

DESIGN AND ACCESS STATEMENT PLANNING SUPPORTING STATEMENT

location	Catshaw Farm, Catshaw Lane, Millhouse Green, Sheffield, S36 9ND.
application	Conversion of Barn to Dwelling with Associated Alterations
client/applicant	Mr J Goldthorpe
job number	26/1315
date	May 2026

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LOCATION

The application site relates to an existing former agricultural barn located at Catshaw Farm, Catshaw Lane, Millhouse Green, Sheffield, S36 9ND.

The site is positioned within a rural setting surrounded by existing farm buildings and residential properties including Catshaw Farm Cottage, Highfield House and Moorland View.

The application seeks the conversion of the existing traditional stone barn into a single residential dwelling with associated parking, garden and amenity space. The site is accessed from the existing road (Catshaw Lane) serving Catshaw Farm and other surrounding properties.

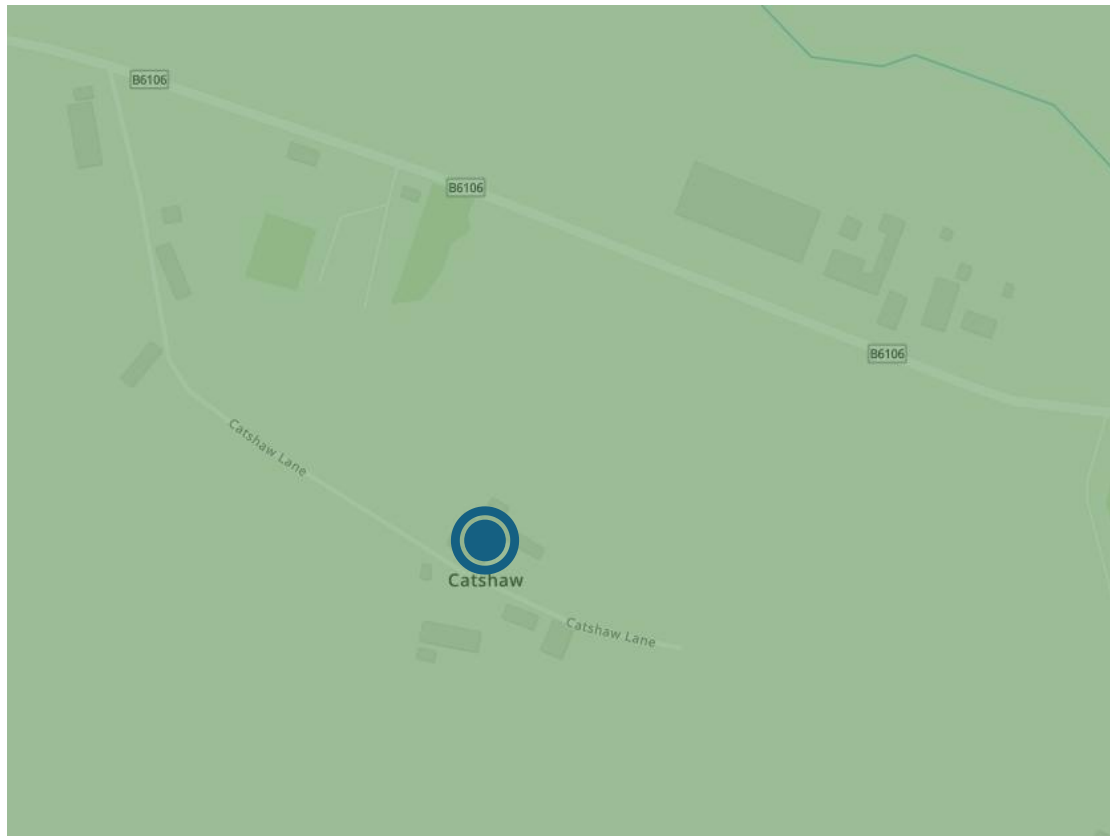


The existing structure is a traditional agricultural barn with evident alterations additions. It's positioned within an established group of buildings and therefore forms part of the existing built environment. The proposal seeks to retain and sensitively convert the building whilst preserving its agricultural character and contribution to the rural setting.

