
2022/0193

Woodnook Barn Trust

Conversion of barn into 1no dwelling and associated works (Planning and Listed Building Consent)

Woodnook Farm, Stainborough Lane, Stainborough, Barnsley, S75 3HA

Site Location & Description

Stainborough Lane is a quiet, narrow rural road linking Crane Moor and Hood Green within the western rural part of the borough.

The stone-built barn is one of several buildings in Woodnook Farm set in a relatively isolated position outside Stainborough and Hood Green and is reached by a long private access track from Stainborough Lane. The barn which is of traditional construction and currently unused except for some storage, is set in a courtyard arrangement close to the farmhouse to the north, which is a Grade II Listed Building.



Planning History

2018/0602 – Change of use of existing barn to dog kennel business – approved July 2018

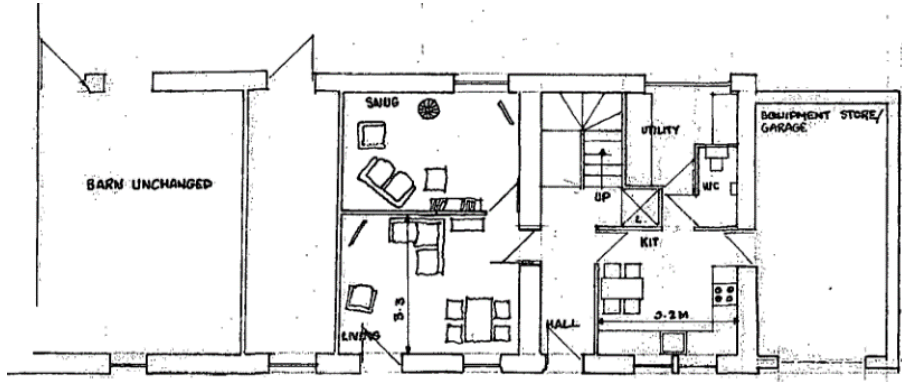
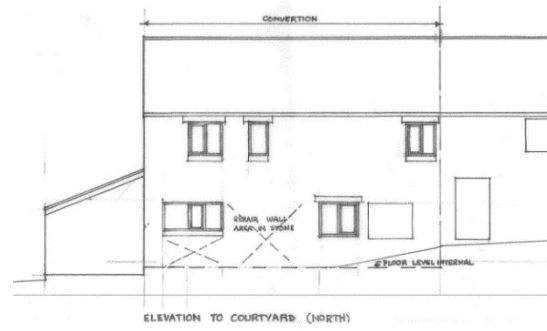
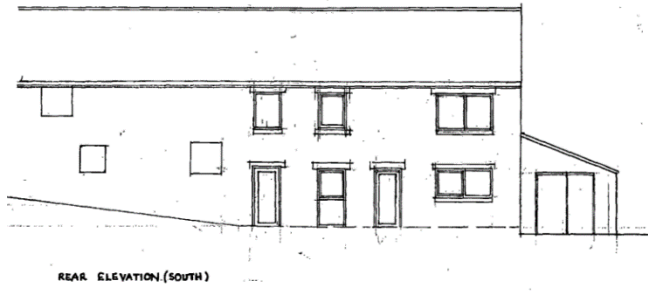
Proposed Development

This report is to cover 2 applications which cover the planning permission and listed building consent for the conversion of barn into 1no dwelling and associated works.

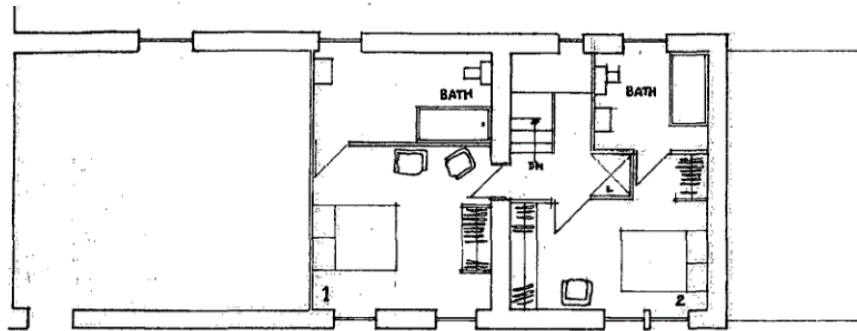
2022/0039 – Conversion of barn into 1no dwelling and associated works

