

2021/1595

Mr James Bentley

Erection of extension to existing agricultural building

Fiddler Farm, Old Mill Lane, Thurgoland, Sheffield, S35 7EG

Background

2018/0500 - Conversion of barn into 1 no. dwelling house – Approved with conditions, permission expired 15/06/21

Description

Fiddler Farm consists of the original Farm House and detached garage and an attached barn. The courtyard in front of the dwelling is currently used a parking/tuning area. The barn is currently used for storage and has a workshop area. The surrounding land is owned by the applicant.

Fiddler Farm is accessed from a single track from Old Mill Lane and is set on the hillside overlooking Old Mill Lane to the south.

Conversion works did not commence to the approval 2018/0500 for the conversion of the barn into a dwelling and that permission has now expired. The site has since changed ownership and the building is still being used for agricultural purposes in connection with the surrounding land.

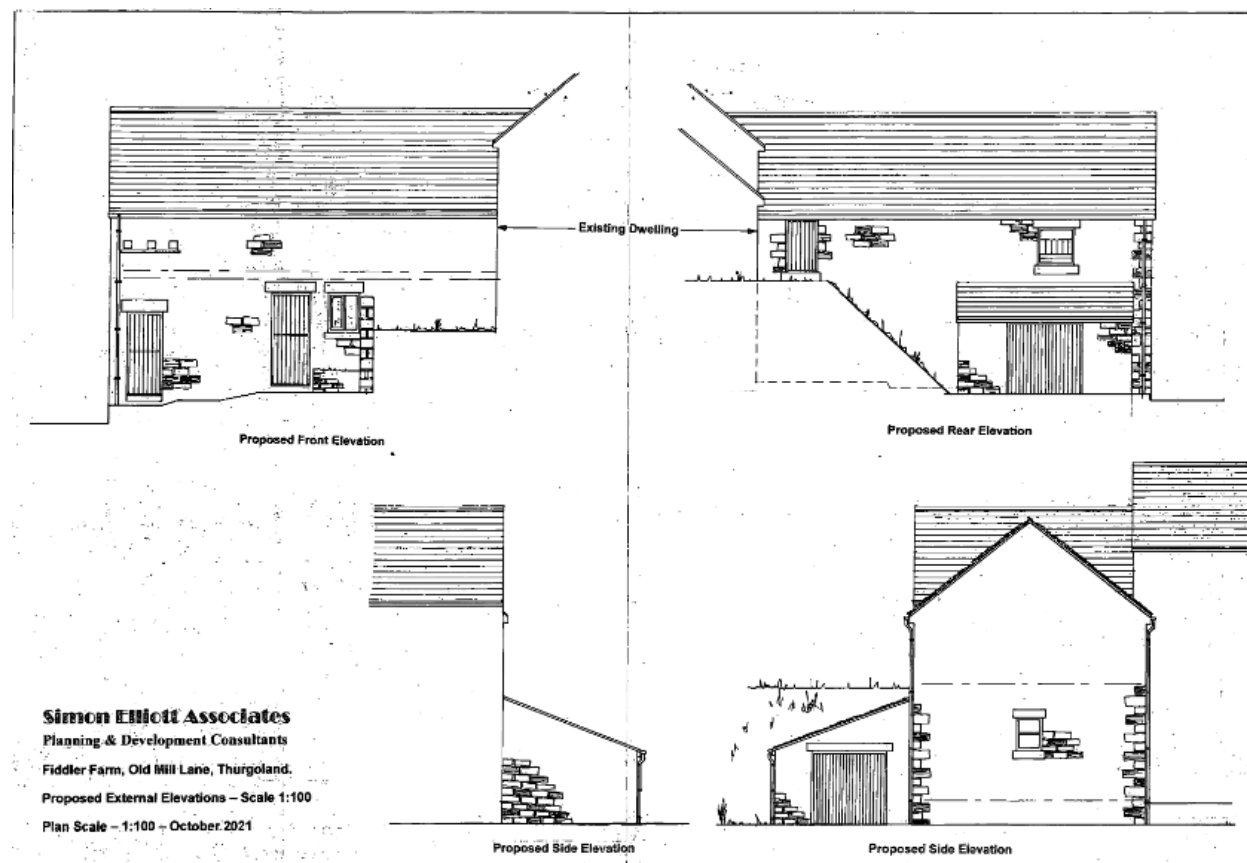
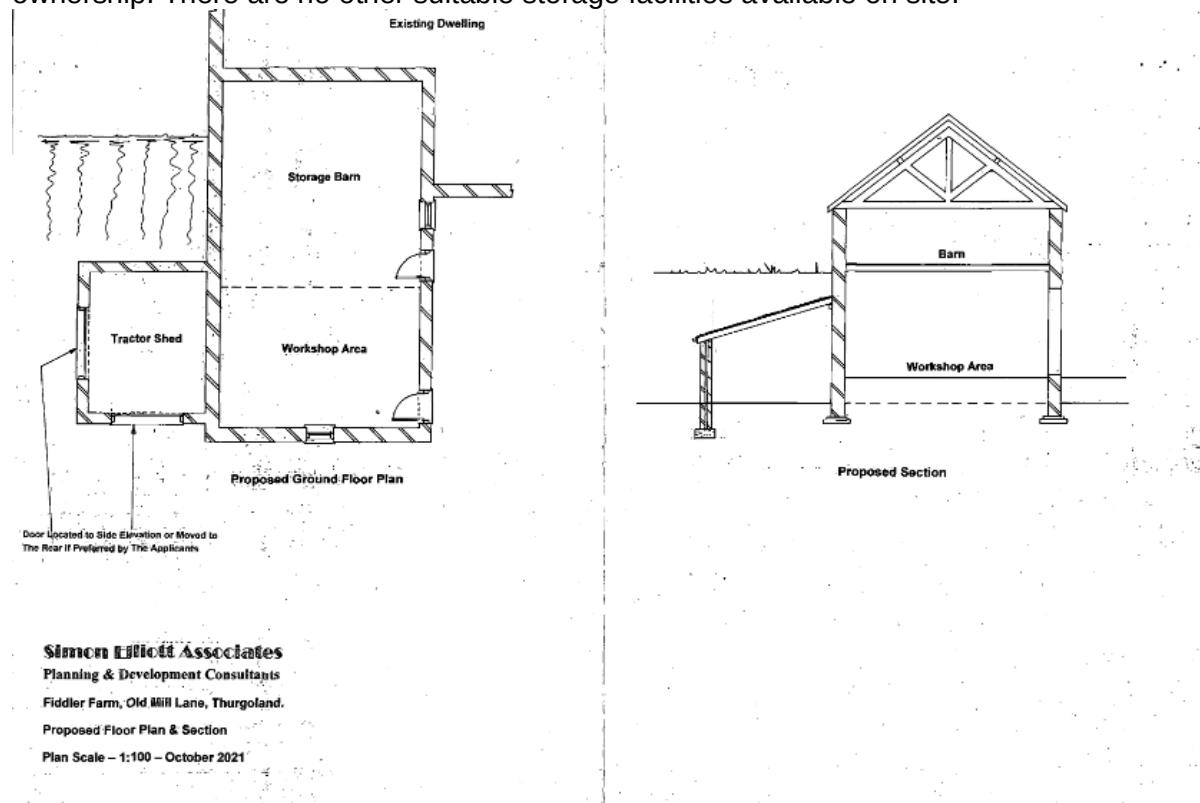




