



PLANNING STATEMENT

**Land adjacent The Water Mill, Ings
Lane, Little Houghton, Barnsley, S72 0HR**

**CONVERSION OF BARN AND LAND TO ANCILLARY
RESIDENTIAL USE.**

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1.0 Introduction

- 1.1 This Planning Statement has been prepared by Northern Town Planning (NT Planning Ltd) on behalf of Mrs Hollins (the applicant) to accompany this Planning Application for the removal of existing containers and other commercial paraphernalia and the conversion of the land into garden use with the barn converted to ancillary accommodation associated with The Water Mill.
- 1.2 This statement considers the merits of the proposed development through the relevant planning policies, and site-specific characteristics. It should be read in conjunction with the wider technical submissions. This statement adopts the following structure:
- The Site and its Surroundings;
 - Background;
 - The Proposed Development;
 - Planning Policy Context;
 - Planning Considerations;
 - Conclusion
- 1.3 The proposals are supported by the following information:
- Existing and Proposed Drawings – Quill Architecture
 - Application Forms – Northern Town Planning
 - This Planning Statement – Northern Town Planning
 - Flood Risk Assessment
 - Structural Assessment

2.0 Site Description and Surroundings

- 2.1 The Water Mill is the last property on Ings Lane which forms a cul de sac backing on to the River Dearne to the West. The property is accessed from Ings Lane which runs over Park Springs Road. The property is a natural stone converted Water Mill building.
- 2.2 The site in question is located immediately to the south of the Water Mill and utilises the same access. It is used for storage of machinery and equipment (b8) with 3 shipping containers and other commercial equipment present on the land.
- 2.3 The barn which is located to the eastern boundary is constructed to 3 sides with solid natural stone, with a solid roof and is open to the western elevation to allow ease of access for machinery.
- 2.4 The site is bordered by open fields and has some degree of vegetation to its boundaries which present a small element of screening.
- 2.5 The only other residential properties are located to the northern side of Ings Lane and as such they do not have a direct view onto the site.



Fig 1: Site location plan (Aerial)

3.0 Background

- 3.1 The National Planning Practice Guidance (NPPG) puts great emphasis on early engagement with the Local Planning Authority whereby it states,

Pre-application engagement by prospective applicants offers significant potential to improve both the efficiency and effectiveness of the planning application system and improve the quality of planning applications and their likelihood of success. This can be achieved by:

- *providing an understanding of the relevant planning policies and other material considerations associated with a proposed development*
- *working collaboratively and openly with interested parties at an early stage to identify, understand and seek to resolve issues associated with a proposed development, including, where relevant, the need to deliver improvements in infrastructure and affordable housing*
- *discussing the possible mitigation of the impact of a proposed development, including any planning conditions*
- *identifying the information required to accompany a formal planning application, thus reducing the likelihood of delays at the validation stage. The information requested must be reasonable (more information can be found in Making an application).*
- *putting in place a Planning Performance Agreement where this would help with managing the process and agreeing any dedicated resources for progressing the application*

The approach to pre-application engagement needs to be tailored to the nature of the proposed development and the issues to be addressed.

Paragraph: 001 Reference ID: 20-001-20190315

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- 3.2 Whilst a formal pre application was not submitted the applicant was advised by the council to submit a full planning application for the change of use following the refusal of a certificate of lawfulness. The Officer stated that,

“I think the only real option is to apply for planning permission as normal and try and put together an argument for very special circumstances in relation to the current use being more harmful than the proposed use.”

- 3.3 As such there as being some prior engagement with the Local Planning Authority.

4.0 The Proposed Development

- 4.1 The proposals seek to change the use of the land and the barn to ancillary residential in connection with The Water Mill.

