

## 2024/0068

Mr Scott McDonald

Conversion of stone barn and agricultural barn into 3no. dwellings with associated driveways and gardens

Royd Moor House Farm, Royd Moor Road, Thurlstone, Sheffield, S36 7RD

### Planning History

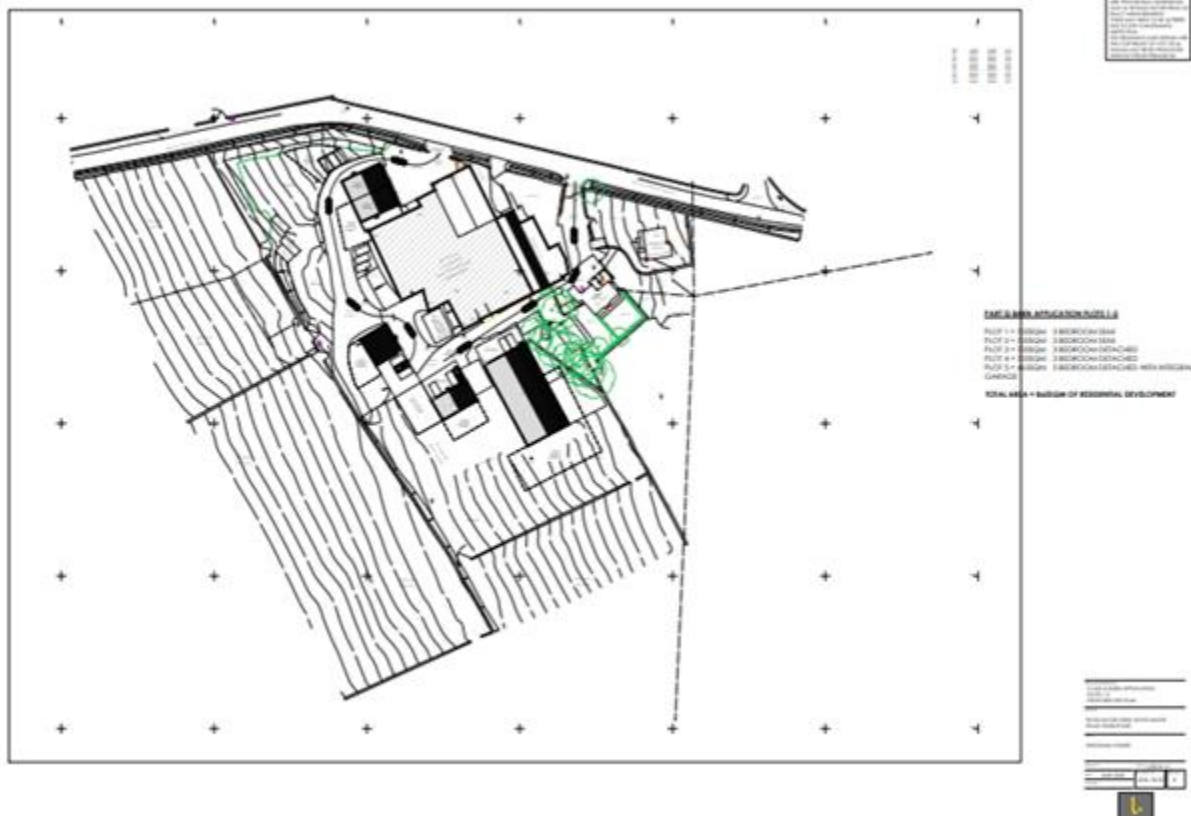
2024/0276 - Demolition of agricultural buildings and erection of 2no. dwellings and associated driveways, garage and amenity space – under consideration

2024/0294 - Demolition of agricultural buildings and erection of 6no. dwellings and associated driveways, garages and amenity space – under consideration

2023/0288 - Change of use of agricultural buildings to 5no. dwellinghouses including building operations reasonable necessary for conversion (Prior Approval) – Approved with conditions

The following plots and site plan has been agreed.

- Plot 1 – 100sqm 3 bed semi
- Plot 2 – 100sqm 3 bed semi
- Plot 3 - 100sqm 3 bed detached
- Plot 4 - 100sqm 3 bed detached
- Plot 5 - 465sqm 5 bed detached with integral garage



## Description

Royd Moor House Farm consists of a collection of agricultural buildings and structures, including an existing stone built farm house, situated to the south of Royd Moor Road in Thurlstone. The buildings lie within approximately 1.1 ha of land, comprising agricultural buildings and associated hard standing as well as areas of semi-improved grassland, with dry walls forming the sites boundaries. The site is located approximately 1km west of the rural village of Thurlstone and is bordered by extensive agricultural land with Royd Moor Road running along the northern boundary. The site was previously used as a dairy farm, however the majority of the agricultural activities at the site appear to have ceased. There is an existing stone built farmhouse on the site and a separate dwelling set to the east of the site known as Moorland Lea. To the north are further dwellings set as part of Royd Moor Farm, which include a number of barn conversions.



