

Mr J Singh

Demolition of existing boarding kennel block and outbuilding and construction of new 2 storey dwelling with associated landscaping works and erection of bin store.

Stancliffe House Farm, Woodhead Road, Wortley, Sheffield, S35 7DA

Site Location & Description

Stancliffe House Farm consists of an existing dwellinghouse and various associated outbuildings. The site was formally used as a dog/cat boarding and kennel facilities (known as Rainbow Hill Kennels) but this use ceased within the last year. The site still includes the various equipment/arrangement associated with the former use with enclosed paddocks/exercise areas located off the kennel/cattery buildings.

The former dog kennels building sits within the northern corner of the site. The structure is single storey but built into the hillside and therefore arranged over two levels. The building has a large footprint, spanning circa 29m in width and has a low pitched/flat roof. The building is finished in dark green metal sheeting with a roller shutter door and pedestrian doors on the eastern facing elevation. There is a level gravel area to the front of the structure with an enclosed paddock to the rear. This building is to be replaced by the proposed dwelling.

Other buildings on site consist of a cattery building, an annex and other ancillary buildings. These are finished in a mixture of pre-fabricated materials; wood cladding or render and are all single storey. The cattery building and shed are proposed to be demolished.

There is an existing dwellinghouse which is a two-storey square shaped property and is positioned on the eastern part of the site. The property is finished in red brick with a light blue render, with a large driveway wrapping around the front and side. The residential garden is to the rear of the property between the dwelling and the annex building.

The wider site is a rectangular shape extending from Woodhead Road in a north-eastern direction. Woodhead Road is at the highest level, with the site levels falling away fairly steeply. Due to the level changes, the existing kennel building cannot be seen from the road, with only the roof partially in view. A long access drive extends from Woodhead Road along the eastern boundary and then curves into the site to serve the outbuildings. The built form is set back from the road, with a large field fronting the site, with two further enclosed fields to the rear of the site.

Hedges and post and rail fences define the boundary of the site, with a stone wall along the Woodhead Road. A line of trees is positioned along an internal pathway and around the residential garden. But overall, the site is fairly open in nature with undisrupted views from the site across the landscape.

The site is an isolated location with no immediate neighbours. Agricultural fields surround the site in all directions and due to the changes in levels, the site is not within direct view from any neighbouring sites/properties.

Relevant Planning History

2012/0143 - Installation of 1no 10KW wind turbine (12m HUB height) WITHDRAWN

2010/0219 - Erection of detached bungalow (Outline), REFUSE, 4/5/2010

2010/1036 - Erection of 1 no. dormer bungalow, REFUSE, 10/5/2011

B/98/0927/WO - Erection of boarding kennels, GRANTED, 12/10/1998

B/94/1376/WO - Erection of barn, glasshouse and tied dwelling (dormer bungalow) REFUSED, 19/1/1995

B/86/1055/WO - Extension to convert single storey dwelling into two storey dwelling, GRANTED, 4/11/1986

B/86/0236/WO - Conversion of farm outbuildings to form boarding kennels and cattery, GRANTED 1/5/1986

B/80/1359/WO - Change of use from smallholding and Turkey Farm to Nursery Garden Centre, REFUSED 28/8/1980

Proposed Development

The proposal has been amended numerous times during the assessment of the application to overcome issues regarding the impact upon the Green Belt; highways and design.

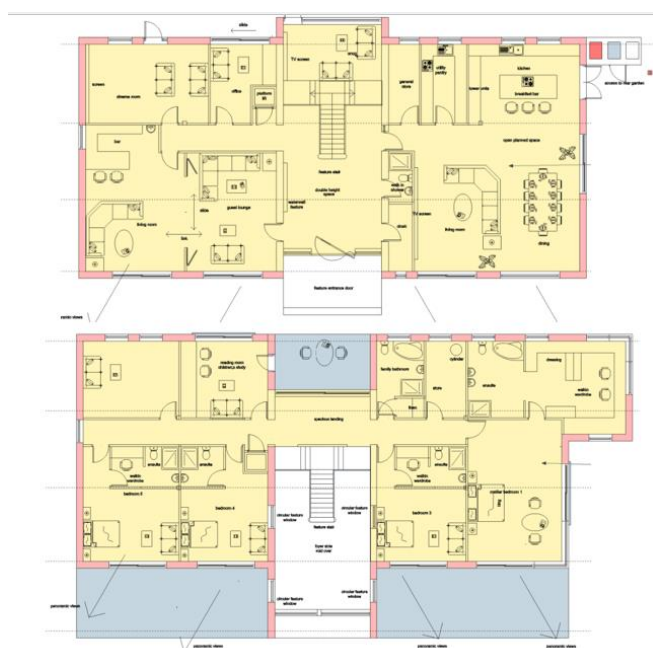
The development includes the demolition of the dog kennel building and the erection of a new dwellinghouse on its footprint. The proposed dwelling is two storeys but will be built into the hillside. The site will be dug out by 1.1m - 2.5m, so that the ground floor level will be lower than the existing kennel building. The roof has been amended to a flat green roof, which will not substantially project above the existing land levels. To the front, the dwelling will have large windows and an entrance foyer, with balconies at first floor level. To the rear, steps will be installed to provide access between the existing land level and the new lower ground. Solar panels will be installed on part of the roof.

