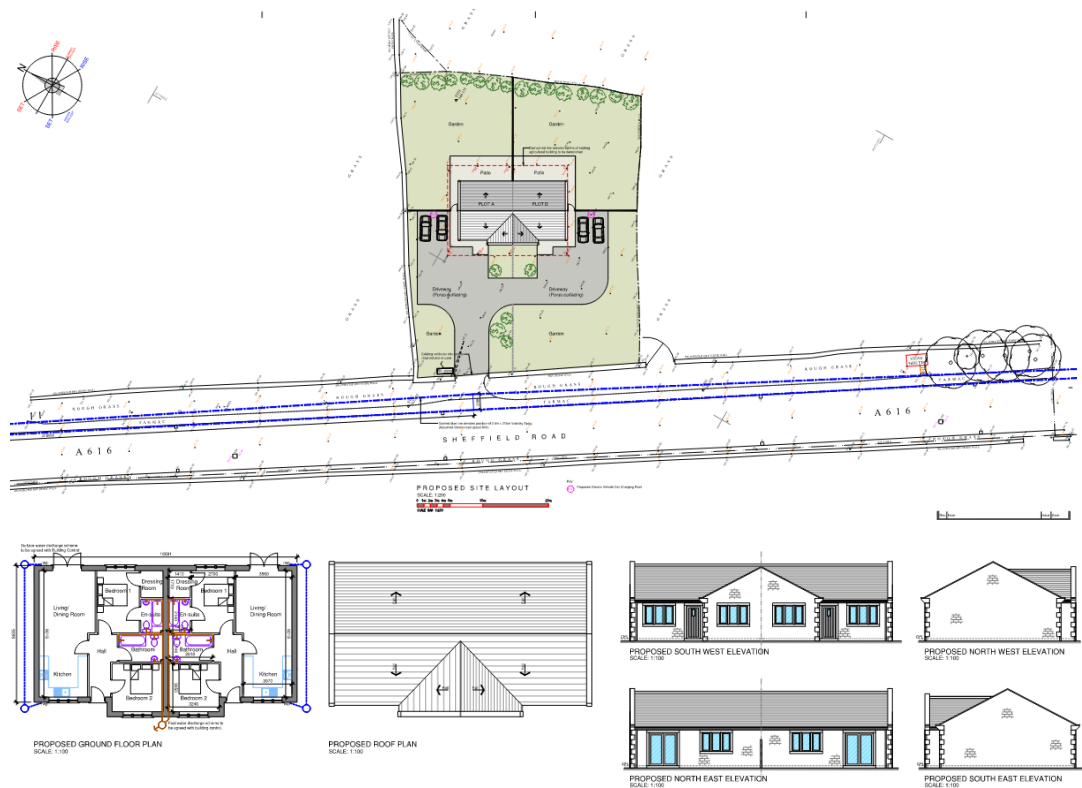


Proposed Development

The proposal involves the demolition of the existing barn and the erection of a pair of single storey semi-detached dwellings. The dwellings have been designed with a pitched roof and small gable front projection. The dwellings are proposed to be erected in natural stone and blue slate materials.



Relevant History

None

Policy Context

Planning decision should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

The property is located within the rural Barnsley and is designated as Green Belt in the adopted Local Plan. The following policies are therefore of relevance: -

Local Plan

- SD1 – Sustainable Development
- GD1 – General Development
- LG2 – The Location of Growth
- H1 – The Number of New Homes to be Built.
- H2 – The Distribution of New Homes
- H4 – Residential Development on Small Non-allocated Sites

H6 – Housing Mix and the Efficient Use of Land
T3 – New Development and Sustainable Travel
T4 – New Development and Transport Safety
D1 – High Quality Design and Place Making
LC1 – Landscape Character
BIO1 – Biodiversity and Geodiversity
GB1 - Protection of Green Belt
GB2 - Replacement, extension, and alteration of existing buildings in the Green Belt
GB3 – Changes of use in the Green Belt
CC1 – Climate Change
CC2 – Sustainable Design and Construction
Poll1 – Pollution Control and Protection

SPDs (Supplementary Planning Document)

Supplementary Planning Document – Design New Housing Development
Supplementary Planning Document – Parking
Supplementary Planning Document – Trees and Hedgerows
Supplementary Planning Document – Sustainable Travel
The South Yorkshire Residential Design Guide (SYRDG)

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.

