

2024/0052

Mr P Dimberline

Conversion of detached barn to dwelling including extension

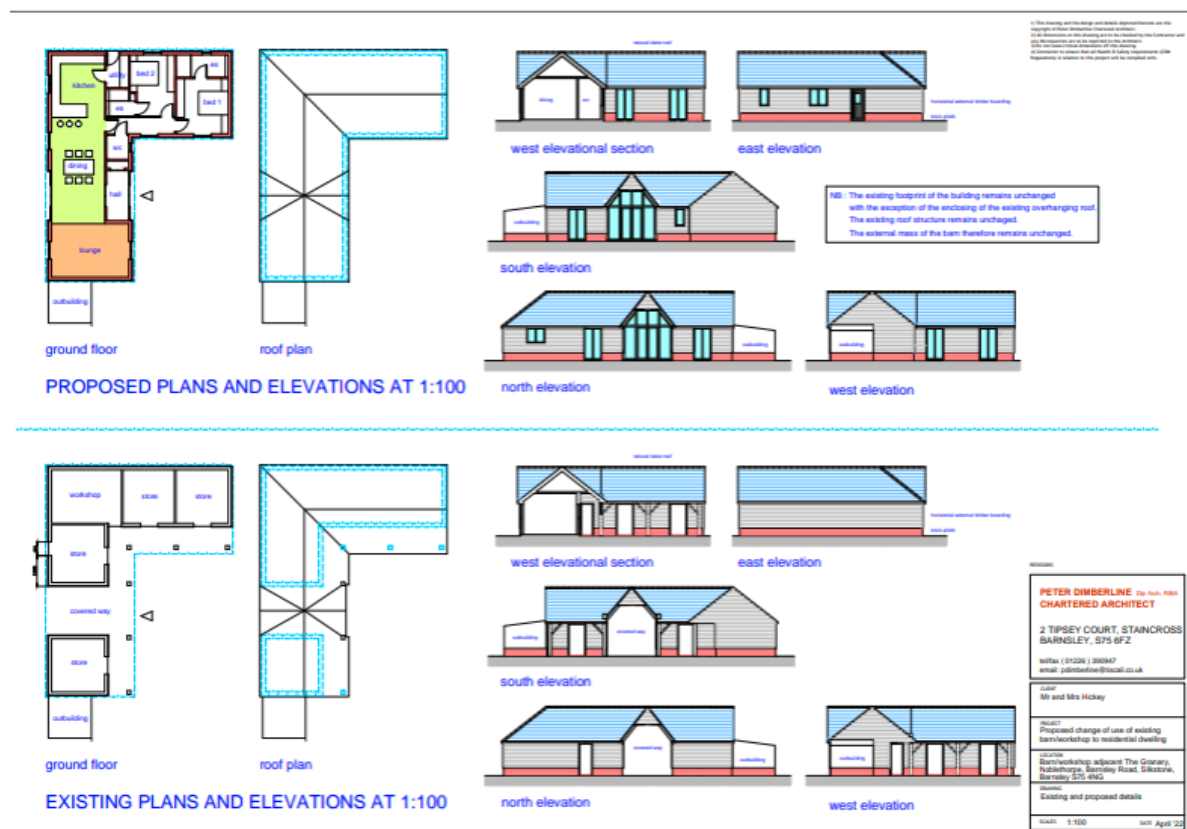
The Granary, Barnsley Road, Silkstone, Barnsley, S75 4NG

Planning History

B/02/1574/PR- Erection of single storey swimming pool extension to dwelling and detached stable block-04/02/2003

2022/0819 - Conversion of detached barn to dwelling – Approved with conditions

Approved plans



Site Description

The application site is part of the curtilage of 'The Granary' which is a former barn extended and converted to a dwelling in the 1990's. The southern boundary of 'The Granary' is shared with Noblethorpe Hall, a listed building. There are also further dwellings to the west of 'The Granary' all of which were converted from a group of stone buildings in the 1990's. These are known as 'The Mews Cottage', 'Meadowview Barn', 'The Clocktower' and 'The Coach House'. To the south of the Noblethorpe settlement is Barnsley Road, a highway passing through Silkstone from Barnsley and heading west towards Penistone. Existing agricultural land / private parkland exists to the west, north and east of the group of dwellings. There are a group of trees along the adjacent eastern boundary and the site is within the Green Belt.