The surrounding area is characterised by agricultural land, scattered rural dwellings and traditional stone built farm structures typical of the local vernacular.

The site is located within the Green Belt as indicated on the plan overleaf.

The site is not a conservation area and has no nearby/adjacent listed buildings.



DESCRIPTION

The existing building comprises a traditional stone agricultural barn with associated smaller outbuildings and storage areas. The building currently contains a series of store rooms and workshop areas beneath a pitched roof structure. The barn is constructed primarily from natural stone walls with a slate roof covering.

We understand the building has been used for non-agricultural storage purposes for a number of years. The applicant/family also owns the adjacent agricultural buildings and agricultural land with other family member living within the Catshaw hamlet. Its important to note the adjacent agricultural buildings do not provide livestock housing, the agricultural land is rented out to a local farmer.

The existing building is structurally suitable for conversion and retains a strong traditional appearance which contributes positively to the character of the surrounding rural area.

The site currently benefits from an existing access arrangement from Catshaw Lane via Catshaw Lane. The proposals also include the provision of associated external amenity space, parking provision and landscaping improvements.

The existing block plan demonstrates that the building sits comfortably within the existing cluster of development and is enclosed by adjacent structures and agricultural land. The conversion therefore represents the re-use of an existing rural building rather than isolated new build development.

PROPOSALS

The application seeks full planning permission for the conversion of the existing agricultural barn and associated outbuildings into a single high quality three-bedroom residential dwelling with associated parking, garden and amenity space.

The proposals have been carefully developed around the form and character of the existing traditional agricultural building with the intention of preserving the rural and agricultural appearance of the structure whilst providing modern residential accommodation.

The existing building currently comprises a series of stores, workshop areas and ancillary spaces arranged beneath a pitched roof structure. The proposals seek to retain the majority of the existing external walls and the established footprint of the building.

The proposed ground floor accommodation will comprise of entrance reception room, hallway, open plan kitchen area, dining room, living room, snug/lounge area, utility room, ground floor W/C, cloak/store and service areas and a ground floor shower room.

The first floor accommodation will comprise of 2 bedrooms, one with an en-suite, landing space and a shower room.

The internal layout has been designed to work sympathetically with the existing structure whilst maximising natural light and outlook yet ensuring privacy for other nearby/adjacent dwellings.

The proposals include the reinstatement of existing openings with glazing in order to preserve the agricultural rhythm and appearance of the elevations. New openings have been kept to a minimum and positioned carefully to avoid an overly domestic appearance.

Sections of the existing roof are proposed to be carefully removed and rebuilt approximately 600mm higher where necessary in order to provide suitable internal headroom and compliant residential accommodation. These alterations have been designed sensitively to ensure the scale and proportions of the building remain appropriate within the rural setting and to ensure the proposals remain subservient to the other adjacent buildings/properties. Rooflights are proposed to selected roof slopes to provide additional natural light to internal spaces, living accommodation and first floor areas where existing openings are limited. The rooflights have been positioned discreetly to minimise visual impact.

The proposals include the removal of a number of existing modern and unsympathetic outbuildings/extensions with replacement structures rebuilt within the same footprint where appropriate. This approach improves the overall appearance and functionality of the site whilst preserving the existing character of the building group.

The development also includes, external patio and garden areas, two off-street parking spaces, associated landscaping and boundary treatments, internal insulation upgrades to the existing external walls, energy efficiency improvements, reinstated openings with obscure glazing where required to protect neighbouring amenity.

The design has been specifically laid out to increase natural daylight levels within the building whilst maintaining the agricultural rustic and rugged appearance externally.

The proposals retain the overall agricultural character and form of the existing barn whilst securing a long-term viable use for the building.

