

2022/0868

Mr J Logan

Conversion of barn into annex

Roger Royd Farm, Whin Moor Lane, Silkstone, Barnsley, S75 4NL

Background

91/1214 – Alterations and extensions to existing farm house and outbuildings, including demolition and re-build of part of outbuildings – Approved with conditions

2007/0729 – Erection of two storey extension to dwelling – refused due to excessive scale contrary to GS8E.

2007/1835 – Erection of two storey extension to dwelling – refused due to excessive scale contrary to GS8E.

2014/0630 - Erection of a rear extension to dwelling – Approved with conditions – Expires Aug 2017.

2016/0264 – Erection of side and rear extension to dwelling - Approved with conditions

Description

Roger Royd Farm comprises a farmhouse and converted outbuildings sited in the open countryside. There are no other residential properties in the immediate area. The property has been extended previously with the construction of various extensions and conversions of attached barns into residential use. There is a separate stable/barn building which is situated to the east of the property outside of the defined curtilage of the dwelling, however it is within the applicant's ownership. The building is a large agricultural unit made of single skin blockwork with a stone frontage and has a corrugated asbestos roof over a steel portal frame.

The barn is situated approx. 700m from the adopted highway, accessed via a track of single vehicle width. This track is generally unsurfaced and forms part of the network of Public Rights of Way (Silkstone Path no's. 34 and 32). The track takes access from the A628 Barnsley Road, a busy classified road that runs between Penistone and Dodworth locally and further afield links Barnsley town centre with Greater Manchester. Within the vicinity of the access, Barnsley Road is subject to the 60mph national speed limit for single carriageway.

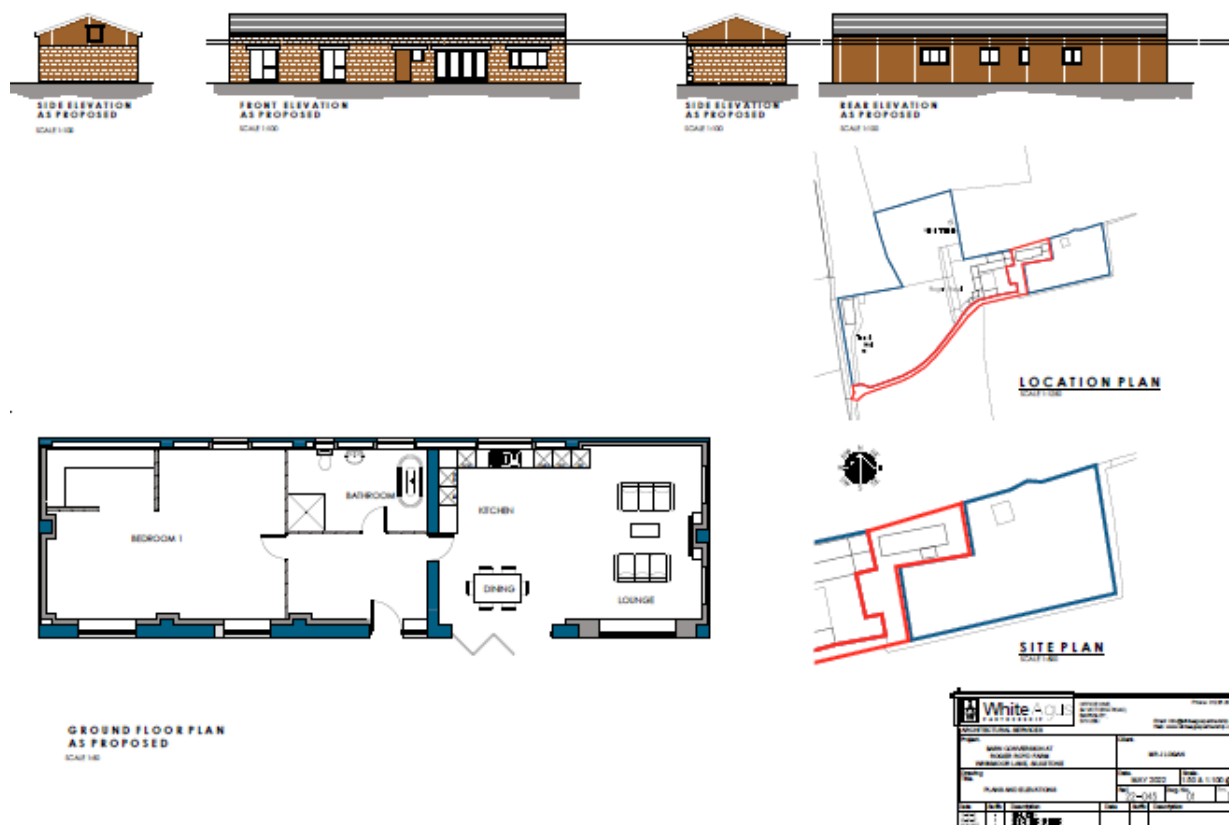


Proposed Development

The proposal involves the conversion of an existing barn into an annex. The works do not involve any extensions to the existing building. The works involve the replacement of the roof

and internal alterations. The floor area of the building would be approx. 123sqm with a large bedroom, separate bathroom and a large kitchen/living/diner. The Plans also show a curtilage around the property with a shared access and a separate parking area.

