

DESIGN AND ACCESS STATEMENT PLANNING SUPPORTING STATEMENT

location	Green Farm, High Lane, Ingbirchworth, Penistone, Sheffield, S36 7GG.
application	Conversion and alterations (including partial demolition) of two separate agricultural buildings to form two dwellings.
client/applicant	Mr J Stafford & Mrs R Crossfield
job number	24/1099
date	December 2024

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DESIGN AND ACCESS STATEMENT

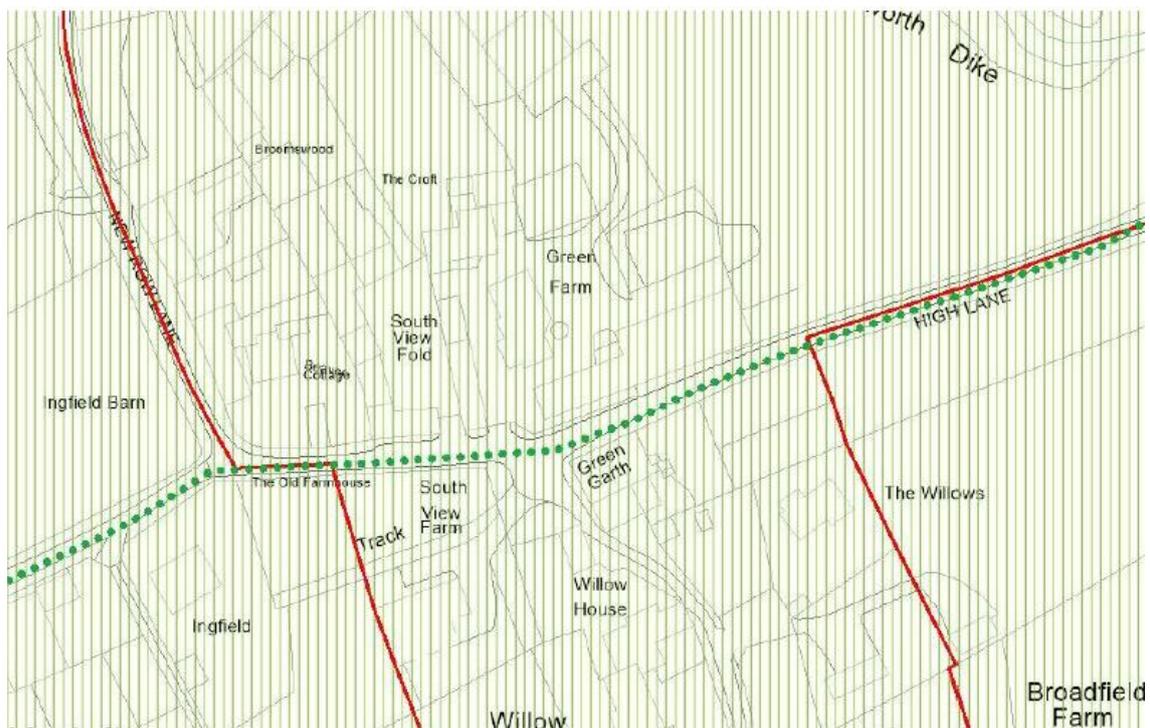
LOCATION

The site is located off High Lane, Ingbirchworth, a vacant agricultural barn of typical construction running parallel to High Lane with the rear elevation facing the highway and a second vacant agricultural barn of typical construction and material to the north of the site.

The site comprises of agricultural farm buildings, dwellings and storage areas.



The Barnsley Metropolitan Council local plan indicates that the site falls within the Ingbirchworth Conservation area and the Green Belt.



DESCRIPTION

It is intended that the applicants, Mr Stafford and Mrs Crossfield, siblings (Son and Daughter) of Mr Brian Stafford who resides in the farmhouse) will each occupy the two proposed dwellings. Mr J Stafford and Mrs Crossfield both work on the farm and currently have to travel from their current residence 1.5miles and 2.9miles away respectively.

Green Farm comprises of 2 large agricultural barns (subject of this application), a farmhouse (dwelling), a recently converted stone barn (2 properties) and other older stone built storage/farm-associated structures.

Adjacent to the southern barn (barn 2), is a Grade II listed barn which has been identified as being unfeasible for conversion, at this present time, due to its continued use in connection with the agricultural farm operations. The principal dwelling of the farm, Green Farmhouse is also Grade II listed.