Externally, the dwelling will be finished in light coloured stone with white render features. The window and door frames will be dark grey.

The existing cattery building and shed (currently positioned in the western corner) will be demolished. The dwelling will utilise the existing highways access with the residential parking to be located amongst the existing outbuildings.

The existing dwellinghouse, annex and outbuildings will be retained.

The scale of the proposed dwelling has been reduced to take into account the Green Belt location of the site.



Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise. 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.

Allocation/Designations

The entire site is washed over by Green Belt as defined in the adopted Local Plan.

The site is within a high-risk development area as designated by the Coal Authority, and also within Flood Zone 1 (low risk).

National Planning Policy Framework – December 2023

The National Planning Policy Framework (NPPF) was revised in December 2023, replacing the previous versions. The NPPF is a material consideration when assessing planning applications. The following sections are relevant to this application proposal:

Section 5 – Delivering a Sufficient Supply of Homes
Section 9- Promoting Sustainable Travel
Section 11- Making Effective Use of Land
Section 12- Achieving Well-designed and Beautiful Places
Section 13 – Protecting Green Belt Land
Section 15 – Conserving and Enhancing the Natural Environment

Barnsley Local Plan

The following Local Plan policies are relevant:

Policy GD1: General Development
Policy D1: High Quality Design and Place Making
Policy SD1: Presumption in favour of Sustainable Development
Policy T4: New Development and Transport Safety
Policy LC1: Landscape Character
Policy POLL1: Pollution Control and Protection
Policy H1: The Number of New Houses to be Built
Policy H4: Residential development on small non-allocated sites
Policy BIO1: Biodiversity & Geodiversity
Policy CC2: Sustainable Design and Construction
Policy RE1: Low Carbon and Renewable Energy
Policy GB1: Protection of Green Belt
Policy GB2: Replacement, Extension and Alteration of Existing Buildings in the Green Belt

Supplementary Planning Documents

The Council have adopted SPDs to provide further guidance about the implementation of specific planning policies in the Local Plan. The adopted SPDs should be treated as material considerations in decision-making and are afforded full weight. The following SPDs are relevant to this proposal:

Parking, November 2019
Design of Housing Development, July 2023
Residential Amenity and the Siting of Buildings, May 2019
Sustainable Construction and Climate Change, July 2023
Biodiversity and Geodiversity, May 2019
Trees and Hedgerows, May 2019
South Yorkshire Residential Design Guide, January 2011

Consultations

Local Ward Councillors- No response.

Demolition – No response.

Environment Agency – No response.

Forestry Officer- No objection subject to pre-commencement condition relating to landscaping.

Highways DC – The proposed access and waste collection arrangements have been amended to overcome concerns raised by the Highways DC Officer. The position of the electric sliding gate is acceptable, and allows for waiting vehicles to pull off the highway. No objection based on the amended plans subject to a condition relating to surface materials and gate design.

Drainage- No objection, no conditions requested.

Pollution Control- No objection subject to condition relating to construction hours.

Sheffield City Council – No response.

Wortley Parish Council – No response.

Yorkshire Water- No objection.

Biodiversity – No objection based on the submitted ecological surveys.

Representations

This application has been advertised in accordance with the Development Management Procedure Order (DMPO) 2015. The application has undergone three rounds of publicity following amendments to the development, application site boundary and description, as follows:

First Round (original submission)- February 2024

- Site Notice displayed adjacent to the site

Second Round (amended plans, red line boundary and description) – April 2024

- Site Notice displayed adjacent to the site

Third Round (amended plans, red line boundary and description) -June 2024

- Site Notice displayed adjacent to the site- consultation expiry date: 16/7/2024

No neighbour representations have been received during any round of public consultation.