2020/0193 – Conversion of barn into 1no dwelling and associated works (Listed Building Consent)

The applicant seeks permission for the conversion of the existing building to a 2-bedroom domestic dwelling, laid out in a traditional manner over two floors, with living accommodation at ground floor level and sleeping accommodation at first floor level. The proposal is to utilise existing openings to the front of the building and limiting the inclusion of new openings. It is also proposed to erect a single storey lean-to side extension to the eastern short gabled elevation.



GROUND FLOOR



1ST FLOOR



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

The property is a listed building, located within the rural Barnsley and is designated as Green Belt in the adopted Local Plan and therefore the relevant policies are relevant

Local Plan

Policy GB1 Protection of Green Belt
Policy GB2 Replacement, Extension, and Alteration of Existing Buildings in the Green Belt
Policy GB3 Changes of Use in the Green Belt
Policy D1 High Quality Design and Place Making
Policy GD1 General Development
Policy HE1 The Historic Environment
Policy HE2 Heritage Statements and general application procedures
Policy HE3 Developments affecting Historic Buildings
Policy H1 'The Number of New Homes to be Built' sets the target of new homes for the plan period 2014 to 2033 at 21,546
Policy H2 Distribution of New Homes
Policy H4 Residential Development on Small Non-Allocated Sites, proposals will be allowed where they comply with other policies in the Plan.
Policy T3 New Development and Sustainable Travel
Policy T4 New Development and Transport Safety
Policy SD1 Presumption in favour of Sustainable Development
Policy BIO1 Biodiversity and Geodiversity
Policy CC1 Climate Change
Policy CC2 Sustainable Design and Construction
Policy CC3 Flood Risk
Policy CC4 Sustainable Urban Drainage
Policy CL1 Contaminated and Unstable Land
Policy Poll1 Pollution Control and Protection

SPDs

Supplementary Planning Document – Design New Housing Development
Supplementary Planning Document – Residential Amenity and Siting of Buildings
Supplementary Planning Document – Barn Conversions
Supplementary Planning Document – Parking
Supplementary Planning Document – Sustainable Travel
The South Yorkshire Residential Design Guide (SYRDG)

NPPF

The National Planning Policy Framework 2021 (NPPF) 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 there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for

refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

Chapter 13 Protecting Green Belt Land

Paragraph 147 states that, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 148 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. "Very special circumstances" will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 150 states that 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, which amongst others include:

- d) the re-use of buildings provided that the buildings are of permanent and substantial construction

Chapter 15 Conserving and enhancing the natural environment

Para 174 states that planning decisions should contribute to and enhance the natural and local environment by d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Para 180 states that when determining a planning application, local authorities should apply the following principles a) if significant harm to biodiversity, resulting from development, cannot be avoided (through locating on an alternative site with less harmful impacts) adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

Chapter 16 Conserving and enhancing the historic environment

Paragraph 189 states that heritage assets range from sites and buildings of local historic value to those of the highest significance. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

Paragraph 195 states that Local Planning Authorities should identify and assess the particular significance of any heritage assets that may be affected by a proposal (including development affecting the setting of a heritage asset) taking account of the available evidence and necessary expertise.

Paragraph 197 states that in determining applications, local planning authorities should take account of; the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.

Consultations

Biodiversity – No objections
Coal Authority – No objections
Conservation Officer – No objections.
Highways DC – No objections.
Drainage – No objections; happy for details to be checked by building control
Historic England – No comments to make
Public Rights of Way – No objections subject to informative
South Yorkshire Archaeology Service – No objections
South Yorkshire Mining Advisory Service – No objections
Stainborough Parish Council – No objections.
Ward Councillors – No comments received.