The plans originally proposed to convert the building into a separate dwelling, however due to highway safety issues with the access, the applicant now proposes to use the building as an annex only. The curtilage of the annex has also been reduced and the internal spaces altered to 3 rooms.



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Local Plan Policies

The site is in the Green Belt as shown on the adopted Local Plan, where Local Plan Policy GB1 protects land from development in accordance with national green belt policy.

Policy GB2 allows for the replacement, extension and alterations of existing buildings in the green belt.

Policy GB3 allows for changes of use to buildings in the Green Belt.

D1 High Quality Design and Place Making

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.

Supplementary Planning Documents

Supplementary Planning Document - House Extensions sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals should:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

The following section of the SPD is particularly relevant to this application:

Outbuildings and Annexes:- outbuildings should relate sympathetically to the main dwelling in style, proportions and external finishes. An annex building may be permitted in a rear garden where it would not occupy a disproportionate amount of the garden and would not have its own separate access or garden area. An annex should normally have a close physical relationship with the host dwelling, be single storey and in all circumstances it should only have 1 bedroom and no more than 3 rooms in total.

SPD: Design of Housing Development

Sets various criteria on how backland development is assessed and where it can be appropriate, including where there is an existing use on the land and residential development would benefit amenity and the character and appearance of the locality. Section 24 of the guidance states that tandem development, with one dwelling directly in front or behind another sharing the same access, will almost always be resisted.

SPD Parking:

Other:

South Yorkshire Residential Design Guide

Consultations

Highways – Objects to the use of the building as a separate dwelling, however if the building was to be used as an annex in connection with the existing property and family members then there are no objections subject to a condition which limits the use of the property as an annex.

Drainage – No comments received

Yorkshire Water – No comments received

Silkstone Parish Council – No comments received

PROW Officer - A public footpath runs around the boundary of this site, as shown on the screenshot below. If the application is accepted then an informative should be added to the decision notice.

Biodiversity Officer – No objections subject to conditions

Representations

No comments received

Assessment

Principle of development

Principle of conversion

Roger Royd Farm falls within the Green Belt as allocated within the Local Plan. As the site is set within the Green Belt, policy GB3 is of relevance for the conversion of existing buildings into alternative uses. The proposal involves the conversion of a stone/blockwork built stable block into an annex.

The site is in the Green Belt as allocated on the adopted Barnsley Local Plan where inappropriate development is, by definition, harmful and should not be allowed except in very special circumstances. Local Plan Policy GB3 does, however, allow for changes of use of existing buildings in the Green Belt, subject to various criteria. In terms of the change of use of the existing building, the building appears to be of a substantial construction and does not need major or complete reconstruction for the proposed new use, with the exception of internal works, re-use of openings and a new roof covering.

The building has been used for agricultural purposes previously, however the building now appears to have been part used for domestic storage purposes, therefore the loss of this agricultural building would not be significant. The site is remote and other uses such as business uses are unlikely to be successful in such a location in this small building. The application was originally submitted for an independent dwelling but has been changed during the course of the application into an annex. It is therefore necessary to assess whether an annex would be suitable in principle and this is discussed below:

Annex principle

The application proposes the conversion of the building into a detached annex building. The Supplementary Planning Document House Extensions and Other Domestic Alterations provides specific guidance for the erection of annex buildings. The SPD states that:- 'An annex building may be permitted in a rear garden where it would not occupy a disproportionate amount of the garden and would not have its own separate access or garden area. An annex

should normally have a close physical relationship with the host dwelling, be single storey and in all circumstances it should only have 1 bedroom and no more than 3 rooms in total.'

Although the proposal seeks a change of use of the building to an annex rather than a new building the principles of the association to the main dwelling and size of the annex given within the SPD are still considered to be applicable. The proposal fails to comply with the above guidance. The proposed conversion has been designed with no more than 3 rooms, however the room sizes are significant and the building would have its own private garden area/curtilage and separate parking spaces. The building does not have a close physical relationship with Roger Royd Farm as it is outside the curtilage of the property and has the appearance of a separate dwelling. The proposed building would have a large internal floor area of 123sqm which is more than the average size of a family home.

