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Planning Development

Planning Statement: Land north of Cooper Lane, Hoylandswaine

Site Description

The application site comprises of a rectangular shaped stone-built stable block and surrounding hardcore area. The roof of the building has been partially removed. Access to the site is via a tarmac drive from Cooper Lane. A Hawthorn hedge runs along the western boundary of the site and there are areas of woodland located directly north and east of the site. The application site is surrounded by open fields and countryside. The village of Hoylandswaine is situated approximately 1km south-west of the site.



Proposed 3D view of new dwelling (courtesy of Progressive Architecture)

Planning History

2022/0962 – Demolition of existing building and construction of new detached house – Refused

2014/0624 – Conversion of existing stable into residential dwelling (resubmission) – Approved

2013/1235 – Conversion of existing stable into residential dwelling - Withdrawn

2010/0718 – Alterations and resurfacing of field access lane leading to existing stable combined with alterations and resurfacing to collecting areas to the north and south of the stable (retrospective) – Approved

B/93/0663/PU – Erection of stable - Approved

Policy Designation

The application site is located within the Green Belt in accordance with the Barnsley Local Plan map. The site also lies within the area covered by the Penistone Neighbourhood Development Plan.

Background to the Proposals

In November 2022, an application for the demolition of the existing building and the construction of a new detached dwelling was refused (LPA ref: 2022/0962). Two reasons were given. In summary these were:

- 1) The site lies within the Green Belt. The proposed large dwelling would have a greater impact on the openness and character of the Green Belt than the existing stables. The proposed development would therefore create significant harm to the openness and visual amenity of the Green Belt. As such, the proposals are considered to be inappropriate development in the Green Belt and contrary to paragraphs 147, 148 and 149 in the NPPF and Policy GB1 in the Local Plan.
- 2) Insufficient details have been submitted to enable an adequate assessment to be made of the effect of the proposal on Trees and Biodiversity. This is contrary to Local Plan Policies BIO1 and D1.

Following an on-site meeting with the Planning Officer, a revised scheme is now being brought forward which is considered to be *appropriate* development in the Green Belt. The application also includes additional information in relation to the impact on trees and biodiversity. These matters and all other relevant issues will be addressed more fully in the following sections of this report.

The Proposals

This application seeks planning permission for the demolition of existing stable block and the erection of one new dwelling with associated parking and landscaping.

The proposed dwelling would be T-shaped in design with a pitched roof and gable ends. A small flat roofed canopy is also proposed over the front entrance door on the southern elevation. The ground floor of the dwelling would include the majority of the living accommodation including two bedrooms. One bedroom with en-suite and a study are also proposed within part of the roof space. These rooms would be accessed via a staircase from the ground floor hallway.

Aluminium window openings are proposed on all elevations, and these vary in size. The external walling materials proposed consist of natural split face and tumbled stone and render, with a small section of black-tiled feature cladding on the southern elevation. Natural slates are proposed to cover the roof.

Three parking spaces are proposed at the rear/northern end of the site. These would be accessed via the existing driveway. A new electric entrance gate is proposed at the site entrance.

The existing stone walls and gate posts would be retained and upgraded. The main garden/outdoor amenity areas are proposed at the front and on either side of the dwelling. Finally, the driveway would be constructed of compacted stone gravel (with tarmac for the first 10 metres to avoid wash out to the road) and metal (black painted) estate fencing is proposed around boundary.

Assessment of the Proposals

Green Belt

Paragraph 149 in the NPPF states that, 'A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this (include):

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.'

The existing use of the building is / was a stable. A previous application for the conversion of the existing stable into a residential dwelling was approved in 2014 (LPA ref: 2014/0624). However, other than the removal of part of the roof, no other works have taken place in relation to the conversion. Therefore, in accordance with previous comments made by the Council, the building is still considered to be a stable in terms of its existing use.¹ The current proposals are therefore put forward with regard to clause g) above in that they comprise of the complete redevelopment of previously developed land.

Clause g) states that proposals are only acceptable if they would not have a greater impact on the openness of the Green Belt than the existing development. The table below shows the existing footprint and volume of the stable block compared with the proposed development.

