JUSTIFICATION STATEMENT

Dated: 24th April 2013

Applicant:	Mr R Auckland
Proposed Development:	Change of use of existing outbuilding to single residential dwelling
Site Address:	Scout Bridge Farm, 17 Huddersfield Road, Penistone S36 7BX

1 Proposed Development

Consent is sought for change of use of an outbuilding within the curtilage of Scout Bridge Farmhouse to a residential dwelling. The proposed development will comprise of the following: -

- Conversion of an existing outbuilding to a single residential unit.
- Use of the existing access (i.e. private drive) that serves the farmhouse and farm buildings
- Use of the existing surfaced yard for parking of up to 2 vehicles and turning.
- Use of a small area of land as a garden/ outdoor space

2 Material Considerations

In assessing our proposal the following matters are key considerations:

- The Principle of Development
- Design & Visual Amenity
- Residential Amenity
- Highway Safety
- Economic and Other Benefits

3. Principle of Development

3.1 The site falls within Green Belt and was constructed lawfully under a previous consent about 35 years ago and hence complied with Green Belt Policy at that time. The building was constructed as an outbuilding to serve Scout Bridge Farmhouse and has been used for since that time as a workshop and garage.

3.2 The building has become too large for its existing use and other outbuildings are quite capable of performing its current function. The building is therefore surplus to requirements.

3.3 The building is well built of matching brick and tile roof and is a substantial and permanent structure that can be easily converted to residential dwelling without any significant alterations or additions. Although most development in Green Belt is regarded as inappropriate the National Planning Policy Framework (2012) does permit a number of exemptions and one of these is " the re-use of buildings provided that the buildings are of permanent and substantial construction." Therefore the principle of development is this particular cannot be questioned.

4 Design & Visual Amenity

The proposed change of use does not result in any external alterations to the building and as such is considered in accordance with policies CPS29 and CPS34 of the Barnsley Core Strategy.

5 Residential Amenity

Given the building is existing and has previously been used as a workshop for the last 35 years we do not consider that the change of use will result in any adverse detrimental impact on adjacent residents. The nearest house other than Scout Bridge Farmhouse is approximately 185m away. Given that the property is detached and the building in question is not located in close proximity to any adjacent properties it is not considered there will be any resultant detriment from its proposed change to domestic use.

6 Highway Safety

6.1 It is proposed to use the existing access and private drive that serve the farm, farmhouse and outbuildings. The private drive gives access to Huddersfield Road. Visibility is good but left-hand turning is not ideal given the configuration of the junction and changes in levels.

6.2 However, the access is currently used by farm vehicles such as tractors and for heavy goods vehicles making deliveries to and from the farm. The addition of one or two motor vehicles associated with a single residential dwelling attached to the farm will not significantly intensify traffic movements at the junction and will not adversely affect highway safety. The proposed access is therefore considered acceptable.

7 Economic and Other Benefits

7.1 The proposed development will allow the owner of Scout Bridge Farm to continue to live next to the farm and oversee its operation and management. It will also allow his family to move into the farmhouse to provide additional help and support tin running the farm. This will enable a rural enterprise to continue in business, thereby protecting a small number of jobs and protecting its local supply chain. As such it will "support a prosperous rural economy" in line with the NPPF.

7.2 The development will also contribute towards sustainable economic development in a small but important way and the fact the development will re-use an existing building with little alteration means that a home will be created which will have a very small carbon footprint – thus contributing positively to "meeting the challenge of climate change, flooding and coastal change".

7.3 The proposed development will also meet the objectives of chapter 6 of the NPPF "delivering a wide choice of high quality homes" in particular requiring local authorities to "plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes" in locations that reflect local demand. The development proposed will meet a very specific local need.