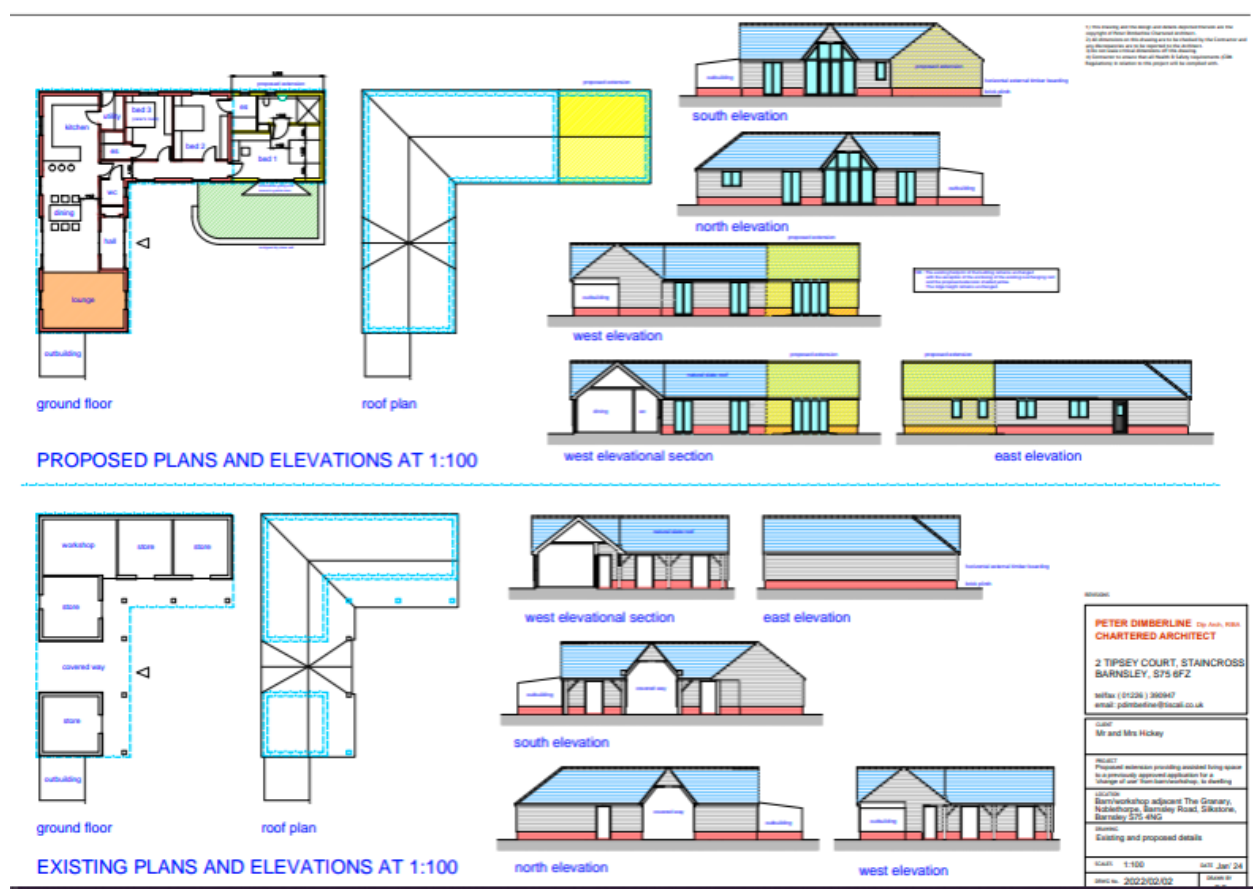
The design and access statement states that the existing detached barn/workshop was built around 2005. The barn sits on land immediately to the north and at a lower level than The Granary. The site is accessed from the existing private drive serving The Granary, however the building has a curtilage defined by an existing timber post and rail fence enclosure. This is all confirmed by the aerial photo from 2009 given below which shows the building being present for over 10 years and the fencing enclosure.