## Proposed Development

This application seeks permission to convert the Old Dairy Parlour which consists of a 2 storey stone barn and lean to breeze block extensions into two semi-detached dwellings. The proposal also seeks to convert the more modern steel frame agricultural barn into 1 dwelling all with parking and amenity spaces.

The agent has submitted the following information in terms of the design:- 'The footprint to plot 7 & 8 remain on the existing footprint and conversion of the attached side extensions into liveable accommodation are proposed, floor levels have also been kept wherever possible, at first floor level in Plots 7 & 8, the roof will be amended to alter the roof trusses from their existing format to enable head room internally, and will be in the form of a raised bottom cord truss , to the rhs of the barn we have added a first floor and pitched roof, to enable a first floor bedroom to Plot 7, eaves levels and existing ridge heights will be kept the same on both plots





status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). 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 Local Plan review was approved at the full Council meeting held 24th November 2022.

The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

The site is set within Green Belt as shown on the Local Plan Maps, therefore the following polices are of relevance:-

GD1: General development – Proposals for general development will be approved providing there is no significant adverse effect on residential amenity, highway safety, the current or future use of nearby land and it upholds good quality design in accordance with local plan policy D1.

SD1: Presumption in favour of sustainable development – The Council will take a positive approach to proposals that reflect the presumption in favour of sustainable development contained in the NPPF.

D1: High quality design and place making – This policy sets the overarching design principles for the borough. 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 the local area.

Policy GB2: allows for the replacement, extension and alterations of existing buildings in the Green Belt.

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.

T3: New development and sustainable travel – New development is expected to be located and designed to reduce the need for travel, be accessible to public transport and encourage smarter ways to travel rather than unsustainable use of the private car.

T4: New development and highway improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Poll1: Pollution Control and Protection - Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

We will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against.

Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

BIO1: Development will be expected to conserve and enhance the biodiversity and geological features of the borough.

SPDs:

- Parking
- Barn Conversions
- House Extensions and Other Domestic Alterations

- Design of Housing Development

#### 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.

#### Penistone Neighbourhood Development Plan 2019

BE1: Design of the built environment

#### **Consultations**

Penistone Town Council – No comments received

Conservation Officer – No comments received but the building is not Listed or in Conservation Area.

Pollution Control – No objections subject to conditions

Highways – Concerns raised with regard to sustainability but access and parking arrangement are acceptable

Drainage – No objections, can be dealt with through Building Regulations

Yorkshire Water - the application should be referred to the Environment Agency and the Local Authority's Environmental Health Section for comment on private treatment facilities.

Ward Cllrs – No objections received

Environment Agency – No comments received

#### **Representations**

The application was advertised via site notice and neighbour letter – No comments have been received as a result.

## **Assessment**

### Principle of development

The buildings are set within the Green Belt as allocated within the Local Plan Proposals Map. Inappropriate development within the Green Belt will be refused unless it is shown that there are very special circumstances that justify setting aside local and national policy. An exception to this is Local Plan Policy GB3 which allows 'the re-use of buildings provided that the buildings are of permanent and substantial construction'. This proposal would fall into this category as the buildings are of a permanent and substantial construction, evidenced by the planning statement and a site visit. The external alterations proposed are minimal and limited new build development is proposed, with the exception of small front extensions to replace existing breeze block structures, and as such the proposal would not be considered inappropriate development in the Green Belt. In terms of the use of the site for residential purposes, it is clear that the agricultural use at the site has been scaled back over the years and many of the buildings are redundant. Given that the remaining buildings have planning consent to be converted into residential uses under PN application 2023/0288, the proposed residential use is compatible.

The extent of the proposed curtilage, which includes parking areas, follows the extent of the site and does not extend any further into undeveloped Green Belt. This seems a logical boundary and is considered reasonable to serve the dwellings without resulting in any significant detriment to the openness and character of the Green Belt.

In addition to the above principle of the development, any development should uphold an excellent and appropriate standard of design whilst not having a detrimental impact on neighbouring buildings/dwellings, Biodiversity or the highway which has been assessed below.

### Visual Amenity

The footprint to plot 7 & 8 remain on the existing footprint and conversion of the attached side extensions into liveable accommodation are proposed, floor levels have also been kept wherever possible, at first floor level in Plots 7 & 8, the roof will be amended to alter the roof trusses from their existing format to enable head room internally. Eaves levels and existing ridge heights will be kept the same on both plots predominantly, albeit on plot 7 part of the ridge height will be greater over the bedroom though eaves level are to remain as existing. The replacement of the breeze block extension would be of benefit to visual amenity.

Plot 6 is to convert the existing steel frame agricultural building, the accommodation provides 3 double bedrooms with kitchen-dining and lounge, house bathroom and en-suite to master bedroom. The building structure will remain the same and it is proposed that the metal cladding will be replaced with timber cladding, and windows and doors will be aluminium frames and glazing. To allow further amenity space, it is proposed that partial demolition of the barn will be carried out to create further garden space off of the lounge area and will be linked to the front via a path and further landscaped gardens round the side of the dwelling.