In respect of this application, relevant policies include:

5 Delivering a sufficient supply of homes

Paragraph 84 relates to isolated homes in the countryside, allowing them only under specific circumstances including where the design is of exceptional quality in that:

“it is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and

would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.”

12 Achieving well designed places

Paragraph 139 requires that development that is not well designed be refused, but conversely: *‘significant weight should be given to:*

- a. *development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*

b. outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit with the overall form and layout of their surroundings.'

13 Protecting Green Belt Land

Paragraph 152 states that, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 153 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. "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 considerations.

Paragraph 154 states that 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.

15 Conserving and enhancing the natural environment

Para 180 states that planning decisions should contribute to and enhance the natural and local environment by d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Para 186 states that when determining a planning application, local authorities should apply the following principles a) if significant harm to biodiversity, resulting from development, cannot be avoided (through locating on an alternative site with less harmful impacts) adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

Consultations

Yorkshire Water – No comments received.

Local Councillors – No comments received.
Kirklees Council – No comments received.
Drainage – No objections subject to condition
Highways – No objections subject to condition
Pollution Control – No objections subject to condition
Biodiversity – More information required.

Representations

1 objection has been received with the following comments:

- Overlooking into private gardens
- Bats have been noted around the barn.

Assessment

Policy GB1 of the Local Plan states that the Green Belt will be protected from inappropriate development in accordance with National Planning Policy. Paragraph 152, 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 153 states that when considering any planning applications, LPA's should ensure that substantial weight is given to the harm to the Green Belt, and 'Very Special Circumstances' will not exist unless the potential harm by reason of inappropriateness is clearly outweighed by other considerations.

The exceptions are set out in paragraph 154 of the NPPF, which include (e) limited infilling in villages 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 LPA.

The site is not within the boundaries of a village so this exemption would not apply. The footprint of the proposed dwellings is smaller than that of the existing so it could therefore potentially be argued that the proposal would not amount to inappropriate development in the Green Belt and that the proposal site is complete redevelopment of previously developed land 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, w However, the site is agricultural and the existing building is a redundant barn associated with agriculture and therefore cannot be classed as previously developed land so this exemption would not apply. As no other exemptions would apply to the scheme it would therefore be classed as inappropriate development in the Green Belt. Furthermore, 'very special circumstances' do not exist to outweigh the fact that the proposal is classed as inappropriate development within the Green Belt.

In conclusion regarding the matter of principle, and in relation to paragraph 152 of the NPPF, the proposal is inappropriate development in the Green Belt which is by definition harmful and substantial weight is given to this harm in the planning balance. As discussed above, the location of the proposed dwelling is not considered to be the development of previously developed land. Therefore, very special circumstances cannot be said to exist as required by paragraph 153 of the NPPF and Local Plan Policy GB1.

Residential Amenity

A letter of objection was received from a neighboring property with concerns regarding potential overlooking. This has been assessed and in terms of any impact upon adjacent dwellings the proposed 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.

Although Policy GD1 of the Local Plan does not include reference to any specific space standards, it states that proposals for development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents amongst other matters. Policy D1 of the Local Plan expects development to be of a high quality, including through its layout and design, so that it contributes to a healthy, safe and sustainable environment.