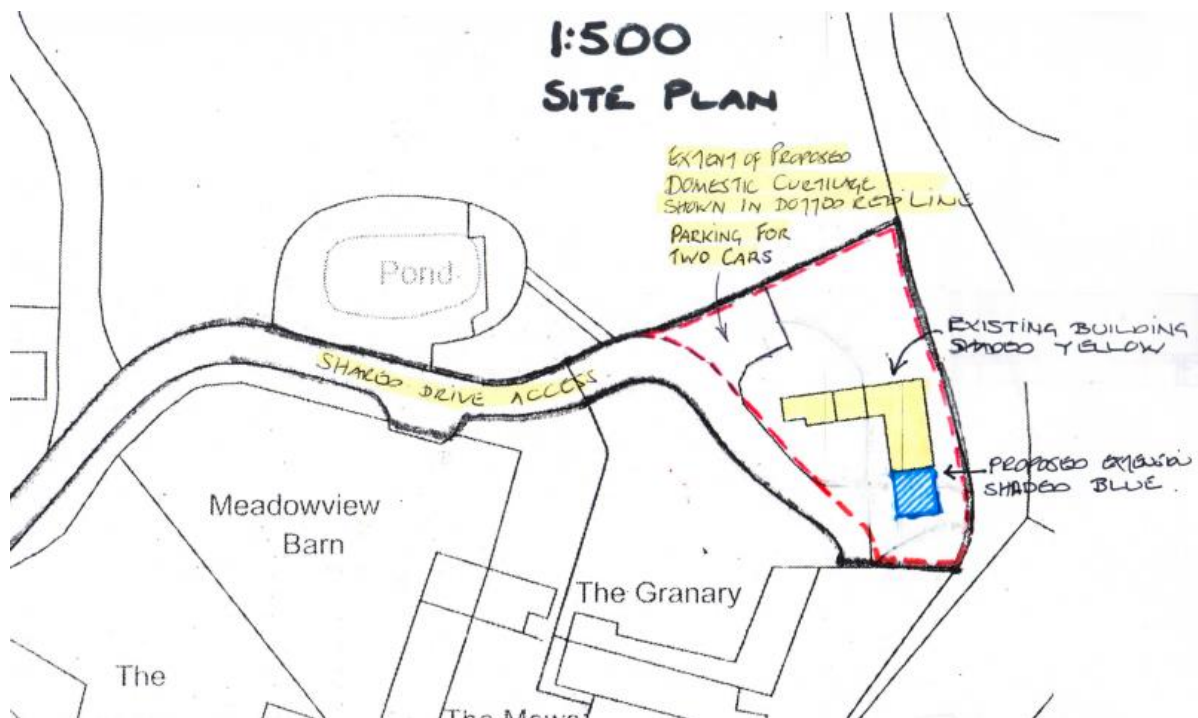
The barn has a gable with overhanging roof to the west elevation, and a gable to the south and north. There are several existing openings and an attached outbuilding. In terms of construction materials, the barn has a concrete raft foundation and the external walls are a cavity wall with a brick plinth externally built off the concrete foundation. The external walls have an internal skin of blockwork extending vertically from floor slab level up to the wall plate supporting the roof structure. Externally the building is finished with a rainscreen of horizontal treated timber cladding. The roof is of structural timber with a natural slate finish. Internally, the partition walls are generally of block construction.

Proposed Development

The applicant is seeking planning approval for the conversion of the existing detached barn to a dwelling including a side extension measuring 34sqm. The plans differ from the previous approval 2022/0819, in that a side extension is proposed to include an additional bedroom and wetroom facility, due to a change in personal circumstances, the applicant requires further accommodation with circulation space. The extension would be constructed of matching materials and fenestration details.

In terms of the overall conversion works, there will be minor modifications in relation to fenestration. No other external changes are required for the conversion.





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 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 policies 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.

HE1: Historic Environment - We will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk.

HE3: Developments Affecting Historic Buildings – Proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance. In such circumstances proposals will be expected to respect historic precedents of scale, form, massing, architectural detail and the use of appropriate materials that contribute to the special interest of a building.

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.

Consultations

Silkstone Parish Council – No comments received

Ward Cllrs – No comments received

Pollution Control – Recommend a condition restricting hours of construction or demolition works.

Highways DC – No objections subject to condition.

Drainage – No objection details to be checked by Building Control.

Conservation Officer – No objections.

Biodiversity Officer – No comments received

Representations

Neighbour notification letters were sent to surrounding residents and a site notice placed nearby, two letters of support have been received which support the additional bedroom extension due to the applicant's personal circumstances.

Assessment

Principle of development

The building is 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'.

The principle of the change of use of the building has already been established by the previous planning approval 2022/0819. The proposal now includes the erection of a small extension to provide an additional bedroom, due to a change in the applicant's circumstances. Policy GB2:

allows for the replacement, extension and alterations of existing buildings in the Green Belt. The proposals involve extending the building by approx 34sqm. The existing building has a floor area of approx 127sqm, therefore the alterations do not exceed the size of the original building and would not result in 'substantial alterations' to the building. The extent of the proposed curtilage, which includes parking areas has not been increased as a result of the proposal. Permitted Development Rights should be removed as part of any planning approval to ensure that any further development is restricted.

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 or the highway. The proposal site has somewhat of a complex planning history and has a curtilage relationship to Nobelthorpe Hall, a Grade II listed building. Therefore, the proposal is expected to protect or improve the character and/or appearance of Listed Buildings in accordance with policy HE3 of the Local Plan. These aspects are assessed within the following sections.