The listed barn has the following listing description;

SE20NWO GUNTHWAITE AND INGBIRCHWORTH INGBIRCHWORTH VILLAGE 2/40 Barn approx. 5 metres south-east of Green Farmhouse 18.3.68 GV II Barn. C17. Thinly-coursed dry rubble, stone slate roof. Five internal bays, outshut to rear, small outshut to front. Quoins. Central square-headed cart entry, outshut to right, small chamfered doorway to far right. Rear: opposed cart-entry in the left bay of the 3-bay outshut. Interior: two posts with reverse-curved braces and aisle-ties. Four king-post trusses with struts.

[Listing NGR: SE2240205652](#)

The applicants currently see the development of the listed barn, which they refer to as “the Laithe” is unachievable at this time as the barn is currently in use for farm-associated operations such as 50 ton storage bin for homegrown corn, used to feed animals, mixing, rolling and milling machines are stored within this barn to produce animal mix which are too problematic to be relocated and were purposely built for where they are situated, they are also interconnected via pipes to feed storage bins.

The stone construction of the barn provides dry storage options for bought in minerals and protein used for animal mix which is kept in bags within the barn. The barn also provides a safe area for working sheepdog kennels close to the house and away from thieves.

The second stone-built barn adjacent to the roadside and to the west of the southern barn (barn 2) is also unfeasible for conversion due to continued use of the farm. This barn provides secure storage via a roller shutter door for crop chemicals, fertiliser and animal medicine which have to meet strict regulations for storage to be kept safe and secure.

The security of this barn also allows the applicants to store expensive tools and equipment for farm use as these items are frequently stolen from working farms.

The listed farmhouse has the following listing description;

SE20NW GUNTHWAITE AND INGBIRCHWORTH INGBIRCHWORTH VILLAGE 2/39 Green Farmhouse 18.3.68 GV II Farmhouse. C17 with late C19 or early C20 alterations. Dry coursed rubble, stone slate roof. 3-cell L-shape plan. Two storeys, 3 bays. Quoins. The left bay breaks forward, is gabled and has a 3-light, double-chamfered mullion window to ground floor (part blocked) with entrance and altered window to left. Part of hoodmould over. To 1st floor is a 4-light double-chamfered mullion window (2 mullions removed) with hoodmould. In gable is a trefoiled opening (blocked) between two dripmoulds. The doorway is between the centre and right bays and has deep lintel and chamfered surround. To left is large former 4-light window with hoodmould now with 2 large sashes. Former 4-light window to 1st floor (2 mullions removed). To the right is a 4-light double-chamfered mullion window (2 mullions removed) with hoodmould, and to 1st floor a 3-light, flat-faced mullion window. C20 dormer above door. Altered stacks, one above door. Right return: excellent moulded doorway with ornamental lintel, hoodmould (part missing), stops, and small plaque over. Interior not inspected.

[Listing NGR: SE2238905669](#)

The agricultural buildings associated with this application are currently redundant farm-associated agricultural barns that are constructed with blockwork walls to the lower level with vertical timber Yorkshire boarding, profiled sheeting and fibre cement sheeting above, a typical construction typology for this building type and geographical area.

Both barns have been assessed and a structural report is provided as part of this application to determine the suitability of conversion using the existing steel frame as the retained structural frame.

APPEARANCE

The form of the barns will remain as existing with material choices that are sympathetic to the local vernacular whilst achieving a high standard of aesthetic.

Both barns (Barn 1 + Barn 2) overall volumes are to be significantly reduced as part of the proposals, reducing sprawl within the Green Belt.

The following materials are proposed:

- | | | |
|-----------------|---|--|
| Walls | - | Coursed natural reclaimed stone and black/dark grey vertical cladding to mimic the existing. |
| Roof | - | Insulated composite panel roof sheeting. |
| Rainwater Goods | - | Heritage cast aluminium. |
| Windows & Doors | - | Powder coated aluminium and glazed doors and windows |

MEANS OF ACCESS

There is no proposed change to the means of access to the site or 2 agricultural buildings.

The access will be provided through an existing gate to the East of the site. As there are only 2 new dwellings proposed as a result of the works, we contend that vehicular movements will not be significant. It is important to note the former pig rearing barn (Barn 1) has been relocated to nearby land also within the applicants ownership.