Assessment

Principle of Development/Green Belt Policy

Section 13 of the NPPF relates to the Green Belt. Paragraph 152 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in 'very special circumstances.'

Paragraph 153 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 154 states that the construction of new buildings are inappropriate in the Green Belt apart from where the following exceptions are satisfied:

C) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

D) the replacement of a building provided the new building is in the same use and not materially larger than the one it replaces

G) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use which would:

- not have a greater impact on the openness of the Green Belt than the existing development

Paragraph 155 sets out other forms of development which are not inappropriate in the Green Belt provided that they preserve its openness and do not conflict with the purposes of including land within it. This includes;

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

Local Plan Policy GB1 states the Green Belt will be protected from inappropriate development in accordance with national planning policy.

Local Plan Policy GB2 relates to replacement and alterations of buildings in the Green Belt and builds upon the above stating that provided there will be no harmful impact upon the appearance or character and will preserve the openness of the Green Belt, the following development will be supported:

- Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces;
- Extension or alteration of a building where the total size of the proposed and previous extensions do not exceed the size of the original building;

Policy GB2 continues stating that all development is expected to be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale, massing, elevation design and materials. The development should have no adverse effect on the amenity of local residents, the visual amenity of the area or highway safety.

Policy GB3 relates to changes of use in the Green Belt and states that the conversion of building will be supported 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.

Policy GB3 makes specific reference to residential uses, stating that such use will only be supported whereby:

- There are not strong economic reasons why such development would be inappropriate;
- Residential use would be a more appropriate way of maintaining and improving the character and appearance of the building than any other use.

The proposed development includes demolishing the existing dog kennel building as well as two associated outbuildings- the cattery and shed building. It is noted that NPPF Paragraph 155 and Local Plan Policy GB3 support the re-use/change of use of existing buildings subject to them being of permanent and substantial construction. The application has therefore been supported by a structural survey which concludes the following in regard to the dog kennel structure: *'it appears that there is a distinct lack of substantial structural support system. it is unlikely that the building would pass lateral stability checks... in order to bring the building up to current acceptable minimum safety standards, structural intervention to the current building will involve substantial and significant alterations... it would be difficult to see an argument for the retention of the majority of the building.'*

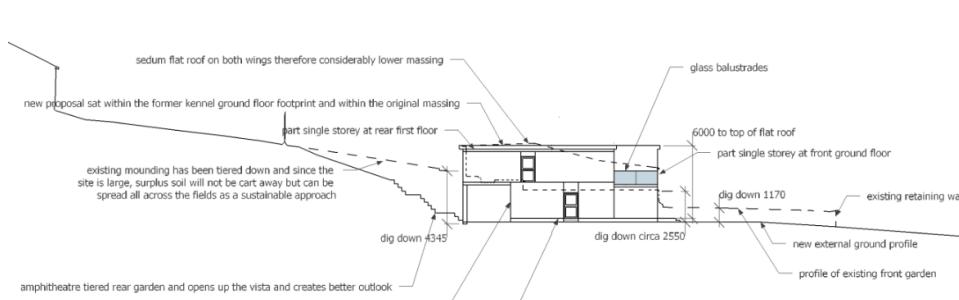
On this basis the re-use of the existing dog kennel building is not considered to be appropriate, meaning the proposal is somewhat contrary to the Local Plan policies in this regard. However, given the nature of the site and the fact that the new building will situate on the footprint of the existing building, the principle of the proposal is considered to be acceptable in this instance, subject to there being no wider harm upon the openness of the Green Belt as per NPPF paragraph 154 (G). This is assessed further below.

Impact Upon Openness of the Green Belt

As mentioned above, Paragraph 154(G) makes reference to the redevelopment of previously developed land whereby there is no greater impact upon the openness of the Green Belt.

The application site already consists of various buildings and built form, as described above. The scale and size of the proposed dwelling has been amended to ensure there would be no wider harm upon the openness of the Green Belt in comparison to the existing structures.

The dog kennel building is a wide spanning building which has a footprint of circa 430sqm, but its single storey scale and position into the hillside means its impact upon the openness of the Green Belt is relatively limited. Taking this into account, the proposed dwelling would sit on the same footprint as the existing building and its scale/height would be similar to the dog kennel structure. Although the dwelling is two storey in height, the proposed ground floor would be 1.1-2.5m lower level than the existing building, further sunken into the hillside, resulting the overall above ground height being alike. This is indicated on the section below:



To further offset any potential impact upon the openness, the proposal includes the demolition of two existing buildings which equates to a total volume of 291.5 cubic metres and footprint of 119sqm. These buildings are positioned closer to the road and have a much more obvious impact upon the open nature of the Green Belt by interrupting the views from the road across the open landscape.