The above SPD guidance limit annexes to three rooms, irrespective of size. The provision of a bathroom, kitchen and living areas, in addition to the large bedroom area would mean that there is no reliance upon the main dwelling for any typical residential facilities. Due to the range of facilities proposed for the unit, internally and externally, which is akin to an average sized family dwelling, it is clear that the proposed annex could be used as an independent residential unit and separate to Roger Royd Farm. The proposal is therefore contrary to the SPD House Extension and Other Alternations guidance, which states that annexes should have a close physical relationship with the main house. The proposal would also effectively be an extension to the curtilage of the existing dwelling which is considered to be contrary to the NPPF and Policy GB1 of the Local Plan.

Residential Amenity

The proposed annex would not cause any significant harm to the residential amenity of the adjacent dwelling Roger Royd.

Visual Amenity

There are no external alterations to the building with the exception of the formation of window and door openings and a replacement roof. Once converted, the appearance will not be largely different to what is there currently, apart from its usage.

There will not be any significant impact upon the openness of the Green Belt from the proposed residential use which is set within a cluster of existing buildings. The building cannot be seen from surrounding areas due to its location and any residential paraphernalia would be contained within the site. As such, the proposed development is in compliance with Local Plan Policy D1: High Quality Design and Place Making.

Highway Safety

The barn is situated approx. 700m from the adopted highway, accessed via a track of single vehicle width. This track is generally unsurfaced and forms part of the network of Public Rights of Way (Silkstone Path no's. 34 and 32). The track takes access from the A628 Barnsley Road, a busy classified road that runs between Penistone and Dodworth locally and further afield links Barnsley town centre with Greater Manchester. Within the vicinity of the access, Barnsley Road is subject to the 60mph national speed limit for single carriageway roads and therefore requires sight lines of 2.4m x 215m in both directions, however it appears doubtful that these distances can be achieved due to both the horizontal and vertical alignment of Barnsley Road. The Highways Officer has objected to the use of the building as a separate unit as the proposed means of access is considered to be deficient in terms of width, surfacing and visibility and is unsuitable for any increase in vehicular movements as this would be prejudicial

to highway safety and the free flow of traffic contrary to the Local Plan Policy T4 New Development and Transport Safety.

Further information has been provided with regard to the intended use of the proposed dwelling; both the existing and proposed dwellings are to be inhabited by members of the same family rather than all occupying the same existing property. The Highways Officer has stated that there are no objections as the building would be considered as an annexe and the applicant is agreeable to a planning condition to that effect. The Highways Officer has confirmed that this is acceptable, however given that the size of the annex facilitates independent living and could be used as such, the property is more akin to an independent unit and the highway safety concerns should be taken into consideration. The proposal therefore fails to demonstrate that safe, suitable access can be provided for any increase in vehicle movements contrary to Local Plan Policy T4.

Impact upon Ecology

A bat report has been submitted with the application and has been assessed by the Ecology Officer, who has stated: 'I am satisfied with the updated report, which now includes the results of a single bat emergence survey undertaken to the recommended survey guidance. No roosting bats were recorded using the building during the surveys undertaken, which indicates that there is no constraint with the proposed works.'

No nesting birds or signs of nesting birds were recorded during the survey; however, if proposed works commence within the bird nesting season (March – August inclusive) it is recommended this is proceeded by a nesting bird check undertaken by an appropriately qualified ecologist. This can be an informative of the planning permission.

The report recommends that the conversion works allow for the incorporation of a bat box as part of the building, which is welcomed. This should be secured by a planning condition, with the applicant providing evidence of such a box being installed by way of a photograph.'

The proposal is therefore acceptable in compliance with policy BIO1 of the Local Plan.

Conclusion

In the opinion of the Local Planning Authority the proposed annex would not constitute ancillary accommodation to the host dwelling Roger Royd Farm due to its substantial size and the separated relationship with the host dwelling. The dwelling would have the appearance of, and be able to function as, an independent dwelling which raises concerns given that the proposed means of access is considered to be deficient in terms of width, surfacing and visibility and is unsuitable for any increase in vehicular movements and as such an independent use would be contrary to the Local Plan Policy T4 New Development and Transport Safety. In addition, the size of internal space and the provision of separate parking and garden areas would facilitate independent living and prevents reliance upon the host dwelling contrary to the requirements of the Supplementary Planning Document (SPD) - House Extensions and Other Domestic Alterations and Local Plan Policy GD1 - General Development

Recommendation

Refuse