The yard and existing external space surrounding the barns is of adequate proportion/size to ensure domestic vehicles, associated with the proposed dwellings, will be able to turn internally ensuring entry and exit in forward gear. The site is sufficiently large enough to accommodate emergency service vehicles as required by Building Regulations.

The existing wide splayed access provides good visibility splays onto High Lane in both directions.

Whilst the speed limit of this High Lane is 30mph, the various/frequent corners form natural vehicle calming measures with speeds way lower than the actual limit.

Crash map data indicates no incidents (slight, serious or fatal) for the past 25 years along High Lane and New Row Lane.

The change of use of these buildings from agricultural to residential for occupants who work on the farm will actually result in fewer vehicle movements to and from the site, not only large and slow-moving agricultural vehicles and machinery but also the applicants who plans to reside in each of the two proposed dwellings that will no longer have to travel to and from the site. NB Mr J Stafford and Mrs R Crossfield share lambing duties which sees a spike in movements to and from the site above the usual average 5 trips per day to 9 trips each per day over a period of time (to stagger attendance for lambing purposes).

LANDSCAPING

The barns are to be significantly reduced in volume from their existing state as part of the proposals which will increase the green space surrounding both barns. The amenity space associated with both barns which is shown within the drawing package for the works will increase biodiversity, expand the green belt and return hardscaping to green space where relevant.

The northern barn (Barn 1) is to be provided an external amenity space to the North West of the property, where the building is being reduced in overall size. Planting of vegetation will be included and can be conditioned as part of the planning process.

The southern barn (Barn 2) is provided green space to the front of the property, to the North, and the South West again where a substantial amount of built form is to be removed.

LAYOUT

The layout of the site is indicated on the proposed Site Block Plan. Layout changes are mostly internal.

SCALE

The scale of the barns are significantly reduced as indicated on the submitted plans. This provides a large benefit to the openness of Green Belt, visual amenity and has a positive impact on the conservation area setting. The reduction of sprawl and built form within the Green Belt is a positive step which in turn provides an ecological and biodiversity enhancement of the site.

PLANNING STATEMENT

PLANNING HISTORY

- [2022/1021](#) - Conversion of barn to form 2no. dwellings and associated work– **Approved.**
- [2020/0324](#) - Proposal for a new road 74m in length and a width of 11.5m. – **Approved**
- [2011/0898](#) - Erection of side porch (Listed Building). – **Approved** with conditions
- [2007/0660](#) - Erection of a single storey rear extension to replace lean-to store – **Approved.**

THE PROPOSALS

This application is for the change of use and conversion of 2 vacant agricultural barns to form 2 dwellings. It is intended these two residential properties will be occupied by the applicants, Mr J Stafford & Mrs R Crossfield (siblings) who work on the farm.

The vacant agricultural barn running parallel to High Lane (Barn 2) is to have the existing far South-West bay removed and the far North-East bay partially removed to allow for garage/parking space.

The conversion follows the form of the remaining structure. The portal frame will provide the structural integrity whilst the existing concrete floor slabs are also to be reused with the incorporation of damp proof membranes, thermal insulation and a floor finish over. The removed blockwork will be replaced with an outer face of natural reclaimed stone with the building lined out internally with an insulated timber frame, all subject to Building Regulations.

The second vacant agricultural barn to the North of the site (Barn 1) is to have 2 full bays removed to the far north of the barn and again, the conversion will follow the remaining form to ensure the outcome is respective of the existing form.

The 2 large reductions to both buildings will provide a large benefit to the Green Belt and Conservation area setting improving the visual amenity, openness of green belt and ecology/biodiversity.

The dwellings are to have pitched roofs, all as existing, covered with dark grey agricultural type sheeting (composite panel – which includes thermal insulation). The walls are to be constructed using coursed natural stone, replacing the concrete blockwork with vertical dark timber cladding above to reflect the aesthetic of the existing barns and refer back to their historic use. NB the natural stone outer leaf is not a structural element.

Internally the proposed accommodation of the north dwelling (Barn 1) comprises of a double garage, lounge, a dining/kitchen, a utility room and entrance hall with an accessible W.C on the ground floor with five bedrooms, one house bathroom, en-suites, a playroom, study and storage. It is anticipated that given the outfall of Covid-19 and home working becoming significantly more popular/genuinely required that 1 space for study and/or working is provided where possible. Furthermore the paperwork associated with running a substantial farm business requires such storage and a dedicated farm office (study). All openings are within the existing structure which has been surveyed and deemed to be suitable for conversion.