The overall changes are considered to be acceptable and would improve the appearance of the buildings. The changes would not harm the openness of the Green Belt, as the buildings are existing and the changes to the buildings would appear fairly minor, and the remainder of the site would also be used for residential purposes in line with the approved class Q application. In addition, these barns could be converted under class Q within those limits, with

the exception of the changes to the roof and replacement of the extension of plots 7 and 8 which are considered to be minor.

### Residential Amenity

The proposed dwelling has been designed to meet the requirements of the internal space standards as set out in the South Yorkshire Residential Design Guide and as such a good standard of internal amenity will be achieved. All habitable rooms of the development are served by a window which would ensure adequate light would enter the property and future occupants would have a good outlook.

In terms of external amenity, the proposed site plan demonstrates there will be sufficient private amenity space to serve the proposed dwellings. The boundary line of the garden to plots 7 and 8 have been amended, along with the removal of part of the front extension and repositioning of the window to plot 7 which ensures that the garden area to plot 8 is afforded privacy.

There are two dwellings adjacent to the site, including Royd Moor Farm House and Royd Moor Bungalow. Royd Moor Farm House is set at an angle to plots 7 and 8 and would not directly overlook the windows of the new properties. The windows to the farm house are set approx 8m from the side boundary of the garden of plot 8, however this only is the side boundary of the garden and not the rear, and would not cause significant direct overlooking. The proposed dwellings would be in accordance with all other separation distances as stipulated in the Design of Housing development SPD. The buildings are existing and it is considered that the dwellings would be well contained within the curtilage of the site and would not be overbearing on any neighbouring properties. There would be no significant impact upon the adjacent approved class Q dwellings.

The internal rooms will all have natural light and the location/siting of the buildings are not impractical or undesirable for a change of use to residential, as the site has not been used as a dairy farm for some time. The external amenity areas of the dwellings are also sufficient. The proposal is considered acceptable in terms of residential amenity in accordance with policy GB3 of the Local Plan.

### Highways

The access to the property for vehicles will not be changed in any way from the current access points into the farm yard, only the relocation of the parking spaces to the north side of the property for plots 7 and 8 where 3 spaces are situated per property and garage for plot 7 and one on the driveway.

In terms of transport and highways impacts of the development, the Highways Officer has raised concerns with regard to the sustainability of the site and the lack of public transport and local facilities in the area. No concerns have however been raised with regard to the highway safety in terms of the access proposed, or parking for each proposed unit. Given that the site has been previously used for agricultural purposes, the proposed conversion of the buildings into 3 residential units should not cause any significant impact to the highway network in terms of any significant increased movements. The access is acceptable and has sufficient visibility for the use proposed.

In terms of the sustainability of the site, Local Plan Policy, Policies GB2 and GB3 do not have a test of locational sustainability in respect of the re-use of buildings or extensions to them. There are a number of other conversions of agricultural buildings in the area, some of which are in locations that do not have ready access to shops and services. In addition, in some cases conversions of this type can be carried out under the Permitted Development Rights set out in Part 3, Class Q of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015. In such cases the Order does not require a test of locational sustainability, recognising that many agricultural buildings will not be in village settlements and may not be able to rely on public transport.

Given the above it is felt that the sustainability of the site and access to local facilities/public is not considered to be a significant reason to refuse the application, given that the previous PN applications have been approved on this particular site and no objections have been raised to the recently submitted planning applications at the site.

### Ecology

Ecology reports have been submitted in support of the application. The Ecology Officer has reviewed all of the updated ecological information submitted by the applicant and is content that sufficient information has been provided. The Ecology Officer states: 'The majority of impacts from the proposal are localised and small scale. However, the bat survey report has confirmed the presence of two small day roosts for bats (common pipistrelle and Brown long-eared bat) within buildings 3 and 4 on site. Therefore, for the works to legally proceed a licence from Natural England will be required.'

The development shall be carried out in accordance with additional biodiversity mitigation and enhancement measures and informatives. The measures listed below shall be implemented in full, prior to first occupation of the site, and full details including photographic evidence provided to the Local Planning Authority and should be secured via condition:-

- Integrated bat roosting boxes and integrated swift boxes to be installed in suitable locations within each new dwelling; and
- Hedgehog highways to be installed in all boundary fencing, including fences between dwellings. The hedgehog highways will be signposted to prevent residents blocking the gaps.

Subject to the above, the proposal is considered acceptable when measured against policy BIO1 of the Local Plan.

### Other matters

The site is not in an area at high risk of flooding and the drainage officer has confirmed that drainage can be dealt with by building control. The Pollution Control team have not raised any concerns with regard to contamination or noise issues.

### Recommendation

**Approve subject to conditions**