Visual Amenity/Impact on Historic Environment

The building is existing and has an existing planning approval for conversion into one dwelling. The works now involve the erection of a small bedroom extension measuring 34sqm. Given the extension is small and set within the existing site curtilage, the proposal should not have any significant increased impact upon the openness of the Green Belt. The existing building is of a form, scale and design that is in keeping with its surroundings and the existing building is of a permanent and substantial construction and a structural survey demonstrates that the building still does not need major or complete reconstruction for the proposed new use. The extent of the proposed curtilage, which includes parking areas, is unchanged.

Given the proximity of the site to Noblethorpe Hall, the Conservation Officer has been consulted and has provided the following comments:- '

'This application follows approval of 2022/0819 for the conversion of this modern barn to a dwelling. Owing to the personal circumstances of the applicant, the proposal has been amended to add an extension to the southern leg of the 'L' shaped footprint. I understand this is to accommodate possible future on site care owing to a serious medical condition. I discussed this with the Architect last summer to understand what this would mean in terms of extension of the barn and possible intrusion on the setting. With regards to the setting, this includes that of Nobelthorpe Hall and some of its ancillary historic buildings. However, my view is that the barn is in a much lesser part of the setting, and is well screened from view from any areas of sensitivity in terms of the listed building or parkland:

Overall, I'd characterise the building as not of the local vernacular but recessive and not particularly intrusive in this setting. This setting includes Noblethorpe Hall (The Hall), The Granary, and to a degree Meadowview Barn. Given the intervening structures, between The Hall and the site and the generally ancillary nature of this part of the setting I feel the impact is likely to be negligible. There is little direct intervisibility between The Hall and the development site (mainly due to The Granary). The plot is also well screened to the east and so there are no views possible from the historic parkland. The other historic curtilage structures to the north and west including Meadowview face primarily west and I feel due to trees and screening the site contributes little overall. Given the proposal seeks to retain the envelope more or less as-is with timber rainscreen cladding and the existing roof, I feel overall the change will be slight.

Clearly, this time around the proposal includes an extension to the south so there is a change to the overall form and scale of the barn. However, the materials are to be replicated in the extension (horizontal timber boarding / brick plinth / natural slate roof) which is welcomed.

Overall I feel this change will be minimally intrusive and will not introduce harm to the setting. The barn will retain its essential agricultural appearance, (if not typical of the local vernacular) and I raise no objections.'

As such, it is considered the conversion of the barn to a dwelling is acceptable from a conservation and visual amenity perspective.

Residential Amenity

The building is detached and is existing. It is located to the north of the applicant's property, The Granary.

In terms of impact on neighbouring properties, there are no properties to the north or east to consider. To the south of the newly created dwelling is The Granary. Upon looking at the block plan it appears that there is a window that would look onto the granary serving a lounge at what seems to be a distance of 17.33sqm, however upon clarification with the agent it will be facing a brick wall of 3m in height that forms the edge of a parking courtyard area for The Granary. Further, the building that abuts the wall on the granary side is a single storey car port. As such, there will be no overlooking and the privacy of existing residential properties would be protected. There will be no additional impact from the proposed extension in terms of overlooking, and given the position of the barn, there should not be any significant overshadowing or overbearing impact.

The proposed dwelling would be in accordance with all other separation distances as stipulated in the Design of Housing development SPD. It is considered that the dwelling would be well contained within the curtilage and would not be overbearing on any neighbouring properties.

As with the previous approval, the surrounding land to the south is owned by the applicant and there are other nearby residential dwellings. Although it could be argued that there would be an adjacent agricultural use which could disturb residential occupiers, there are existing residential properties in close vicinity to the farm and as such would be acceptable.

The proposal is considered acceptable in terms of residential amenity in accordance with policy GB3 of the Local Plan.

Highway Safety

The barn is accessed via a privately owned accessway off the A628 Barnsley Road; the access is utilised by at least eight properties as well as serving an extensive area of farmland and woodland. The proposals include adequate parking and turning facilities for the converted barn and the additional proposed bedroom, and the existing access, parking and turning arrangements for the other properties is to remain unaffected.

The proposals are therefore considered to have minimal highway implications and there are no objections on highways development control grounds subject to a condition regarding parking/manoeuvring facilities.

Biodiversity

A preliminary Roost Assessment was submitted to support the previous application which still remains valid. It is considered the development will not be detrimental upon protected species, subject to the recommendations in the PRA being implemented in full and biodiversity mitigation and enhancement measures being adhered to.

Recommendation

Approve with conditions