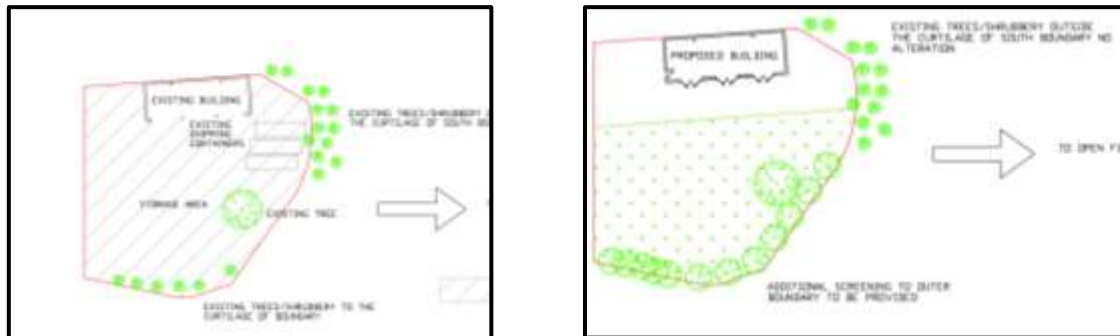


Fig 2 : Existing and Proposed Site Plan

- 4.2 The change would present the benefit of removal of machinery stored on the land and the containers present and the tidying up of the site to an open form.
- 4.3 The barn is a structurally sound building with solid stone walling to 3 sides and a concrete pad floor. The conversion would result in partial infilling of the open side with glazed barn style openings to reflect the character exhibited on the adjacent Water Mill.
- 4.4 The site would be cleared of machinery and lawned with additional landscaping around the perimeter.
- 4.5 It is considered the Council would restrict the use as ancillary with a condition and additionally remove permitted development rights thus that no additional buildings could be constructed on the site without the Councils permission and thereby securing the benefits of the change of use for the foreseeable future.

Elevations

- 4.8 The proposed infilling of the front elevation has been designed to replicate barn style arched openings similar to those seen on the host dwelling. The only other change is a doorway to the side elevation.

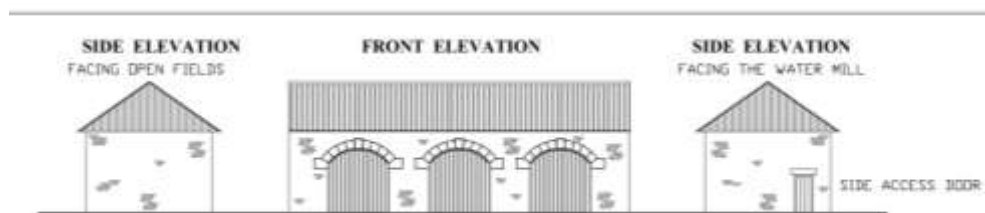


Fig 3: Elevations

5.0 Planning Policy Context

- 5.1 This section sets out the relevant planning policy framework which will be applied upon the proposal. This consists of the National Planning Policy Framework (NPPF) 2019, and the Local planning policy considerations

National Planning policy Framework (NPPF)

- 5.2 National Planning Policy is provided by the National Planning Policy Framework (NPPF). This document sets out the Government's planning policies for England and how these are expected to be applied.
- 5.3 The NPPF reaffirms Section 38 (6) of the Planning and Compulsory Purchase Act 2004 by stating that 'applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise'. In terms of the role of the NPPF within the wider planning system, it 'must be taken into account in preparing the development plan, and is a material consideration in planning decisions'.
- 5.4 The National Planning Policy Framework (NPPF3) was published in February 2019 to underpin the Governments approach to planning. Section 2 sets out in paragraph 7 that:

"The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs".

- 5.5 In terms of implementation of the NPPF, the advice of the material weight to be attached to its policies is clearly set out in Annex 1: 'Implementation'. Paragraph 213 states that 'existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight they may be given).
- 5.6 As outlined above, at the heart of the NPPF is a presumption in favour of sustainable development which has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). Paragraph 8 of the NPPF sets out the different objectives;

"An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current

and future needs and support communities' health, social and cultural well-being; and

An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

- 5.7 Paragraph 9 sets out that these objectives should be delivered through the **"Preparation and implementation of plans and the application of policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area"**.

- 5.8 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise.