APPEARANCE

The following materials are proposed:

Walls	-	Coursed natural stone as existing.
Roof	-	Natural stone slate as existing
Rainwater Goods	-	Upvc guttering & downpipes.
Windows & Doors	-	Upvc windows with composite/Powder Coated Aluminium Doors.

MEANS OF ACCESS/HIGHWAYS

The development will utilise the existing access arrangements serving the site from Catshaw Lane.

Two off-street parking spaces are proposed as part of the development together with turning and manoeuvring space.

The proposals do not require the creation of a new vehicular access and therefore minimise impact upon the surrounding highway network and rural setting.

We understand that some of the stored implements (mini digger/plant trailer) are used by others. This use will cease as a result of this application being supported/approved.

Considering the extinguishment of the storage and use (by others) we contend this proposed small/modest dwelling conversion will have a negligible impact on the highway.

LAYOUT

The proposed layout has been designed around the existing form and footprint of the barn.

The plans detail the proposed layout which has been arrived at following detailed discussions with the applicant, who works very locally although this application is not a rural workers dwelling.

The proposals include a patio and garden area to provide sufficient external amenity space for the applicant.

SCALE

The proposals retain the existing building footprint and general massing of the structure.

Whilst sections of the roof are proposed to be modestly raised in order to provide compliant internal accommodation, the scale of the building remains subservient and appropriate within its rural setting.

The conversion has been designed to ensure that the agricultural character of the building is retained and that the proposals do not appear overly domestic or intrusive within the landscape.

PLANNING HISTORY

[2016/0002](#) - (Adjacent site) Erection of first floor side extension to dwelling and erection of detached stable building – Approved with conditions.

[2009/1480](#) - (Adjacent site) Erection of a single storey porch extension to dwelling. – Approved with conditions.

There is no planning history relating to the subject building itself on the publicly available Barnsley website.

ASSESSMENT OF PROPOSALS

The proposal has been considered against the relevant provisions of the National Planning Policy Framework (NPPF), which places significant emphasis on the delivery of sustainable development. The NPPF encourages the effective use of land within existing settlements, particularly where development can make use of existing infrastructure and services and where it responds positively to local character.

The proposed development aligns with these objectives by delivering a modest and sustainable form of housing which makes efficient use of land within an existing residential area, without encroaching into the countryside or introducing an incongruous form of development.

The Council has a presumption in favour of sustainable development as outlined in Local Plan Policy CC1 and paragraphs 7-14 in the NPPF. Paragraph 8 in the NPPF states that sustainable development is achieved through economic, social and environmental objectives that include,

“ensuring that sufficient land of the right types is available in the right places at the right time to support growth; ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations”.....“to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

Paragraph 124 of the NPPF (National Planning Policy Framework) states;

“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.”

The application site at Catshaw Farm is an existing built form containing substantial agricultural built form, dwellings, gardens, driveway/hardstanding and domestic landscaping. It is therefore partly previously developed land rather than greenfield. Redeveloping this building to deliver a new dwelling makes efficient use of land that is already committed to built use, exactly the kind of brownfield intensification encouraged by Paragraph 124.

Also, the proposal increases housing density on a sustainable, formed site, turning an existing disused and visually poor farm structure into a dwelling, thus making “optimal use”

of the land while retaining adequate gardens, amenity space, and respecting the site's constraints. This aligns with the NPPF's call for efficient, effective land use.

We believe that this site provides a feasible parcel of land to create extra housing provision in the area when taking the above policy notes into account.

Paragraph 125 of the NPPF provides further emphasis on this by stating:

“promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively”

Compliance with Paragraph 125 of the NPPF is further evidenced by the proposed redevelopment of under-utilised land located within an established, serviced settlement, the Catshaw hamlet. The scheme delivers a range of benefits, including the provision of additional housing, environmental improvements, the effective redevelopment of previously developed land, and the delivery of high-quality, sustainable homes that respond sensitively to the surrounding context.

The site is well placed in relation to Millhouse Green and Penistone, centres which provides all the required local services and amenities.