Representations

Neighbour notification letters were sent to surrounding properties and a site notice posted adjacent to the site; no comments have been received.

Assessment

Principle of Development

The site is located within the Green Belt where Local Plan Policy GB1 protects against inappropriate development in line with National Planning Policy. Whilst the erection of new buildings within the Green Belt are considered inappropriate development, it allows the re-use of buildings, as an exception, where the building is of permanent and substantial construction and subject to compliance with Local Plan Policies.

Local Plan 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 of a permanent and substantial construction, the new use is in keeping with the local character and the loss of any building from agricultural use will not give rise to the need for replacement agricultural building. All development will be expected to be of a high standard of design which respects the character of the existing building and its surroundings, will have no adverse effect on the amenity of local residents, the visual amenity of the area or upon highway safety and preserves the openness of the Green Belt.

Whilst the building would have historically formed part of the Woodnook Farm complex, the building has not been used for agricultural purposes for some time which is clear from the photographic evidence provided.

The existing stone-built outbuilding is of permanent and substantial construction, with only minimal repairs required. The building is to be converted to a residential property with limited external alterations and therefore maintaining its agricultural aesthetic. It is therefore considered that the proposed development is acceptable in principle and in compliance with Local Plan Policy GB3.

Visual Amenity

The two storey barn building forms part of an original farm building at Woodnook Farm, however the building along with other buildings within the complex is no longer in use as an agricultural unit, with part of the barn already changing use to a dog boarding kennel.

The barn is 'L' in shape; however, the application relates only to a section of the eastern element of the 'foot.' The barn is constructed from stone, with a metal sheeting roof, it also benefits from a single storey lean-to side extension and an external stone stair to the first floor.

Other than the replacement of the roof and the erection of a replacement single storey side extension the external alterations are limited to those relating to the openings within the northern and southern elevations.

The existing openings within the barn are not typical of a barn and are of a mix of widths and heights which have been clearly added over time and historically infilled using brick panels; where possible existing openings have been utilised; however, a number of new openings are proposed in the southern rear elevation. Whilst the proposed windows and doors to the southern elevation are numerous, the Conservation Officer has not raised any objection to these and considers the harm to the listed building to be minimal. The northern elevation is punctuated by a variety of windows, doors and former cart openings and it is proposed to utilise the existing openings, with the exception of the introduction of 1 no first floor window. The openings which are not to be utilised are to be infilled with stone, however the Conservation Officer has requested that the infill includes a small rebate circa 50mm to allow the history of the building to be read.

It is also proposed to remove the stone stair to the eastern gable, which is unsafe and unsalvageable, and include a lean-to extension to the eastern gable to replace the existing extension to this elevation. The Conservation Officer considered the replacement extension acceptable, and that precedent had already been set. The proposed extension is to be located on the short-gabled elevation of the barn and is designed with a lean-to roof as per the guidelines set out in the SPD – Barn Conversions. It is acknowledged that the high level doorway will be partially truncated due to the roof of the proposed extension, however again this is acceptable given that it will be infilled in stone and rebated circa 50mm.

It is therefore considered that on balance the re-development of the site would enhance its immediate setting and as such would not have a detrimental impact on the openness of the Green Belt or upon the character of the area or the listed building and is considered in compliance Local Plan Policies GB1, GB3, HE3 and D1.

Residential Amenity

Woodnook Farm is an isolated complex of buildings consisting of a steel portal framed, and stone built agricultural barns and a stone built domestic property sited in a courtyard arrangement. One of the barns has already changed used to a dog boarding kennels and all buildings fall within the ownership of the same family.

It is acknowledged that the introduction of a residential dwelling could increase levels of overlooking of the existing dwelling, however the internal layout has been designed to limit the impact on the existing dwelling in that the first floor windows located on the northern elevation of the converted barn will serve bathrooms, which are not classed as habitable rooms; and whilst the ground floor window would serve a living room, it is located approximately 20m from the southern elevation of the potentially affected dwelling, and whilst short of the minimum standards set out in the SPD it is considered that the impact on the farmhouse would be minimal.

