Historic Buildings'

GS2 'Green Ways and Public Rights of Way' seeks to protect rights of way from development.

BIO1 'Biodiversity and Geodiversity' requires development to conserve and enhance biodiversity and geodiversity.

CC1 'Climate Change'

CC2 'Sustainable Design and Construction'

CC3 'Flood Risk'

CC4 'Sustainable Urban Drainage'

CL1 'Contaminated and Unstable Land'

Poll1 'Pollution Control and Protection'

Neighbourhood Plan (NP)

The Penistone NP sets the guidelines for their development of the town to 2033 in accordance with the Vision and 10 Objectives. Policies relevant to this application include:

BE1 – Design of the Built Environment, sets principles for new housing proposals including:

- Housing development should be reflective of local architecture and character with no houses above two storeys on the perimeter of built up areas and the use of external materials that reflect the characteristic of the locality.
- Development should be designed to be sensitive to any existing wildlife habitat and development on the edge of settlements shall incorporate tree planting.
- Development should maintain key views identified in the NP.

BE2 - Protection and enhancement of local heritage assets, including a number of Listed Buildings visible from the site and the Penistone Conservation Area.

BE3 – Public Rights of Way network – accessibility using non-motorised routes will be enhanced wherever practical. New development should retain and enhance existing PROW routes and avoid harm to the amenity of existing routes by unreasonable change in their character or outlook. Proposals for development should seek to connect to the existing network.

SPD's

- Design of Housing Development
- Parking
- Sustainable Travel
- Barn Conversions

Other

South Yorkshire Residential Design Guide

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.

Consultations

Air Quality – No objections subject to the EVCP as proposed being provided.

Biodiversity – No objections, subject to a condition securing the mitigation measures recommended in the Witcher Bat Survey.

Conservation Officer – No objections subject to conditions. More detail is in the report.

Drainage – No objections, can be dealt with by Building Control.

Highways – No objections, subject to conditions

Pollution – No objections or conditions.

Penistone TC – No objections.

PROW - The means of access to the property is along a lane to the north called Work Bank Lane. The full length of this lane is recorded on the List of Streets as a highway maintainable at public expense, namely an unclassified county road, and any proposals which affect the lane should bear this in mind and be approved by highways.

Part of the lane (from Huddersfield Road west to the roughly tarmac surfaced section) is also subject to an application to be formally recorded as a public footpath. However, given the existing status referred to above, the lane already carries a minimum of pedestrian access rights, and potentially higher rights.

Yorkshire Water – No comments made.

Ward Members – No comments or objections have been received.

Representations

The application was publicised by neighbour notification. No objections have been received.

Assessment

The proposed development is a conversion of an existing building, located in the urban fabric as identified on the Proposals Map. Although previously an agricultural building, the redevelopment of the wider site and more recent use of the site is residential. Therefore, the proposed is accepted to be previously developed land and located within the Principal Town of Penistone.

Policy SD1 sets a presumption in favour of Sustainable Development and GD1 sets various criteria against which development should be assessed. The proposed is assessed against these policies and the wider development plan below:

A Structural Survey has been provided with the application confirming the building is sound for conversion as required by the Barn Conversion SPD.

Visual amenity

Netherfield Farm is a historic farmstead and is typical of the vernacular style found in Penistone and all over the Pennine fringe area. Consequently, this non-designated asset is of some heritage value.

The proposed elevations reflect the character of the existing farmhouse in terms of style, fenestration and the proposed use of natural building materials. The number

and scale of new openings is modest and the proposed increase in the roof height is the only extension proposed. This has also been set with a slight drop in the ridge as requested by the Conservation Officer in the pre-application enquiry. The appropriate materials can be secured through conditions, as recommended by the Conservation Officer who has confirmed no objections on this basis.

The proposed is therefore acceptable in visual amenity terms, complying with Local Plan Policies D1, GD1 and HE3 as well as the accompanying guidance in the Barn Conversions SPD. It also complies with NP Policies BE2 and BE3.

Residential Amenity

The barn as converted does not face directly onto the other houses located on the site.

To the south, the two more recent houses are orientated to face onto Huddersfield Road (east) with gardens to the rear (west). The nearest has a projecting double garage which faces north but is not directly opposite the barn. There is one, narrow window above the garages here, which is to a bedroom (based on the approved plans from 2014/0716) but its location is such that any loss of privacy would be minimal with no direct view.

The main loss of privacy would be to the garden of no.21 which will be overlooked by the adjacent dwelling. However, this relationship is not unusual, and the garden is visible from the road affording limited privacy.

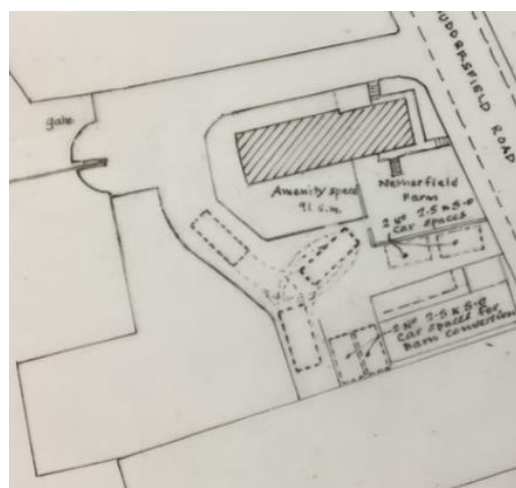
Finally, as the proposed gardens for the existing farmhouse and the barn, as converted, will be small a condition is added removing permitted development rights. This is to ensure any future extensions are fully assessed.

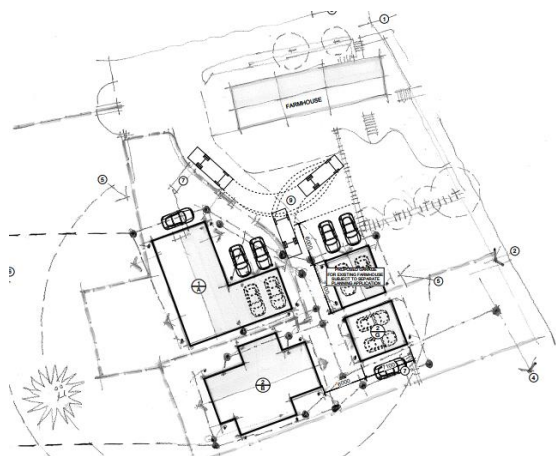
Therefore, the proposed is acceptable in terms of residential amenity and accords with Local Plan Policy GD1 and D1.

Highway Safety

The development utilises the existing access from Huddersfield Road.

Existing concerns raised regarding the internal manoeuvring and location of the proposed have been addressed with the submission of an amended plan. This retains the driveway and turning areas as approved under planning application 2014/0716:





The detached garage, shown on plan 2014/0716 was never applied for formally and has not been built. The stables sit in the garden of No.21 which will now be shortened to allow for two spaces to be accommodated between it and the stables. The proposed parking area for the barn as converted is located where the garage was proposed.

The Highway Officer has confirmed that the amended plan adequately shows the location of the required parking provision within the site and that suitable turning provision for an emergency service vehicle is maintained. PROW comments have been passed to the Highway Officer and considered as part of assessing this scheme.

The proposed is assessed as acceptable in highway safety terms and complies with Policy T4 and NP Policy BE3.

A condition is added to secure the EVCP as stated on the approved plan. This is in accordance with Local Plan Policy T3.

Recommendation

Grant approval subject to conditions