The proposed accommodation of the south dwelling (barn 2) comprises of a double garage, lounge/dining/kitchen, a utility room and entrance hall with an accessible W.C on the ground floor with four bedrooms, one house bathroom and ensembles, a playroom, farm office and storage.

Both applicants have families, they both aspire to retain the family farm business and pass this down to the next generation when that time comes.

The existing highway access point is through an existing gateway from the East of the site from High Lane.

Formal garden areas are provided to each property to the front of the southern barn (Barn 2) and rear of the northern barn (Barn 1). These areas have purposely been restricted to ensure the sprawl into the greenbelt is protected and retained/enhanced.

It is intended that all new landscaping and amenity spaces will greatly improve the ecology and biodiversity of the site and reduce urban sprawl within the Green Belt.

ASSESSMENT OF PROPOSALS

In preparing our report, we have referred to the following National Policy and Guidance:
National Planning Policy Framework:

Chapter 2 – Achieving sustainable development

Chapter 12 – Achieving well-designed places

Chapter 13 – Protecting Green Belt Land

Chapter 15 – Conserving and enhancing the natural environment

Chapter 16 – Conserving and enhancing the historic environment

The following Barnsley Local Plan policies apply to this proposal:

SD1 ‘Presumption in Favour of Sustainable Development’.

T3 ‘New Development and Sustainable Travel’

T4 ‘New Development and Transport Safety’

D1 ‘High Quality Design and Place Making’

HE1 ‘The Historic Environment’

HE2 ‘Heritage Statements and general application procedures’

HE3 ‘Developments affecting Historic Buildings’

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’

SPDs/SPGs:

‘Barn Conversions’ provides detailed guidance to anyone seeking to convert a farm building to residential or other use.

‘Designing New Residential Development’ sets out the standards that will apply to the consideration of planning applications for new housing development.

‘Parking’ states that the parking standards for new housing development shall be 1 space for dwellings under 3 bedrooms in size and 2 spaces for 3 bed dwellings and above. In addition, EVCP are required for all new houses with dedicated parking and 1 per 10 spaces for unallocated parking.

‘Biodiversity and Geodiversity’ provides detailed information on ensuring that biodiversity and geodiversity is adequately protected through the planning process.

The original Farmhouse and Barn within the existing site are Grade II Listed, the site also falls within the Ingbirchworth conservation area. These are curtilage buildings and therefore Policy HE1 ‘The Historic Environment’ and Policy HE3 ‘Developments affecting Historic Buildings’ are also applicable.

We contend this development should be encouraged/supported as not only does the continuation of this rural farm business feed into the local community (using greenbelt land for its intended purpose – agriculture) it also provides rural employment, creates locally sourced good quality food and will provide a financial boost to this rural business given the reduction in vehicle movements of the applicants, to and from the site. The Listed barn building is still in agricultural use but with a future plan to possibly assess conversion when farming operations change and finance if available within the business. The LPAs support of

this application will assist in the continuity of this rural farm business which in turn will lead to further financial investment to grow and develop.

Mr J Stafford recently went through an expensive project of relocating the pig rearing unit of the farm business onto nearby land. This saw working with the LPA and BMBC Environmental Health department to ensure the sustainability of the rural farm and to ensure minimal impact on the other nearby residential properties. NB Barn 1 was the former pig rearing unit and was deemed unacceptable for livestock use given its proximity to other unassociated dwellings.

A sympathetic conversion of the listed barn is planned for future years but the business simply needs to continue and develop to accrue the required finance to tackle this larger project. Support of this application will go a long way to support this as the two applicants will relocate to the farm which will ensure better livestock management and more profitability given the time and cost of journeys to and from the farm base.

Repurposing the subject buildings into purposeful uses is considered a more appropriate proposal over potential new build dwellings. It is accepted that new dwellings, within the greenbelt, do not fit within greenbelt planning policy but its clear conversion of substantial and permanent buildings do.

We contend the design, and layout respects the property and adjacent buildings both agricultural and domestic. The history of the building will still be clear to see following the proposed sympathetic conversion of the two agricultural barns.

The development does not involve any additions or alterations to the listed buildings, we consider the proposed sympathetic conversions have a positive impact on the listed buildings and conservation area. The introduction and use of natural materials and removal of fibre cement and concrete blockwork being an example of this.

