

2021/1697

Mr Paul Marsh

Change of use from pumping station to dwelling

Former Pump House, Hill End Road, Mapplewell, Barnsley.

Description

The application site relates to a fenced compound and existing brick building located at Hill End Road, Mapplewell, Barnsley. The site is set within the Green Belt. The building is a simple flat roof brick box structure with a single doorway and internally the building is split level.

The site is accessed from Hill End Road, via Mapplewell Meadows Farm and the site is enclosed with a metal palisade fence. There are no large trees on site, however the site is surrounded by shrubs and small trees which form hedges along the boundaries. The site has a large area of hardstanding to the front and sides which is currently used for parking and turning of commercial vehicles. Surrounding the site is open fields however there are residential properties set along Hill End Road to the west.

The agent states that the land and building were formerly owned by Yorkshire Water to pump fresh water to other installations. This operation is thought to have ceased circa 2006. The building was subsequently left unused with the pumping equipment in place, but connections sealed off. The previous owners were unable to sell the property and the land and buildings were put up for auction in January 2021.







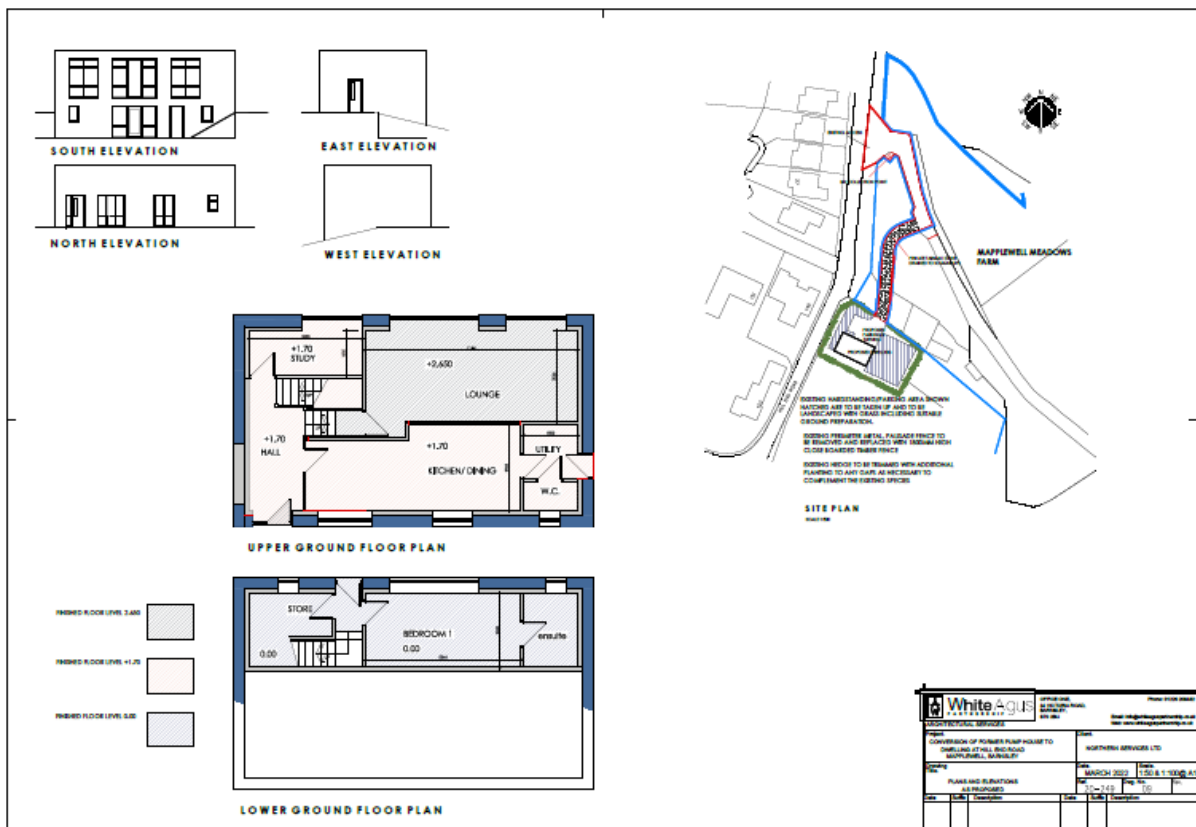
Access to site

Proposed Development

The proposal involves the change of use of the building from a pumping station to a 1 bedroom dwelling. The property has a kitchen/dining area, lounge, utility, wc and a study at ground floor and 1 bedroom, an en-suite and store room at first floor.

The proposal has been amended during the course of the application and the side extension removed and the roof detail will remain as existing. The only changes involved to the building include the insertion of new openings and internal alterations.

The hardstanding around the building will be replaced with grass in order to form a garden area. the existing steel palisade fencing will be replaced with timber fencing and planting. The proposed access has also been amended during the course of the application and is now located off the existing access with Mapplewell Meadows Farm.



