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**2021/0777**

Mr Bill Addey

Conversion and alterations/extension of 2 farm buildings to form 2 no. residential dwellings  
Burntwood Hall Farm, Moor Lane, Brierley, Barnsley, S72 9HB

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### **Description**

The proposed development site comprises two barns in an L shape around a covered courtyard, located within the farm yard of Burntwood Hall Farm, Brierley. Burntwood Hall Nursing Home is located immediately adjacent to the farm with a rear elevation of the Nursing Home forming the eastern and part of the southern boundary with the existing covered courtyard area.

The barns are of sound construction with stone walls, and stone slate tiles to the roof. They vary between one and two storeys in height with a number of existing windows and doors in the elevations. There is a pre-fabricated roof over the courtyard to the rear of the two barns creating a large internal storage area.

The courtyard and wider farmyard beyond the barns is hard surfaced and there is a dutch barn located to the north and two large, modern barns located to the north east. The farm house is located to the east of the farm yard with a large garden area extending south westwards towards Burntwood Hall.

### **Planning History**

**2016/1114** - Conversion and alterations/extension of 2 farm buildings to form 2 no residential dwellings – approved

**2017/1181** - Conversion and alterations/extension of 2 farm buildings to form 2 no. residential dwellings (Listed Building Consent) - approved

### **Proposed Development**

The proposed development is to remove the pre-fabricated roof over the courtyard and convert the barns into two dwellings. The courtyard will be divided to create garden areas for the two new dwellings with parking located inside the dutch barn to the south.

A first floor extension is proposed to part of one of the barns (Block B on the plans). This will extend 9m by the width of the existing barn (6.7m) and increase the roof height by 2m, in line with the existing two-storey element of the barn. A total of four new windows are proposed in the extension, all of which are of a scale and design commensurate with the existing building.

The larger of the dwellings will be 5 bed with the smaller barn converted to a 3 bedroom dwelling.

Excluding the new extension only one new window is proposed. Two windows are reduced in size and two doors are proposed to be reduced in size to form windows. In addition, two doors are proposed to be walled up completely.

### **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 new Local Plan was adopted at the full Council meeting held 3rd January 2019. 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 site is located in the Green Belt as shown on the Local Plan Proposals Map. As such policies GB1 'Protection of the Green Belt', GB2 'Replacement, extension and alteration of existing buildings in the Green Belt' and GB3 'changes of use in the Green Belt' would apply.

GB1 protects the green belt from inappropriate development in accordance with national planning policy.

GB2 allows for the extension of a building where the total size does not exceed the size of the original building.

GB3 allows for changes of uses provided that:

- The existing building is of a form, scale and design that is in keeping with its surroundings;
- The existing building is of permanent and substantial construction;
- The proposed new use is in keeping with the local character;
- The loss of any building will not give rise to the need for a replacement agricultural building.

Other relevant policies:

SD1 'Presumption in Favour of Sustainable Development'.

GD1 'General Development'

LG2 'The Location of Growth'

H1 'The Number of New Homes to be Built'

H2 'Distribution of New Homes'

H6 'Housing Mix and Efficient Use of Land'

T3 'New Development and Sustainable Travel'

T4 'New Development and Transport Safety'

D1 'High Quality Design and Place Making'

HE1 'The Historic Environment'

HE2 'Heritage Statements and general application procedures'

HE3 'Developments affecting Historic Buildings'

HE5 'the Demolition of Historic Buildings'

BIO1 'Biodiversity and Geodiversity'

CC1 'Climate Change'

CC2 'Sustainable Design and Construction'

CC3 'Flood Risk'

CC4 'Sustainable Urban Drainage'

CL1 'Contaminated and Unstable Land'

Poll1 'Pollution Control and Protection'

### SPDs/SPGs

'Barn Conversions' provides detailed guidance to anyone seeking to convert a farm building to residential or other use.

'Designing New Residential Development' sets out the standards that will apply to the consideration of planning applications for new housing development.

'Parking' states that the parking standards for new housing development shall be 1 space for dwellings under 3 bedrooms in size and 2 spaces for 3 bed dwellings and above. In addition, EVCP are required for all new houses with dedicated parking and 1 per 10 spaces for unallocated parking.

The South Yorkshire Residential Design Guide has been adopted as a best practice guide by the Council and covers issues relating to sustainability, local distinctiveness and quality in design and is underpinned by the principles in the CABI 'Building for Life' scheme.

## NPPF

The 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 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.

Paragraphs of particular relevance to this application include:

Para 7 – 3 dimensions to sustainable development  
Para 14 – Presumption in favour of sustainable development  
Para's 58 & 60 – Design considerations  
Para 79-92 – Green Belt

## **Consultations**

Conservation Officer – No objections subject to conditions and the applicant securing Listed Building Consent.

Highways DC – No objections subject to conditions

Forestry – No comments received.

Ward Councillors – No comments received

Drainage – No objections, can be handed over to Building Control

Biodiversity – No objections subject to the mitigation being secured through conditions

Pollution – No objections or conditions.