	Footprint (m²)	Volume (m³)
Existing Stable Block	135	583
Proposed Dwelling	240	1123.5

As the table shows the proposed dwelling would result in a 105m² or 77% increase in the size of the footprint and a 540.5m³ or 92% increase in the size of the volume.

Local Plan Policy GB2 refers to the replacement, extension and alteration of existing buildings in the Green Belt. Paragraph 18.6 states that,

'The NPPF states that an extension to a building is not inappropriate if it does not result in disproportionate additions over and above the size of the original building. We will allow extensions provided that cumulatively they would not amount to more than a doubling of the size of the original building.'

It is acknowledged that technically speaking the proposed development does not fall under Policy GB2 and the related paragraphs in the Local Plan, as the development is for the demolition of existing stable block and the erection of a new dwelling, and as such does not involve an extension to an existing building.

¹ Officer Report 2022/0962

However, it has been agreed through a recent site meeting that the principle of allowing the size of the original building to be (up to) double in size should be applied in this case. This would allow the applicant to build the dwelling in one go rather than build a smaller sized dwelling first and apply for an extension later (or convert and extend the existing stables). Permitted development rights for any further extensions or additions to the property could be removed by condition in order to protect the openness of the Green Belt in the future. It should also be noted that the proposed development would be *less* than a doubling of the size of the original building in terms of footprint and volume.

The proposed development is also considered to be acceptable in terms of Green Belt openness for the following reasons:

- 1) The proposed dwelling would be a single storey property with additional accommodation located within the roofspace. As such, the scale and massing of the dwelling is felt to be reduced from a visual perspective and would not be a prominent feature on the landscape. It should be noted that the 2014 approved conversion also included rooms within the roofspace.
- 2) The proposed dwelling would be situated slightly further back into the site than the existing stable block. However, the T-shaped design, its orientation and the topography of the site means the dwelling would not be highly visible from Cooper Lane. The southern elevation facing Cooper Lane also contains a large amount of glazing which again visually reduces the overall built form.
- 3) The proposed curtilage remains similar to that approved under the 2014 conversion application. No further encroachment into the Green Belt is therefore proposed. The proposed boundary treatments comprise of low black metal estate style fencing which is considered to be suitable and in keeping with the rural location. In addition, the natural features on the site including the trees to the front of the site and the Hawthorn hedge along the western boundary would be retained.
- 4) New hardstanding areas would be kept to a minimum as the existing drive (proposed compacted stone gravel and tarmac for the first ten metres from Cooper Lane) would be used to access the property. Three off-street parking spaces are proposed on an additional area of tarmac, but these would be tucked away at the rear of the dwelling. The only other areas of hardstanding proposed are paths located at the front and rear of the dwelling. These would have a limited impact. The areas of soft landscaping proposed around the dwelling would also maintain and respect the rural character and distinctiveness of the locality and help preserve the sense of openness on the site.

Given the above, the proposed scheme is now considered to be appropriate development in the Green Belt and accords with both national and local Green Belt policy. It is considered that the proposals have now adequately overcome the first reason for refusal in the previous 2022 application.

Design and Visual Amenity

Local Plan Policy D1 (High Quality Design and Place Making) states that, *'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.'*

Policy BE1 (Design of the Built Environment) in the Penistone Neighbourhood Development Plan states that, *'homes should be reflective of local architecture and in keeping with the surrounding area.'*

The Barnsley Design of Housing Development SPD also sets out what the Council considers to good, high-quality residential design.

The proposed scheme comprises of a single storey T-shaped dwelling with associated parking and landscaping. It is considered that the design of the proposed dwelling would be sympathetic in nature and in keeping with the local character of the area in terms of scale, height, roof style, architectural detailing, fenestration and materials of construction (natural stone, render and slates). The hardstanding areas, landscaping and boundary treatments would also harmonise well with the local environment.

The proposed development is considered to be acceptable in relation to design and visual amenity and complies with Local Plan Policies D1, BE1 and GD1, and the guidance within the Barnsley Design of Housing Development SPD.

Trees

A Tree Survey has been undertaken by James Royston Arboricultural Consultant and accompanies the application.