Policy Context

NPPF

In respect of this application, relevant policies include:

Section 12: Achieving well designed places

Section 13: Protecting Green Belt Land

Paragraph 149 A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- buildings for agriculture and forestry;
- the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages;
- limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:— not have a greater impact on the openness of the Green Belt than the existing development; or— not cause substantial harm to the openness of the Green Belt, where the development

would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Paragraph 150 states that:

150. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- a) mineral extraction;
- b) engineering operations;
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction;
- e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

Local Plan

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. In reference to this application, the following policies are relevant:

Policy D1: High quality design and place making

Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt

Policy GB3: Changes of use in the Green Belt

“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

Policy BIO1: Biodiversity and Geodiversity
 Policy Poll1: Pollution Control and Protection
 South Yorkshire Residential Design Guide

Consultations

Pollution Control – No objection
 Highways DC – No objections to amended plans
 Drainage – No objections subject to compliance with Building Regulations
 Ward Councillors – No comments received
 Coal Authority – Conditions required
 SYMAS – Comments to amended plans - standing advice required if no ground works or excavation proposed – Agent has confirmed this.
 Biodiversity Officer – No comments received

Representations

None received

Assessment

Principle of development

Local Plan Policy GB3 allows for changes of use of existing buildings within the Green Belt, subject to compliance with the following:-

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

In terms of the existing building, it is not an overly attractive building, however it appears to be of a permanent and substantial construction and should not need major or complete reconstruction for the proposed new use as a dwelling. With the exception of internal alterations and the insertion of new windows there are no other changes proposed to the building.

Whilst the site is set within the Green Belt, it is set close to other residential properties which are set to the west of Hill End Road. The proposed new use is therefore in keeping with the local character and the appearance of the building. The building has never been used for agricultural purposes. The building was purpose built as a pumping station for Yorkshire Water and as such is no longer required for this purpose. Furthermore, there are not strong economic reasons why such development would be inappropriate. Given the proximity of the building to the adjacent residential uses, it is felt that the best use would be for residential purposes rather than any commercial or business use, and that a residential use would be a more appropriate way of maintaining and improving the character and appearance of the building and area than any other use

The proposal is therefore acceptable when measured against policy GB3 of the Local Plan.

Residential Amenity

The proposed residential use of the building would be more in keeping with the adjacent residential properties to the west and given the previous use, there should not be any significant impact upon amenity from the proposed residential activity at the site. The proposed windows meet the required separation distances to the dwellings to the west along Hill End Road. The garden areas are to be screened with additional planting and the palisade fence replaced with a timber fence. Therefore, there should not be any significant loss of privacy to the existing dwellings.

In addition to the above, in terms of the amenity of the proposed dwelling, the dwelling has sufficient private garden area and its own parking space in line with the SPD. The room sizes meet the standards set within the South Yorkshire Residential Design Guide for a 1 bed unit.

Visual Amenity

In terms of the existing building, it is not an overly attractive building, however it appears to be of a permanent and substantial construction and should not need major or complete reconstruction for the proposed new use as a dwelling. With the exception of internal alterations and the insertion of new windows there are no other changes proposed to the building. As the building is not a traditional barn conversion where normally new openings should be restricted, it is felt that, given the more modern brick built appearance of the building, the windows and glazing proposed are acceptable in this instance.

The site already has a defined curtilage which is separated by a metal palisade fence. This is to be replaced with a more attractive wooden fence with planting which should be conditioned as part of a landscaping scheme. The areas of hardstanding within the site will be removed and replaced with grass, in order to provide a useable garden area.

There will not be any significant impact upon the openness of the Green Belt from the proposed residential use, given that the site is set in close proximity to adjacent residential

uses, and any residential paraphernalia would be screened by the fencing and contained within the site. The proposed use would not generate significant additional activity at the site, given the existing permitted pumping station use. As can be seen on the aerial photographs the site appears unkempt and has a number of vehicles parked at the site and the proposal would provide an overall improvement to visual amenity. The proposal is considered to be acceptable in terms of Local Plan Policy GB3 and policy D1 of the Local Plan.

No details have been provided in terms of the proposed window details, therefore this should be added as a condition.



Highway Safety

The proposed access has been amended during the course of the application and is now located off the existing access with Mapplewell Meadows Farm. A bin store is also provided adjacent to the access for refuse collections. The highways section have no objections to the amended access subject to conditions.

There is adequate space within the site order to park a vehicle and turn within the site to allow for a vehicle to enter/exit in forward gear. Any increase in vehicular movements from the proposed dwelling, would not be of any significant detriment to highway safety, given the previous permitted use. The proposal is considered in accordance with Local Plan Policy T4.

Ecology

The bat survey submitted with the application indicates that the former pumping station building was assessed to provide negligible potential for roosting bats. Therefore, the proposed works to convert the building will have no impact on roosting bats.

The building does not provide any potential for foraging for bats therefore the proposed conversion of the building will not result in any loss or fragmentation of bat foraging habitat in accordance with policy BIO1 of the Local Plan.

Conclusion

When measured against local and national planning policy the proposed change of use is acceptable in principle and it is recommended that a condition is imposed to ensure that the unit cannot be extended or altered without planning permission in order to protect the openness of the Green Belt.

Overall it is felt the redevelopment of the building for residential purposes is acceptable, the alterations proposed are acceptable, and the conversion is in line with Local Plan Policy.

Recommendation

Grant subject to conditions