The site is located within the settlement of Catshaw, with many other residential properties surrounding the site.

HOUSING SUPPLY

Paragraph 61 in the NPPF (Delivering a sufficient supply of homes) states;

“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed”

Paragraph 72 states;

“.....planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of: a) specific, deliverable sites for years one to five of the plan period”

The following paragraph, Para.73 states;

“Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly”

This paragraph goes on to state; local planning authorities should support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes”

We contend that this proposal presents a development on a suitable site a conversion that will benefit the local community and positively contribute to providing housing.

The principle of development, in terms of sustainable development and housing supply, is therefore considered to be acceptable in that it complies with paragraphs 7-14 and the aims of Chapter 5 in the National Planning Policy Framework, and the requirements set out in Policies H4 and GD1 in the Local Plan.

Local Plan Policy

Local Plan Policy D1 (High Quality Design) states:

Development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including:

Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;

Views and vistas to key buildings, landmarks, skylines and gateways; and

Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design development should:

Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;

Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;

Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;

Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;

Provide clear and obvious connections to the surrounding street and pedestrian network;

Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;

Promote safe, secure environments and access routes with priority for pedestrians and cyclists;

Create clear distinctions between public and private spaces;

Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;

Make the best use of high quality materials;

Include a comprehensive and high quality scheme for hard and soft landscaping; and

Provide high quality public realm.

Local Plan Policy D1 (High Quality Design) states that development should respect local character, scale, materials and appearance.

The proposals have been designed to preserve the agricultural and rural character of the existing building through:

- Retention of the existing stone walls.
- Use of matching traditional materials.
- Retention and reinstatement of existing openings.
- Minimal intervention to the existing structure.
- Sensitive positioning of rooflights and glazing.

The proposals therefore provide a high-quality conversion that complements the surrounding rural setting.

The scale and appearance of the converted building remain consistent with the surrounding agricultural buildings and traditional rural architecture.

Given the above, we consider, that the proposals are acceptable in relation to design and visual amenity and comply with Local Plan Policy D1, paragraph 130 in the NPPF and the relevant Principles in the South Yorkshire Housebuilders Design Guide SPD.

Barnsley Local Plan Policy T4 (New Development and Sustainable Travel) seeks to ensure developments provide safe and suitable access arrangements together with appropriate parking provision. The proposals utilise the existing access arrangements and provides sufficient off-street parking provision for the proposed dwelling. Importantly, the barn has historically and currently created vehicular circulation for large plant items such as tractors and excavation vehicles (not the applicants). As a result of the proposed conversions the plant use will be extinguished and replaced by negligible amounts of private vehicle use in line with the standard movements of a small domestic dwelling thus improving the highway safety of the area.

Barnsley Local Plan Policy CC1 (Climate Change) encourages development proposals which reduce carbon emissions and promote sustainable construction methods by stating;

“We will seek to reduce the causes of and adapt to the future impacts of climate change by: Giving preference to development of previously developed land in sustainable locations; Promoting the reduction of greenhouse gas emissions through sustainable design and construction techniques; Locating and designing development to reduce the risk of flooding; Promoting the use of Sustainable Drainage Systems (SuDS); Promoting and supporting the delivery of renewable and low carbon energy; and Promoting investment in Green Infrastructure to promote and encourage biodiversity gain”

The proposals development of previously developed land in a sustainable location and the retention and conversion of the existing structure reduces embodied carbon associated with demolition and rebuild and therefore contributes positively towards sustainable development principles.

Residential Amenity

Chapter 3 in the Design of Housing Development SPD states; *“ensure adequate levels of privacy are provided/ maintained, to ensure residential development does not result in unacceptable levels of overshadowing or loss of outlook and in order to provide adequate amenity space.”*

Chapter 5 (Internal Space Standards) and Chapter 13 (Landscape Design) in the SPD are also relevant in relation to residential amenity.