The 2023 Design of Housing Development Supplementary Planning Document (SPD) advises that all developments should achieve the internal spacing standards set out in the South Yorkshire Residential Design Guide (SYRDG). It also advises that rear gardens of proposed dwellings should be at least 50 square metres in the case of two-bedroom houses/bungalows and 60 square metres for houses/bungalows with three or more bedrooms. Smaller gardens may be acceptable in corner plots if privacy and daylighting can be maintained.

The proposal is for the erection of two 2-bedroom dwellings which are mirrored in design, configuration and size. The SYRDG sets out acceptable internal spatial standards. The proposed double bedrooms fall short of the acceptable standards as does the en-suite and open plan living areas. As a result the proposal does not meet the internal spatial standards set out within the SYRDG. The proposals will therefore have an adverse impact of the living conditions and the amenity of future occupiers in conflict with planning policy. The external amenity space meets with the requirement in both SPD: Design of Housing Development and the South Yorkshire Residential Design Guide.

It is therefore concluded that the internal living space of the proposed development would not be of a sufficient size and configuration and as such the future occupiers would not have acceptable living conditions. Consequently, as the proposal does not meet all the space standards in the SYRDG and the SPD, it would be contrary to the requirements of Policies GD1 and D1 of the Local Plan.

Visual Amenity

Paragraph 84 relates to isolated homes in the countryside, allowing them only under specific circumstances including where the design is of exceptional quality in that:

“it is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and

would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.”

The proposal is for a pair of semi-detached dwellings. The dwellings do not represent truly outstanding design nor do they represent the highest standards in architecture. As a consequence, very special circumstances cannot be said to exist as required by paragraph 84 and 153 of the NPPF and Local Plan Policy GB1.

Highway Safety

The proposals involve the demolition of a large agricultural barn and the erection of a pair of semi-detached dwellings on a plot of land accessed off the A616 Sheffield Road between

Hepworth and Crow Edge. Within the vicinity of the site, Sheffield Road is subject to a 60mph speed limit and has a carriageway width of approx. 7.4m. There are grass verges to both sides and the site side of the road also has a footway and street lighting. The site is situated along a stretch of road where both the horizontal and vertical alignment aid visibility and allow adequate sight lines to be achieved.

The accident data does not suggest that there are any problems with regard to highway safety along this section of Sheffield Road with just one slight personal injury accident having been recorded within 150m to either side of the site access during the last five years.

With regard to trip generation, given that the site is still in use for agricultural purposes, any increase in the number of vehicular movements resulting from the proposed residential development is likely to be negligible. It is proposed to utilise the existing site access position, the site layout plan shows an access of 4.6m width which is sufficient to allow two cars to pass. Adequate parking and turning provision is to be provided within the site and a bin store is shown positioned adjacent to the site access.

In terms of accessibility and the position of the site in relation to shops and other amenities, the site is not considered to be in a particularly sustainable location, however, there are several other dwellings within close proximity, Crow Edge community centre is some 140m walking distance to the south-east and there are bus stops within 70m of the site. With the above in mind, the site location is not considered to be sufficiently unsustainable to warrant a highways objection on these grounds.

It is therefore considered that the proposals do not adversely impact upon the highway and are acceptable from a highways perspective and is therefore in accordance with Policy T4 of the Local Plan.

Impact on protected species

Due to the nature of the building and its location, it must be assessed whether the development will cause any impact upon protected species such as bats. An objection to the proposal also points out siting of bats within this area and the potential impact the proposal may have.

The Preliminary Ecological Appraisal (PEA) report submitted as part of the application has classed the building proposed for demolition as having low potential for roosting bats and recommends a single emergence/re-entry survey as per the Bat Conservation Trust survey guidance. This information should be submitted as part of the application in order for the Council's biodiversity team to provide a consultation response.

The Council has requested this further information however, the applicant does not wish to provide this additional information due to cost implications. As an adequate assessment cannot be made with regards to the impact of the proposal on Biodiversity the proposal is contrary to Policy BIO1 of the Local Plan.

Recommendation

Refuse