The proposed development does not encroach upon the openness of the Green Belt with all the proposed built form contained within the existing site. This includes the access arrangements and associated garden area which will remain within the established curtilage.

Whilst it is recognised that the erection of a new building is not consistent with the Green Belt policy, the overall impact of this development is considered to be relatively minor. There is already an existing residential use at the site with an established dwelling located adjacent. The site already consists of a number of buildings, which causes a degree of harm upon the openness. The introduction of one additional dwelling which replaces an existing unsightly building is not considered to harmfully impact the Green Belt in terms of its openness or appearance. The principle of the development in this location is therefore considered to be acceptable in this instance for the reasons assessed below.

Design & Impact Upon Appearance of Green Belt

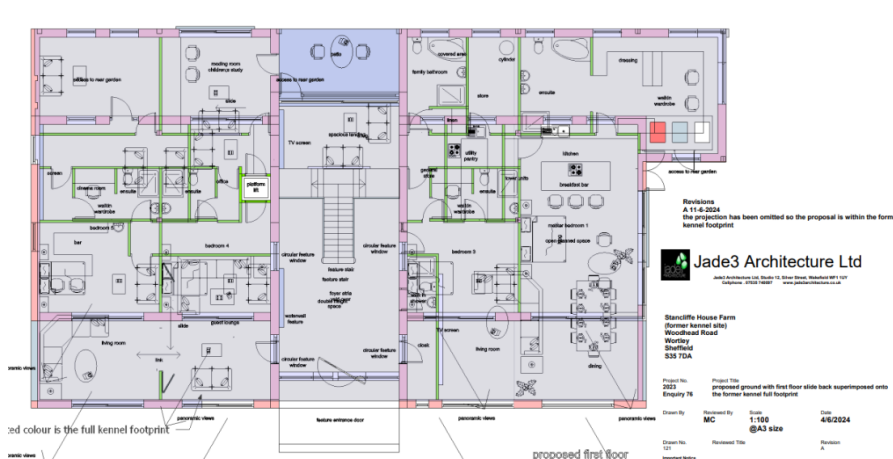
NPPF Paragraph 135 relates to high quality design and states that developments should function well and add to the overall quality of the area; are visually attractive; sympathetic to local character; maintain a strong sense of place whilst optimising the potential of the site and create places which are safe and inclusive and promote well-being.

NPPF Paragraph 139 states development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

As mentioned, the overall size, scale and massing of the proposed dwelling has been considerably reduced to ensure that there is no harm upon the character or appearance of the Green Belt. The dwelling is relatively low in height with an eaves height of 6.3m when measured from the proposed ground level. The dwelling will have a flat roof with a green roof system to give the appearance of the landscape continuing. The external elevations will be finished in light coloured stone with white render features.

rear elevation

It is recognised that the overall width of the dwelling is generous, however this is in-keeping with the existing dog kennel building and is therefore acceptable. An overlay plan is included below which demonstrates that the footprint of the two buildings are consistent.



Whilst the dwelling has a modern appearance, its form and scale is considered to be acceptable. The low-rise massing of the property makes it less harmful upon the Green Belt and the materials proposed are consistent with those already present at the wider site.

The proposal does not include the erection of any new boundary treatments apart from those at the site entrance (explained below). Externally the only new development is the formation of the stepped patio area to the rear of the dwelling which is considered to be acceptable.

The proposed dwelling is acceptable in terms of its design and appearance. The scale, appearance and massing has been amended to reflect the character of the site and the surrounding landscape, whilst also ensure that there is no harm upon the appearance of the Green Belt.

To protect the openness of the Green Belt in the long term, permitted development rights will be removed. This means any further development at the site will need to be assessed by the Local Planning Authority.

Taking the above into account, the proposal is therefore in accordance with NPPF Paragraph 135 and Local Plan Policy D1.

Impact upon Residential Amenity

Local Plan Policy GD1 states that proposals for development will be approved if there are no significant adverse effect on the living conditions and residential amenity of existing and future residents. Proposals should be compatible with neighbouring land and should not significantly prejudice the current or future use of neighbouring land.