We contend there are no implications for the two adjacent listed buildings as a result of this application as they will remain physically unaltered.

Policy GB3 'Changes of use in the Green Belt' allows the change of use or conversion of buildings in the Green Belt provided that:

- *The existing building is of a form, scale and design that is 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;*
- *The proposed new use is in keeping with the local character and the appearance of the building; and*
- *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.*

We contend the above points are satisfied. There are no extensions proposed as a result of the design/proposals, indeed there are significant reductions and benefits on the Green Belt as previously noted.

The subject buildings are of permanent and substantial construction (refer to accompanying structural report). Barn 1 was constructed back in 1993 (extended in 1998). Barn 2 was constructed back in 1973. Both buildings have existed on site since these dates. Both have a physical connection with the ground

(foundations top the perimeter walls, a mesh reinforced concrete floor slab). Both buildings also benefit from service connections (electric and water). They also provide a substantial visual degree of permanence as reference in caselaw. They are of permanence and substantial construction with higher than average blockwork walls (1.8- 2.4m high above slab level) to the perimeters and a structural frame that is being used for the proposed conversion. The foundations and floor slabs are to be retained with new materials simply substituting existing materials. It's important to note the proposed new materials are not structural elements or a requirement to create/add to the structural elements of the buildings, these proposed new materials are based on aesthetic/design considerations only.

The existing portal frame, reinforced concrete slab and foundations are the parts that provide the existing structural integrity of the buildings. All these are to be retained and continue to provide the structural support for the proposed conversion – the proposals are conversions not a new builds. No major structural works are required, the changes are substitute materials to create a more pleasant appearance such as the concrete blockwork to natural stone. The proposed works involved in the conversions are predominantly an internal fit out that would be expected with a conversion project. i.e. the existing structural elements will be retained and reused for the proposed conversions.

An internal fit out of non-load bearing insulated timber frame walls to the perimeter will provide the required thermal envelope to the walls but these are not a structural alteration or a proposal that is required to provide any structural support.

We contend that this application, for the conversion of two barns to dwellings essentially form the reuse of permanent and substantial buildings.

The proposed use, we contend is in-keeping with the immediate locality given the other directly adjacent farm steads and other residential properties, many of which were also former agricultural buildings.

This proposal will not directly result in the need for a replacement agricultural building, they are already under-used as agricultural buildings and given their proximity to other associated residential properties, would be in keeping with the site/locality and alleviate further environmental health issues (pollution/noise control/insect/smells, etc) all as directly associated with such a working livestock farm.

The barns are immediately surrounded by agricultural fields and other unassociated residential properties, some of which are former farm buildings converted to dwellings.

The subject buildings, particularly Barn 2, given its roadside frontage are prominent features clearly visible in the landscape but sheltered from distant views by trees along Huddersfield Road and New Row Lane. The existing barns are recognisable as traditional agricultural buildings, however we contend that these don't provide any positive contribution to the rural character, conservation area and overall appearance of the immediate locality given the size, materials and general appearance. The size is to be reduced, some aesthetic materials changed and appearance tidied as a result of the proposals. The buildings have remained unused for some time given other legislative restrictions/requirements. Whilst the barns may appear neglected, they are in good structural condition and capable of conversion. Naturally these barns, if not repurposed to a more suitable use will deteriorate further and currently have limited value to the rural farm business given their now restricted use. Conversions to alternative uses would be a route to preserving the structure of the building and consequently enhancing the appearance creating a positive contribution to the landscape and Ingbirchworth Conservation Area.

The buildings are not listed but are effectively curtilage listed buildings, with the main farmhouse and adjacent barn being Grade II Listed buildings. In recognition of this, the impact of the current and proposed appearance/use is considered important. We contend that the conversion of these two buildings to create a purposeful use can only positively impact on the setting of the two adjacent listed buildings.

Alternative uses, for the two barns, have been discussed/explored but it is considered, given the continued use of the working farm along with the opportunity to create a more streamlined agricultural operation, with both applicants living directly on the farm, is the most appropriate use. Other possible uses are likely to create other issues such as highway intensification, issues for other nearby residents, impact on the farming operations, etc, etc.

As referenced in the NPPF, the Government attaches great importance to Green Belts. *“The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.*

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”

We contend given the reduction in built form, volume and footprint actually reduces the sprawl into the greenbelt.