Whilst no dedicated private amenity space has been provided, the buildings form a courtyard arrangement with a grassed central area, which is located to the north of the proposed dwelling and can be utilised as amenity space. It is acknowledged that this area is not private and is overlooked by the property opposite, however as mentioned previously, Woodnook Farm and the Farmhouse is within the ownership of one family, with this conversion proposed for a family member and therefore in this instance the lack of private amenity space is acceptable.

The dwelling has been designed with generous proportions which meet or exceed the internal spacing requirements set out in the SYRDG for a dwelling of this size and as such it is not considered that it would have a detrimental impact on the future occupiers of the property.

As mentioned previously a dog boarding kennels is located within the farm complex which was subject to a planning application in 2018 and subsequently approved. However, the applicants agent has advised that the dog kennels business has ceased operations at the present time and that there are no immediate plans for it to re-open for business. In addition, the buildings on the farm complex and the dog kennel's business are all under the ownership of one family and the intended occupant of the new dwelling is one of those family members. As such deciding upon what noise levels the occupant of the dwelling would be prepared to tolerate from the dog kennels would be a matter that is within the applicant's control provided that the dwelling is tied to the existing Wood Nook Farm complex and is not sold on or rented out as a separate planning unit to a person/people from outside of the family. Ultimately, noise and disturbance from the kennels might be a factor in any decision to re-open the kennels or not, and under what terms, such as setting a limit on the number of dogs boarding at any one time. Furthermore, the dog boarding kennel is separated from the proposed dwelling by part of the barn, which is currently used as storage by an area of approximately 36m² and the agent has confirmed that the nearest internal wall would be insulated against external noise. Nevertheless, in order to further protect the amenity of any future occupants a condition will be included preventing the proposed dwelling's separation from the farm complex as otherwise noise from the dog kennel's business could have a detrimental impact on the amenity of the occupants of the proposed dwelling if it were sold on or rented out separately from the rest of Wood Nook Farm should it re-open at some point in the future.

Based on the above, it is therefore considered that the proposed change of use and alterations are acceptable in terms of its impact on surrounding residents and in compliance with Local Plan Policy GD1.

Highway Safety

Due to the location of the proposed dwelling within the farm complex, there is no direct vehicular access to the property with a general parking area located to the north of the barn and to the west of the farmhouse. This area is of a sufficient size to accommodate 1no additional parking space for the proposed dwelling, to satisfy the requirements of the SPD Parking, and as such it is considered acceptable in terms of its impact on highway safety.

Ecology

A bat survey has been undertaken and whilst there was no evidence of bat roosts have been identified within the building, bats were noted to emerge from the building and as such biodiversity officers have been consulted and whilst no objections have been raised, it has been requested that suitable conditions are included to ensure the protection of any bats during the construction works, and in accordance with the aims of the National Planning Policy Framework, it is suggested that bat roosting features are incorporated into the scheme. A condition will be included to specify the full details and timetable for implementation.

Other Issues

SPD Sustainable Travel requires that new developments provide electric vehicle charging points (EVCP) within the scheme and as a minimum, residential schemes should provide 1 charging point per unit. No details have been provided in relation to EVCPs however a condition can be included requiring the information to be submitted prior to the occupation of the dwelling.

A public right of way runs across the wider Woodhook Farm site and whilst the Public Rights of Way team have raised no objections to the proposal, they have requested that an informative be

included to ensure that there is no obstruction or encroachment of the right of way during the development works being carried out.

Conclusion

Based on the assessment above it is considered that the proposed development would preserve the openness of the green belt, would have a high standard of design and respect the character of the existing building and its surroundings, and would not have an adverse impact on the amenity of neighbouring residents, nor would it have a detrimental impact on the character of the street scene, the listed building, or upon highway safety and as such is in compliance with Local Plan Policies GB1, GB3, GD1, D1, HE3 and T4 and is acceptable.

Recommendation

Approve with conditions