2021/1291
Mr Paul Needham
Erection of extension to barn
83 Swallow Hill Road, Low Barugh, Barnsley, S75 1LY

Background

2021/1138 – Erection of extension to barn (Prior Notification) – withdrawn
99/0362 - Erection of general purpose agricultural building - Approved

Description

The barn which is the subject of this application is set within a 3 acre parcel of land which is currently used for equestrian purposes and for the storage of feed and agricultural machinery. The barn has 2 bays, is open fronted and constructed of Yorkshire boarding, block and metal sheets. There is also a mono pitched roof, block built barn to the south which is to be removed as part of the proposal.

The land is set to the rear of 83 Swallow Hill Road a detached stone-built dwelling.





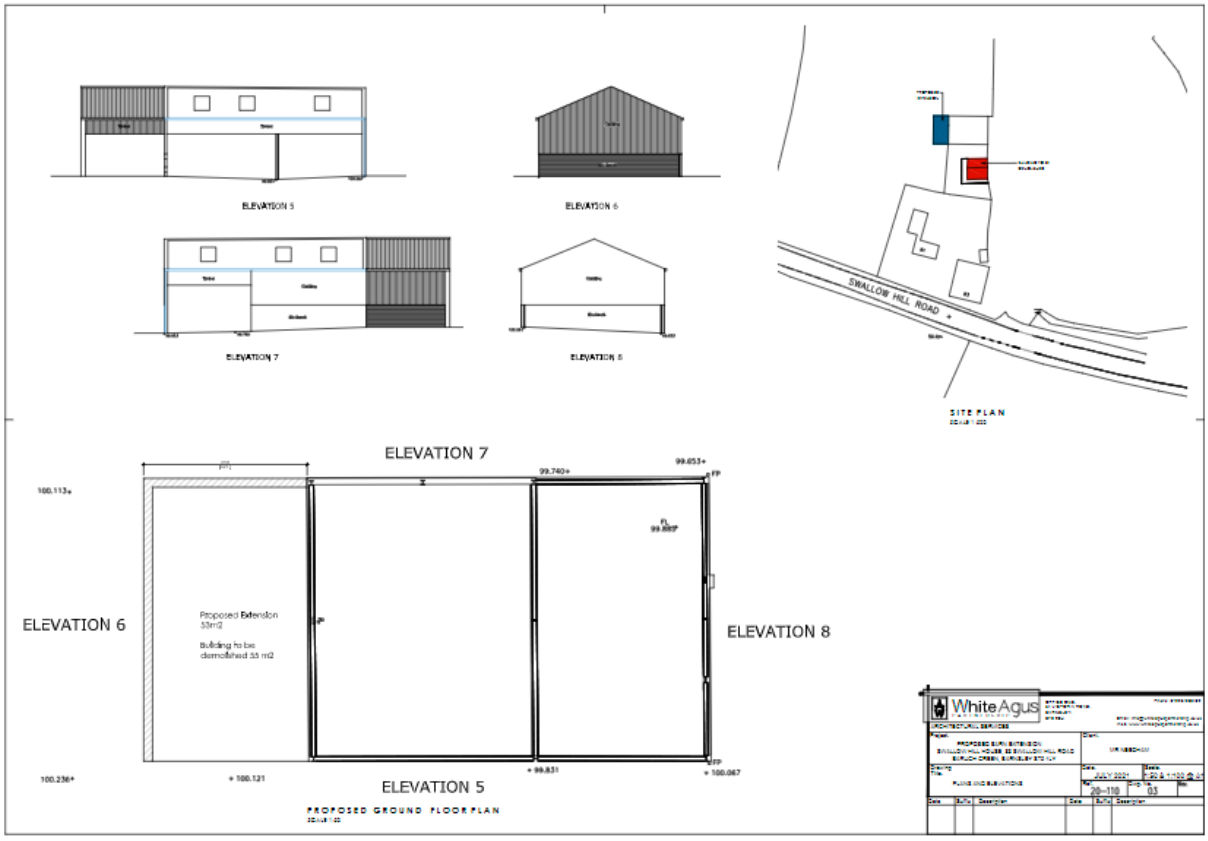






Proposed Development

The applicant wishes to erect an extension to the existing barn. The extension measures approximately 5.5m in width and allows for an additional bay to the building and an overall extension of floor area of approx. 53sqm. The extension to the barn would allow for the removal of the existing mono pitched roof barn to the south which is in a poor condition. The extension would match the existing building in terms of design, height and materials. The extension to the barn would allow for further storage for farm machinery and the storage of equestrian feed.



Policy Context

The new Local Plan was adopted at the full Council meeting held on the 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

The site is set within an area of Green Belt.

The following policies are therefore of relevance:-

- Policy GD1 General Development
- Policy T4 New development and Transport Safety
- Policy D1 High Quality Design and Place Making
- Policy GB1 Protection of Green Belt
- Policy Poll1 Pollution Control and Protection

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.

Section 13 – Protecting Green Belt land

Consultations

Pollution Control – No objections

Drainage - Details to be checked by Building Control

Ward Councillors – No comments received

Highways DC – No objections

Representations

No comments received

Assessment

Principle of development

The site lies within an area allocated as Green Belt land where new buildings are usually considered unacceptable unless they are for agriculture, sport or leisure. In this instance the extension to the building is for a mixed agricultural and equestrian use and is therefore acceptable in principle subject to design, size and location.

The proposal involves the erection of a small extension to an existing agricultural building which is to be used to support the existing agricultural/equestrian activities on the site, for the storage of feed for the equestrian use and equipment/machinery in connection with the land. The proposed multipurpose building is considered justified in accordance with the NPPF and GB1.

Visual Impact

In terms of visual impact, the extension to the building is small in scale and is of a purpose built agricultural design which is acceptable in terms of visual amenity. The plans also show the removal of a small mono pitched barn which is of a poor quality, to be replaced with the proposed extension which will be an improvement to visual amenity. The materials match the existing building which is acceptable.

The access is existing, and no further areas of hardstanding or additional accesses are proposed. It is felt that the proposed extension to the building is justified, of an appropriate scale and has been sited in an acceptable location. The proposal is considered to be acceptable in terms of visual amenity and impact upon the openness of the Green Belt in accordance with policy D1 and GB1 of the Local Plan.

Residential Amenity

The proposed building is of a sufficient distance from nearby residential dwellings not associated with the land and there should not be any significant impact upon residential amenity by way of disturbance, noise or smells from the use. The Pollution Control Officer has not commented on the application. The proposal is therefore considered to be acceptable in terms of residential amenity in accordance with Local Plan Policy Poll1.

Highway Safety

The proposal is small in scale and once constructed there should not be any significant increase in movements from the site. No further accesses are required. The proposal is therefore considered to be acceptable in terms of highway safety in accordance with policy T4.

Recommendation

Grant subject to conditions