Given the buildings are existing, it creates no encroachment or sprawl and the rural hamlet setting is not a town.

The proposed development ensures the countryside is not encroached upon with clear defensible boundaries.

Given the substitution of non-sympathetic materials, i.e. concrete blockwork, for more natural materials, i.e. natural reclaimed stone the setting and special character of the setting is enhanced.

Again as noted in the NPPF;

“Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

i. mineral extraction;

ii. engineering operations;

iii. local transport infrastructure which can demonstrate a requirement for a Green

Belt location;

- iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;*
- v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and*
- vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.“*

This is also reflected in BMBC Policy GB3;

“We will allow the change of use or conversion of buildings in the Green Belt provided that:

- The existing building is of a form, scale and design that is 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;*
- The proposed new use is in keeping with the local character and the appearance of The building; and*
- 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.*

All such development will be expected to:

- Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials;*
- Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety; and*
- Preserve the openness of the Green Belt In addition to the above, when a residential use is proposed, we will allow the change of use 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.*

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

As illustrated on the submitted drawings the proposed conversions are of a scale form and design that reflects the former agricultural use, furthermore the reduction in volume, footprint and mass creates a smaller overall form which in turn brings a positive benefit to the green belt and conservation area setting.

The building is of a permanent and substantial construction form, a structural report also accompanies this application. This confirms the building is capable of conversion with no structural alterations. The existing structural elements (foundations, reinforced concrete floor slab and portal frame structure) is all to be retained and to continue providing the structural support for the conversion.

The design is modern with existing openings repurposed to create a light and airy feel to both proposed properties, some other new openings are proposed but it is important to note these are not structural alterations, they do not impact on the existing structural elements nor require new structural elements to facilitate them. The areas of glazing area intended to reduce the reliance upon artificial lighting and to reduce the carbon footprint of the proposed two dwellings.

The underuse of these two agricultural buildings follows a change in the methods of farming at Green Farm. The new generation of Mr Stafford's family have taken over the farm operations and want to update and modernise the rural business to ensure continuity and to hopefully enable them to pass it on to their children, when the time comes. The use, specifically of barn 1, is redundant given BMBC Environmental Health involvement over recent years following issues of livestock being housed within this building. Barn 2 is difficult to access with modern large agricultural machinery and large livestock HGVs. Barn 2 is now remote from the housed livestock (given barn 1 can no longer be used to house livestock). The housed livestock is 0.4 miles away to the West of the farm base which may not sound far but when travelling four times per day with heavy feed and corn loads the unnecessary time and financial burden is a drain on the rural business.

We contend that the design, whilst modern to the principal elevations, gives a clear reflection of the buildings former historical use. We contend this respects the locality and surroundings. The scale and massing is being substantially reduced which provides greenbelt/visual amenity benefits and the replacement of unsympathetic materials with natural materials only serves to enhance the setting.

The proposed residential use, we consider will have a positive impact on the amenity of other local residents, this we feel is confirmed given the BMBC Env Health involvement with the agricultural use specifically of Barn 1 in recent years.

The conversion, which will see the applicants living on the farm, will clearly reduce domestic vehicle movements to and from the farm. The repurpose of the two buildings from agricultural use will also result in a significant reduction in commercial HGV livestock movements to and from the farm along with the reduced agricultural vehicle movements.

We contend the proposed conversions do preserve the openness of greenbelt and that there are no economic reasons to consider this application inappropriate. The farm not only has direct employees in a rural setting, it uses local supplies (feed stuff, food supplements, animal welfare, livestock medication, farm equipment, local vets, etc), all these also provide local employment opportunities.

We consider the proposed residential conversion more appropriate than any other use of the two buildings and feel other uses would be more damaging to the green belt and conservation area setting not to mention the possible impact on other nearby residents.

The domestic curtilage to both proposed properties (Barn 1 & Barn 2) has been kept restricted and close to the properties with no further encroachment into the green belt. Indeed the areas of removed built form is repurposed to small domestic curtilage with a small domestic amenity frontage to Barn 2 on land that has no habitat value, it's an area that

is already a hardstanding/yard. Open grassland is not being encroached upon as a result of this application.

We consider that the sensitive proposal presented within this overall planning application provides a visual enhancement to the overall setting.