Yorkshire Water – The site is not served by the public sewer network so will need private treatment facilities.

## **Representations**

The application was advertised through neighbour letters and a site notice. No representations have been received.

## **Assessment**

### *Green Belt*

Local Plan Policy GB1 protects and safeguards the Green Belt in accordance with National Planning Policy. The NPPF at paragraph 150 allows for the re-use of buildings in the Green Belt provided that the building is of permanent and substantial construction and the development does not conflict with the purposes of including land within the Green Belt. Local Plan Policy GB3 allow for the change of use and alteration / extension of buildings in the Green Belt subject to a number

of provisions and the accompanying SPD 'Barn Conversions' provides detailed guidance on the change of use of barns.

The buildings are located within the existing farm yard which includes a number of buildings and structures. Burntwood Hall Nursing Home is immediately adjacent which comprises a number of buildings and high boundary walls. As such the barns form part of a wider complex of buildings and are not themselves highly visible within the Green Belt.

The Barns appear on the historic mapping system as far back as 1895 and are of a construction and scale which is no longer suited to modern farming practices. Large modern barns have been erected to the north east of the farm yard and are significantly larger and constructed in more modern materials.

The buildings are of permanent and sound construction and capable of conversion with minimal external alteration. The residential garden area is restricted to the existing courtyard, which is clearly defined and of an appropriate scale. Parking areas are located within an existing building within the farm yard.

The proposed extension is well below the size of the existing building and is located at first floor level. Therefore, in scale and visual impact terms its impact on the Green Belt is acceptable and accords with Local Plan Policy GB2.

As such the change of use of the building will not conflict with the purposes of including land within the Green Belt.

#### *Heritage Impact*

The buildings in question are now redundant farm buildings associated with Burntwood Hall Farm. Burntwood Hall is listed at grade II due to its high level of architectural and historic interest. The principal listed building is early C18 with later C19 and C20 additions but was converted to a nursing home in 2004. The proximity and historic association of these barns and outbuildings led to advice being issued (in 2017) that the buildings proposed for conversion were curtilage related and listed by association. As a result Listed Building Consent is required and was issued under 2017/1811 previously. As this LBC has now expired, to cover this requirement again a further LBC application will be required and the applicant has been advised to submit one. Reviewing the 2017 application it is clear that the relative value of features within the covered area / quadrangle enclosed by the barns were assessed and that resulted in conditions for the columns and other conditions over materials and window detailing. These conditions should be carried forward to any new planning permission and LBC.

The application is therefore assessed to be in compliance with Local Plan Policies HE2 and HE3. The applicant has been advised that approval of a Listed Building Consent Application is also required and this will be added as an informative.

#### Visual Amenity

The design of the barns, being relatively small in scale with a number of internal rooms lends itself to residential conversion. There are more windows and doors in the existing elevations than would normally be associated with an agricultural barn and as a result the proposed conversion can be achieved with only one additional window. The total blocking up or reduction of 6 existing doors and windows is proposed, however, it is not considered that this will harm the special character, significant or appearance of the buildings.

The proposed extension is sympathetically designed and, although not strictly in accordance with the guidance in the SPD, will blend with the existing barn without harming its character or

appearance. It will also have limited impact on the openness of the Green Belt or the purposes of including land within it, being a first-floor extension over the existing building.

Therefore, the proposed is acceptable in terms of visual amenity and complies with policy D1.

### Residential Amenity

The internal layout of the proposed has been influenced by the existing internal layout and the relatively narrow building width. Nevertheless, the proposed does comply with the South Yorkshire Residential Design Guide SPD with regards internal space standards. The exception being two small en-suite bathrooms which are well below the 3.5m. However, these are in addition to a family bathroom and as such it is considered that they are acceptable.

The external garden space has largely been defined by the size and shape of the existing courtyard but does comply with the Design of Housing Development SPD in relation to minimum external amenity space requirements. The gardens will be overshadowed by the existing barns and adjacent Burntwood Hall Nursing Home, however, the courtyard is generous enough to suggest that this will not in itself be a significant issue. Furthermore, whilst the layout of the garden space does mean that privacy will be limited, however, courtyard arrangements such as this are not unique and residents purchasing the properties will be aware of this at the time of purchase.

There are no windows in the rear elevation of the adjacent Burntwood Hall Nursing Home so privacy will not be affected. Nor will the proposed, as extended, lead to overshadowing of the existing hall or farm house.

The proposed is therefore acceptable in residential amenity terms and complies with policy D1 and the accompanying SPD.

### Highway Safety

The proposal provides suitable access, a bin store and sufficient parking space for the proposed development, albeit the size of spaces must meet criteria in the South Yorkshire Design Guidance. Information regarding measures for segregating farm vehicles and machinery from the proposed residential vehicles and construction traffic is also required. All these matters can be conditioned.

A condition has been applied requiring electric vehicle charging points in accordance with Local Plan Policy T3 and the Parking SPD.

Highways have no objection to the proposals subject to conditions.

### **Recommendation**

**Grant** subject to conditions