- 5.9 The NPPF reaffirms Section 38 (6) of the Planning and Compulsory Purchase Act 2004 by stating in paragraph 11c that for decision-taking this means;

"Approving development proposals that accord with an up-to-date development plan without delay"; and

- 5.10 In the NPPF paragraph 11 (d) it is set out:

"Where there are no relevant development plan policies or the policies which are most important for determining the applications are out of date, granting permission unless:

i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

- 5.11 Section 6 of the Framework relates to Building a strong, competitive economy. Paragraph 80 states that **"planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future."**

- 5.12 Paragraph 117 encourages the effective use of land in way that makes as much use as possible of previously developed or 'brownfield' land.

- 5.13 Section 12: Achieving well-designed places' states the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 124 of the NPPF sets out that **"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.”

- 5.14 Paragraph 127 states planning policies and decisions should ensure that developments will function well, add to the overall quality of the area, visually attractive, sympathetic to the local character and history, establish a strong sense of space and optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development.
- 5.15 Paragraph 145 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.
- 5.16 Paragraph 146 goes on to state other forms of development which are not considered inappropriate and these include;
- 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.

Development Plan

- 5.17 The Barnsley Local Plan was adopted on the 3rd January 2019 following public consultation and examination by an Independent Planning Inspector. The Local Plan replaced the previous Core Strategy and the saved policies in the Unitary Development Plan as the statutory Development for the Borough covering the period 2014 up to 2033.

Barnsley Local Plan

- 5.18 The Plan sets out the vision and objectives for delivering development over the plan period and seeks to deliver a minimum of 21,546 homes. Paragraph 5.3 sets out the spatial strategy and sets to deliver the majority of development within Urban Barnsley and the Principal Towns. The settlement hierarchy and plan maps classifies the site as having an outside settlement Green Belt designation.
- 5.19 In terms of the Local Plan the following policies are considered of relevance in terms of the site and the proposals put forward.
- 5.20 **Policy SD1** sets out the presumption in favour of sustainable development. The policy stipulates that the Council will seek to work proactively and positively to resolve matters where practically possible, and seek to secure development that improves the economic, social and environmental conditions.
- 5.21 *Comment: The proposal is considered sustainable for the following reason:*

Social: The proposed development would result in the re-use of an existing building to provide a ancillary accommodation in a popular residential area. The proposal would not result in any adverse social impacts.

Economic: The proposal would allow for the efficient use of the existing site and would provide growth and investment in the locality. Additional economic activity would be created during the conversion phase. The relocation of the commercial business to more suitable premises would result in economic benefit.

Environmental: The proposal would remove a commercial use which has the potential to be noisy and detrimental to nearby receptors. The proposals would also remove existing equipment, machinery and storage containers and result in the sites visual betterment from an openness point of view.

- 5.21 **Comment:** The proposals open up the site and remove existing machinery and containers from the site, in addition to removing the commercial use which has potential to result in amenity impacts through noise and disturbance.

5.22 **Policy GD1** is a general good design (GD) principles policy. Not all bullet points apply to every site.

5.23 **Policy GB1** outlines the importance of protecting the Green Belt from inappropriate development.

5.24 **Policy GB2** states that the extension, alteration and replacement of existing buildings will be allowed where size of the existing building is not exceeded, proposals are of high quality and do not adversely impact on amenity.

5.25 *Comment: The proposals result in minor alterations which do not harm visual amenity or result in disproportionate additions to the existing barn, nor do they harm visual or residential amenity and present a high-quality design.*

5.26 **Policy GB3** relates to changes of use in the Green Belt and state these will be allowed where:

- The existing building is of a form, scale and design that is in keeping with its surroundings;

Comment: The existing barn is of stone construction and considered in keeping with its surroundings.

- The existing building is of a permanent and substantial construction and a structural survey demonstrates that the building does not need major or complete reconstruction for the proposed new use;

Comment: The existing building has a solid concrete base and solid natural stone walling and considered of substantial construction. The building does not need major or complete reconstruction.

- The proposed new use is in keeping with the local character and the appearance of the building; and

Comment: The building lies adjacent existing residential properties and as such the use is in keeping.