We contend this application qualifies under the ***'the re-use of buildings provided that the buildings are of permanent and substantial construction'*** category and as such is not inappropriate development within the greenbelt and therefore does not require very special circumstances to be demonstrated.

The Council has a presumption in favour of sustainable development as outlined in Local Plan Policy SD1 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."

The proposals achieve all parts of the above statement, converting redundant/underutilised buildings into dwellings in a sympathetic manner, protecting the natural environment by enhancing existing structures, reducing them in volume and improving biodiversity in the process. This is efficient use of the land, utilising currently redundant structures and reducing sprawl within the green belt and improving the amenity and openness of the Green Belt. The development of these buildings affords the opportunity to produce new, energy efficient homes to an existing site while **reducing** the overall mass on site and **improving** the ecology and biodiversity.

Paragraph 120 on the NPPF (National Planning Policy Framework) states;

"120. Planning policies and decisions should

d) 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"

The existing agricultural buildings are currently underutilised with no specific or recurring use, the site is within the Ingbirchworth Conservation Area and within Greenbelt and therefore allows the opportunity to provide high level, efficient housing in an area where land use is constrained.

Barnsley Local Plan Policy, HE3 (Developments affecting Historic Buildings) states;

"Proposals involving additions or alterations to listed building or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance. In such circumstances proposals will be expected to:

- Respect historic precedents of scale, form, massing, architectural detail and the use of appropriate materials that contribute to the special interest of a building. Capitalise on*

opportunities to better reveal the significance of a building where elements exist that detract from its special interest”.

The proposals aim to follow and enhance the existing forms in order to improve the site holistically which will in turn, enhance the setting of surrounding heritage assets.

HOUSING SUPPLY

Paragraph 60 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 68 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.69 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, that will benefit the local community and provide housing on constrained land.

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.

We contend that the design of the two dwellings, specifically considering the materials, is sympathetic in nature, and in keeping with the local character of the street scene in relation to the older stone properties.

Like the neighbouring properties, the proposed dwellings would be in keeping in scale and general size.

Four off street parking spaces are afforded to each new dwellings.

We propose to enhance and make good the landscaping, particularly to the north of the southern barn and the west of the northern barn which further offsets any perceived harm on the existing site.

Given the above, we consider, that the proposals are acceptable in relation to design and visual amenity and comply with Local Plan Policy D1.

Local Plan Policy GB2 (Replacement, extension and alteration of existing buildings in the Green Belt) states:

“Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:

Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces.

Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building.

Dividing an existing house to form smaller units of accommodation.

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All such development will be expected to:

Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.”

The proposals will create an overall reduced mass to both barns and is considered to be of a high standard of design. We contest that the reduction of development within Green Belt as a result of the proposals ensures that this policy is not only met but surpassed. The openness of the green belt is not only preserved, but also improved following the reductions, the appearance will be enhanced through renewing the external materials in a sympathetic way and creating a cleaner environment.

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.

The proposed dwellings are, as indicated, located adjacent/close to High Lane within structures that are currently surplus to requirements of the farm.

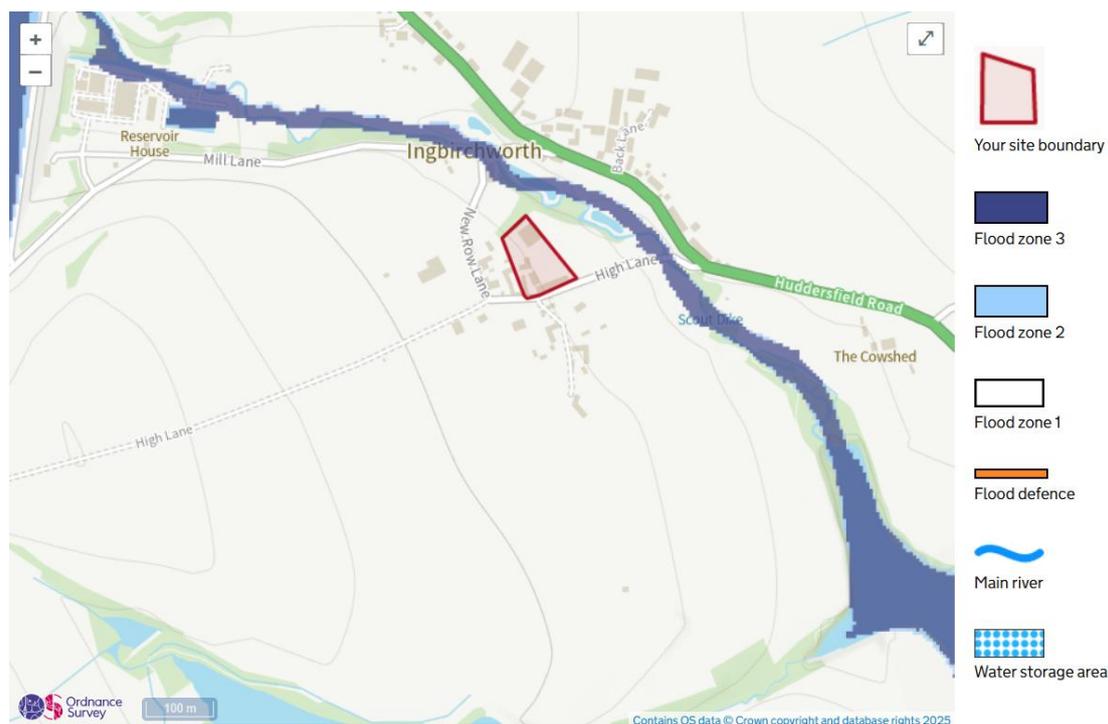
The orientation of the existing barns naturally provides good levels of privacy and the natural separation of the two barns ensures that no overlooking or overshadowing issues will arise as a result of the proposed works.