Local Plan Policy Poll1 (Pollution Control and Protection) has also been reviewed by the case officer and the outcome states: *“this can be controlled by restrictions on working times to*

ensure the residents are not adversely affected by noise during the development works in accordance with Local Plan Policy Poll1 Pollution Control and Protection.”

As previously mentioned its important to note the adjacent agricultural buildings are not used for livestock housing purposes.

The proposed dwelling provides a high standard of internal accommodation together with appropriate levels of natural light and outlook.

The proposals have been carefully designed to ensure there is no unacceptable overlooking or loss of privacy to neighbouring properties. Other hamlet residents, Catshaw Farm (directly opposite) and Catshaw cottage have been consulted on and offer no objection/concerns to the proposals.

The provision of external amenity space together with parking and turning facilities ensures the development provides a suitable standard of residential accommodation for the applicant.

The site is sufficiently separated from neighbouring properties and the existing orientation of the building assists in reducing any potential impact upon residential amenity.

The proposed layout and design ensures no issues are realised with regards to privacy or overlooking.

The proposed development therefore complies with Chapters 3, 5 and 13 in the Design of Housing Development SPD, policies D1 and Poll1 in the Local Plan and paragraph 130 in the NPPF.

Highways and Accessibility Matters/AD Part M

The proposals utilise the existing site access and therefore do not introduce any significant changes to the surrounding highway network. Importantly, the barn has historically and currently created vehicular circulation for large plant items such as tractors and excavation vehicles. As a result of the proposed conversions the plant use will be extinguished and replaced by negligible amounts of private vehicle use in line with the standard movements of a small domestic dwelling thus improving the highway safety of the area.

Two off-street parking spaces are proposed in accordance with typical parking standards for a three-bedroom dwelling.

The scale of development proposed is modest and is not considered likely to generate a severe impact upon highway safety or the surrounding road network.

The proposals therefore represent an acceptable form of development in highway terms.

The proposed dwelling has been designed to comply with part M of the Building Regulations.

The proposals are therefore considered to be acceptable with regards to access, highway safety matters and sustainability. The proposals therefore accord with the aims in the NPPF paragraph 111, policy T4 in the Local Plan and the relevant guidance in the South Yorkshire Design Guide SPD.

Drainage/Flood Risk

The site is not located within an area identified as being at high risk of flooding.

The proposals involve the conversion of an existing building and therefore do not significantly increase the developed footprint on the site.

Surface water drainage will be managed appropriately as part of the detailed design and construction process.

Climate Change

The conversion and re-use of the existing building represents a sustainable form of development through the retention of embodied carbon within the existing structure.

The proposals include upgraded insulation and energy efficient glazing to improve the thermal performance of the building.

The retention and re-use of existing materials further contributes positively towards sustainable development principles.

- Smart energy metering
- LED lighting to be installed
- Materials to be sourced locally where possible
- EV charging facilities to be installed
- Soft landscaping within the application site to help minimise surface water run-off

The proposed development would therefore have a positive impact on climate change and accords with Local Plan Policy RE1.

Ecology

The proposals involve the re-use of an existing building within an established group of structures.

Any ecological considerations associated with the development can be appropriately managed through planning conditions where required.

The proposals include associated landscaping and external amenity improvements which will provide additional environmental enhancement to the site.

CONCLUSION

This planning application seeks consent for the conversion of an existing agricultural barn at Catshaw Farm into a single residential dwelling with associated parking and amenity space.

The proposals represent an appropriate and sustainable form of rural development through the re-use of an existing traditional agricultural building.

The development has been carefully designed to retain the character and appearance of the existing structure whilst providing high quality residential accommodation.

The proposals are considered acceptable in terms of design, scale, residential amenity and highway safety and comply with the relevant aims of the National Planning Policy Framework together with the relevant Local Plan policies.

We trust the above is deemed acceptable justification to enable the Local Planning Authority to support this planning application.

Should any further information be required please don't hesitate to contact us.

It would be appreciated if you could contact Paul Matthews Architectural Ltd prior to drafting up your recommendation for determination.