Local Plan Policy POLL1 states that development will be expected to demonstrate that there would be no unacceptable affect or cause a nuisance to the natural and built environment or to people.

The proposal would provide acceptable levels of residential amenity in terms of both internal and external space standards and separation distances. The only occupiers which would be impacted by the development are those at the existing dwelling, which is located within the wider site, but outside the application boundary. The existing dwelling sits to the south-east of the proposed, with no directly facing windows.

The hallway window on the first floor side elevation of the proposed dwelling will face the large driveway/hardstanding area for the existing dwelling, thus not impact any outdoor amenity space. Windows on the front and rear elevations of the proposed dwelling will not face towards the existing dwelling, thus not impact existing residential amenity in terms of overlooking. Similarly, no overlooking will be introduced by the balconies due to their north facing position.

The hillside position and low eaves height of the dwelling means that no harmful overshadowing would be introduced upon the existing dwelling.

In terms of comings and goings and associated disturbance caused by the introduction of an additional dwelling, this is considered to be extremely limited, particularly when compared to the former dog boarding use. Nevertheless, a condition is attached limiting the hours of construction

to ensure that the occupiers of the existing dwelling are not harmfully impacted by noise during the construction period.

The dwelling itself is adequately sized in terms of internal floorspace and provides sufficient outdoor amenity space for future residents.

In summary, it is not considered that the development would have a harmful impact in terms of overlooking and/or overshadowing of the neighbouring property. Similarly, the future residents of the proposed dwelling would have acceptable levels of residential amenity. The development is therefore in accordance with Local Plan Policy GD1 and Local Plan Policy POLL1.

Highway Considerations

NPPF Paragraph 115 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

Local Plan Policy T4 states that 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. It follows on state if a development is not suitably served by the existing highway or would add to problems of safety or the efficiency of the highway, developers will be expected to take mitigating action to make sure the necessary improvements go ahead.

Table 1 of the Parking SPD (November 2019) sets out the adopted parking standards for new developments.

The development will utilise the existing access arrangements off Woodhead Road, with the driveway already providing sufficient parking for multiple vehicles. The development will not encroach upon the existing parking for the adjacent dwelling. The Highways DC Officer has no objection on this basis.

The bin storage arrangements haven amended to address previous concerns. A dedicated bin storage area is proposed adjacent to the road which provides sufficient space for the required bins. An electric gate is to be installed at the entrance of the driveway, with a pedestrian gate to the side. The gates will be positioned a suitable distance from the highway to allow vehicles to pull off and wait safely. The Highways DC Officer has no objection to the amended plans subject to the condition attached. The proposal is therefore in accordance with NPPF Paragraph 115 and Local Plan Policy T4.

Impact Upon Trees

Local Plan Policy GD1 states proposals for development will be approved if they include high quality landscaping which incorporates existing landscape features as well as hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape.

The proposed development has been assessed by the Forestry Officer. Earlier revisions of the proposal including planting large conifer trees along the site boundary, however this was not considered to be appropriate and would not be in-keeping with the open and rural character of the landscape. This has since been removed from the proposals.

The existing hedges will be retained and there is no significant impact upon existing trees. The proposed alterations to the ground levels are not considered to impact existing planting. At this stage, limited landscaping details have been provided and therefore a pre-commencement condition is attached. Overall, there is no objection in terms of the impact upon trees.

Conclusion

Overall, the proposed development is considered to be acceptable given the context of the site and based upon the amended plans. It is recognised that generally new dwellings and/or new buildings within the Green Belt are resisted, with both national and local policy directing the re-use of existing buildings. However, in this instance, the erection of the proposed dwelling is considered to be acceptable.

The dwelling will replace an unsightly, vacant building which is unlikely to be repurposed for any alternative use due to its poor structural stability. Whilst the existing dog kennel building does not necessarily harm the openness, it does not positively contribute towards the appearance of the Green Belt either and therefore the principle of replacement is considered to be acceptable.

The proposed dwelling has been substantially reduced and amended to ensure that there would be no harm upon the openness of the Green Belt. The massing and scale has been reduced so that it does not significantly exceed that of the existing building, with the hillside position also mitigating any impact. The demolition of two other buildings will also offset any harm introduced by the minor increase in floorspace.

The development will not physically encroach upon the open Green Belt, with the existing footprint and existing access arrangements to be utilised. The proposed materials are acceptable and the introduction of one additional dwelling at the site is not considered to be harmfully impact the character of the area. In conclusion this development is acceptable subject to the conditions attached.

Recommendation

Approve.