- The loss of any building from agricultural use will not give rise to the need for a replacement agricultural building, except in cases where the existing building is no longer capable of agricultural use.

Comment: The building is used for storage and not in agricultural use.

5.27 Developments are also expected to be of high-quality design, respect the character of the area, have no detrimental impact on visual or residential amenity and preserve the openness of the Green Belt.

5.28 *Comment: The proposals seek to infill the elevation which open with arched barn style openings which reflect the character of those on the host dwelling the Water Mill, with natural stone to match. The proposals are considered to be of high-quality design. Given the main works are to the elevation which faces internally into the site the proposals will not result in any detriment to*

visual or residential amenity. The removal of the B8 use will improve both visual and residential amenity and additionally result in greater openness through the removal of associated equipment, containers and paraphernalia.

5.29 A third set of criteria outlines that when a residential use is proposed proposals will be allowed provided that:

- There are not strong economic reasons why such development would be inappropriate; and
- Residential use would be a more appropriate way of maintaining and improving the character and appearance of the building than any other use.

Comment: There are not considered to be any economic reasoning why the proposals would be inappropriate. The commercial use will be moved to more suitable premises where all machinery can be stored internally. Residential use is considered more in keeping and less visually intrusive.

5.30 Below the above points the following is stated as part of the policy,

We will not generally allow the change of use of Green Belt land to extend residential curtilages for use as gardens.

5.31 In general terms applications for additional garden area are submitted which encloses open Green Belt land which is agricultural in use. These proposals differ from this in that the land in question is not agricultural and is not of a use generally associated with the Green Belt i.e. agricultural. In addition as the proposals result in the conversion of a building its reasonable to associate a degree of additional land with the building in the same manner that would arise with a conversion to a separate dwelling which would be deemed appropriate.

5.32 The proposals would remove existing visually imposing items such as the shipping containers and machinery stored on the land and result in betterment both in terms of openness and visual amenity.

5.35 **Policy T3** relates to new development and sustainable travel and seeks to promote use of sustainable methods of transport.

5.36 **Policy T4** seeks to ensure new development has safe and suitable access for all.

5.37 **Policy D1** seeks to promote high quality design and placemaking.

5.38 **Policy CC2** relates to sustainable design and construction. It sets out that development will be expected to minimise resource and energy consumption through the inclusion of sustainable design and construction.

5.39 **Policy CC4** relates to SUDs.

Supplementary Planning Documents (SPDs)

5.40 The following SPDs are relevant to this application:

- **Barn Conversions**

6.0 Planning Considerations

- 6.1 This section of the statement identifies the main planning considerations and provides an assessment of the planning merits of the site in support of the proposed development.

Principle of Development

- 6.2 The site is located outside settlement limits with a Green Belt Land designation. Both local and national policy makes provision for the conversion of existing buildings in the Green Belt to residential use. It will be demonstrated that the proposal fully complies with all relevant policies in this regard.
- 6.3 Both National and Local Planning Policy allow for the conversion of buildings to residential use and proposals of this nature are not considered to be inappropriate development as they do not result in the construction of new buildings and as such impact on openness is limited.
- 6.4 As such the proposals should be considered wholly acceptable in principle subject to other criteria discussed below.

Openness

- 6.5 The existing building along with the curtilage associated with it is in B8 use with plant, machinery and other equipment brought to the site and stored. As the existing site plan demonstrates there are 3 shipping containers present and the constant transportation of equipment has rendered the site barren of vegetation. The proposals remove these elements and will result in a material betterment in terms of the sites open form. This alone could be considered sufficient to present material benefit.
- 6.6 With equipment removed the site can be re grassed and landscaping planted to bring it back to a visual form which resembles the locality.
- 6.7 The works associated with the conversion of the barn are very limited with the open side infilled with openings which resemble those on the host dwelling, the glazed nature of them also gives an open aspect.
- 6.8 The proposals as such result in significant betterment and the Council would be able to remove permitted development rights to retain overall control so that no additional buildings can be erected.