The survey concluded that all of the trees on the site were located further than twelve times the estimated stem diameter away from the red line boundary. As such, it was not deemed necessary to survey these trees as they would not be affected by the proposed development. The Hawthorn hedge along the western boundary was surveyed as being a 'C' category hedge. The hedge would also be unaffected by the proposed development.

The proposals are now felt to be acceptable with regards to trees and accords with Local Plan Policy BIO1(Biodiversity and Geodiversity) and paragraph 180 in the NPPF. It is considered that the submitted information should now adequately overcome the second reason for refusal in the previous 2022 application.

Biodiversity

A Bat and Bird Survey Report was submitted as part of the previous application. The survey revealed that bat droppings belonging to common Pipistrelle Bats were identified within a wall crevice. The Ecologist who carried out the survey and the Council's Ecologist both considered that the building is likely to be used as a day roost by a small number of these bats and is therefore a roost of low conservation importance.

The Bat and Bird Survey Report went on to state that the demolition of the building would either need to be registered on the Bat Mitigation Class Licence or that a European Protected Species Mitigation Licence would be required. The Council's Ecologist had no objections to the proposed development subject to the inclusion of suitably worded planning conditions in respect of the Bat Licence and a Protected Species Mitigation Scheme.

The Bat and Bird Survey is being re-submitted as part of this application. Given the Council's previous comments, it is considered that should approval for this scheme be given, suitably worded conditions regarding the Bat Licence and Protected Species Mitigation Scheme can be attached to the permission.

The proposed development is considered to be acceptable with regards to biodiversity and complies with Local Plan Policy BIO1 (Biodiversity and Geodiversity) and paragraph 174 in the NPPF.

Highway Safety

The existing access from Cooper Lane is proposed to be used for the development. Cooper Lane is a narrow, single tracked rural lane, with no public footways or street lighting. However, given that the section of Cooper Lane adjacent to the application site is relatively straight, visibility from the site access is good in both directions.

The site has an established use as a stable and paddock. It is therefore considered that the proposed development for one dwelling would not generate any significant increase in the volume of traffic than the established use. The Proposed Site Plan shows that three car parking spaces are proposed, and these would be located to the rear of the dwelling. The parking provision is therefore felt to be acceptable. There is also adequate turning available within the site to ensure that cars always exit the site in a forward gear. An enclosed bin storage area is also proposed adjacent to the entrance of the site.

No objections were raised by the Council in respect of highway matters during the previous application. The proposals are therefore judged to be acceptable from a highway safety perspective and accord with Local Plan Policy T4 (New Development and Transport Safety) and paragraph 110 in the NPPF.

Residential Amenity

The proposed dwelling would be located a significant distance away from any other residential dwellings. As such, the development would not have a detrimental impact on the residential amenity by way of outlook, daylight or privacy, for any neighbouring residents. The size of the proposed dwelling would meet the internal space standards set within the South Yorkshire Residential Design Guide and as the dwelling would be situated on a relatively large plot, any future occupants would also be able to enjoy a good amount of outdoor amenity space.

No concerns were raised by the Council regarding residential amenity during the previous application. The proposals are therefore considered to be acceptable in terms of residential amenity and complies with Local Plan Policy GD1 (General Development) and paragraph 130 in the NPPF.

Housing Supply

Local Plan Policy H4 (Residential Development on Small Non-Allocated Sites) states that, *'Proposals for residential development on sites below 0.4 hectares will be allowed where the proposal complies with other relevant policies in the Plan.'*

Paragraph 69 in the NPPF also states that, *'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. To promote the development of a good mix of sites local planning authorities should: c) support the development of windfall sites through their policies and decisions.'*

The proposed development on this windfall site would provide one home for the local community. It is currently available and as the preceding paragraphs of this report have demonstrated, it is considered suitable for residential development. The site would help contribute in a small way towards the Council's total housing requirement for the current plan period.

Conclusion

This application seeks planning permission for the demolition of the existing building and the erection of one new dwelling.

As discussed in the preceding paragraphs of this report, the proposed development has now overcome the previous reasons for refusal in respect of Green Belt openness, Biodiversity and Trees. The site would provide one dwelling for the local community on this windfall site. Furthermore, it is considered that there are no constraints to development with regards to highway safety, and visual and residential amenity.

It is therefore respectfully requested that planning permission is approved.

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