The proposed orientation ensures the outlook of the dwellings, from the principal rooms is maximised.

In relation to the residential amenity for the intended occupants, the proposed dwellings would benefit from a reasonable amount of outdoor amenity space. This, we consider, is relative to the size of the proposed dwellings but also factoring in the intended occupants will be busy working on the farm and not have time to attend to extensive gardens/grounds. The location of the dwellings would provide them both with a good outlook enjoying the distant views across fields to the southeast. The number and location of openings ensures sufficient levels of natural daylight for the proposed property.

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

Flood Risk Assessment



This location is in flood zone 1

What flood zone 1 means

Land within flood zone 1 has a low probability of flooding from rivers and the sea.

Most developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application. The site you have drawn is 0.72 ha.

The site is located within Flood Zone 1 by the environment agency as shown above. Thus, showing that a flood risk assessment is not required for the proposed development as there is a low probability of flooding.

To elaborate on the flood risk of the site, the chance of surface water flooding has been researched and shows that there is also a low chance of flooding from surface water also, it's also worth noting the roof areas are reduced, leading to less surface water run-off. Landscaping could be formally conditioned as part of this application.

This, we contend, provides enough information to show that flooding is not considered an issue within the existing site.

Climate Change

In relation to climate change it is intended that both proposed conversions to dwellings will incorporate the following:

- Smart energy metering.
- LED lighting to be installed.
- Materials to be sourced locally where possible.
- Local labour to be utilised for the conversion fit outs.
- Low water consumption sanitaryware/appliances.
- EV charging facilities to be installed to each dwelling
- 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 reduction of built environment mass within the site is to be replaced with green space and planting of local flora and vegetation. This will significantly improve the ecology and biodiversity of the site.

Furthermore, both properties incorporate bat and bird boxes, as indicated on the proposed elevations, to add and enhance ecology.

Please note this application is exempt from BNG as the proposed dwellings will be self builds for the two applicants who work and now manage on the family farm.

We contend the above ensures an acceptable level of consideration with regards to biodiversity and therefore complies with policy BIO1 and the Biodiversity/Geological Conservation SPD.

CONCLUSION

We contend this well thought out proposal brings the two longstanding, permanent and substantial former agricultural buildings back into purposeful and functional use with a sympathetic design. It provides new dwellings fit for the future when considering climate change and energy costs.

The design is shaped around the existing building form/layout and provides a significant benefit to the Green Belt and conservation area setting.

This proposal ensures the longevity of use of the barns for the long term by giving them a new and appropriate use that will last for further generations for others to witness and clearly reflect the historical agricultural use.

Whilst it is appreciated every application is considered on its own merits, there should be a consistent approach in all planning applications. Consistency in decision making is a well-established principle in planning, which has been supported in many court decisions. Previous appeal decisions are capable of being a material consideration. Like cases should be decided in a like manner.

Consistency is important to both applicants and agents along with Local Authority planning departments so they know where they stand. It also secures public confidence in the workings of the development control system.

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.