Permanent and Substantial construction

- 6.9 Buildings are required to be of permanent and substantial construction to be suitable in planning terms for conversion. There is no doubt that the building is of permanent form and given its solid stone construction is of substantial construction also. The works needed to convert the building are limited to sealing up the single open side and this has allowed for the

majority of openings needed. As such there is very little difference to a barn which needed the creation of openings in the first place.

- 6.10 The accompanying information provides a structural assessment which considered the barn sound and of substantial construction.

Proposals in keeping with the character of the existing building and locality

- 6.11 The building is already present and the alterations proposed are considered minor, in addition the removal of the commercial use in favour of an ancillary residential use is considered more in keeping with the character of the area, and a more appropriate use of a stone building. The proposals are not considered to result in any detriment to character. Suitable conditions could be used to ensure the appropriate use of external materials.

Whether the proposals result in other harm

- 6.12 This is an additional criteria of policy GB3 relating to residential amenity, highway safety and the functionality of any agricultural use. As previously stated, the removal of the commercial use is more likely to be a benefit from a neighbouring/ residential amenity perspective. The proposals would not result in any additional traffic given they are ancillary to the host property and would likely reduce traffic as a result in the loss of the B8 use. The building is not in agricultural use and as such does not implicate an agricultural function.

Design

- 6.14 In line with planning policy and general good design principles the proposals have been designed to introduce features from the street scene which include similar arched barn style openings to those used on The Watermill. Natural stone shall be used to match the existing building
- 6.15 Whilst some small-scale physical works are proposed it is considered that these are wholly in keeping with the character of the existing building and would not have a significant impact on the character of the area. The proposals are considered visually in keeping with the area and do not result in any detrimental impact.

Highways

- 6.16 The proposals result in the removal of the B8 use and as such a likely reduction in traffic. The host property has a large forecourt parking area with ample parking and manoeuvring space and as such access and parking are considered to be acceptable.
- 6.17 It is therefore considered that the scheme can be delivered without resulting in unacceptable harm to vehicular or pedestrian safety.

Flood Risk and Drainage

- 6.18 The barn is located further up land relative to the main dwelling and at a higher ground level and is therefore considered less vulnerable than the host property which was permitted to be converted in 2013. Additional planting is also proposed to the perimeter of the site which will aid natural drainage. As such the proposed conversion is considered at a lesser risk of flooding

than the host property and given the accommodation is ancillary there is not considered any significant risk of flooding.

- 6.19 As the building already exists it is not considered to increase the risk of flooding elsewhere. The existing dwelling has foul drainage to a septic tank and the conversion will also likely connect via this method.

Ecology

- 6.19 The nature of the commercial use is such that activity occurs daily over the site and it is not considered that any protected species would habitat the site. No signs of any protected species have been found and their protection is covered under separate legislation outside of the Planning Act. The works to the building are of a minor nature and would not result in any ecology implications. As such the proposals are not considered to cause any significant impact on ecology.

7.0 Conclusion

- 7.1 This Statement has been prepared by Northern Town Planning Ltd on behalf of our client Mrs Hollins (the applicant) to support the proposals for the conversion of a barn and associated land into ancillary accommodation and garden.
- 7.2 This Statement has provided an analysis of the site context including its location and physical characteristics, as well as the relevant national and local planning policy, and assesses the compliance of the proposal within this context. The key driver behind the proposals is to make more appropriate use of a previously developed site to remove the existing unsightly commercial use.
- 7.3 The conversion of buildings is considered appropriate development both in terms of local and national planning policy. The building is of permanent and substantial construction and requires very modest work to its external structure to convert. The proposals are accompanied by a structural appraisal.
- 7.4 The land adjacent is associated with the barn and has been used for outside storage of plant and machinery the removal of the use, shipping containers and associated paraphernalia and the change to a lawned garden area is considered of visual betterment and also more in keeping with the location.
- 7.5 In light of the above, it is considered that the proposals present a development which is policy compliant and it is requested that planning permission be granted for the proposed development

Appendix 1 – Photographs





Innovative Development Solutions