Proposed Development

The proposal involves the erection of a small single storey lean to tractor store to the existing stone barn. The extension has a floor area of approximately 23.3sqm. Roller shutter doors are proposed to the side/rear. The extension would be constructed of matching materials.

The agent has submitted a letter of justification which states that the store is to be used for a tractor to be used in connection with the surrounding land which is in the applicant's ownership. There are no other suitable storage facilities available on site.



Policy Context

The new Local Plan was adopted at the full Council meeting held on the 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

The site is set within an area of Green Belt.

The following policies are therefore of relevance:-

- Policy GD1 General Development
- Policy T4 New development and Transport Safety
- Policy D1 High Quality Design and Place Making
- Policy GB1 Protection of Green Belt
- Policy Poll1 Pollution Control and Protection

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.

Section 13 – Protecting Green Belt land

Consultations

Thurgoland Parish Council – No comments received

Ward Councillors – No comments received

Highways – No objections

Drainage – No objections

Pollution Control – No objections

Representations

As there are no immediate neighbours to the site, a site notice was posted. No objections have been received as a result.

Assessment

Principle of development

The site lies within an area allocated as Green Belt land where new buildings are usually considered unacceptable unless they are for agriculture, sport or leisure. Conversion works did not commence to the approval 2018/0500 for the conversion of this barn into a dwelling and that permission has now expired. The site has since changed ownership and the building is still being used for agricultural purposes in connection with the surrounding land.

In this instance the extension to the building is for an extension to an existing barn for a tractor store. The agent has submitted a letter of justification which states that the store is to be used for a tractor to be used in connection with the surrounding land which is in the applicant's ownership. There are no other suitable storage facilities available on site. The proposal is therefore acceptable in principle subject to design, size and location in compliance with policy GB1 of the Local Plan and the NPPF.

Visual Impact

In terms of visual impact, the extension to the building is small in scale and is of a purpose built agricultural design with roller shutter doors, which is acceptable in terms of visual amenity. The materials will match the existing stone built barn.

The access is existing, and no further areas of hardstanding or additional accesses are proposed. It is felt that the proposed extension to the building is justified, of an appropriate scale and has been sited in an acceptable location. The proposal is considered to be acceptable in terms of visual amenity and impact upon the openness of the Green Belt in accordance with policy D1 and GB1 of the Local Plan.

Residential Amenity

The proposed extension is a significant distance from nearby residential dwellings not associated with the land and there should not be any significant impact upon residential amenity by way of disturbance. The Pollution Control Officer has no objections. The proposal is therefore considered to be acceptable in terms of residential amenity in accordance with Local Plan Policy Poll1.

Highway Safety

The proposal is small in scale and once constructed there should not be any significant increase in movements from the site. No further accesses are required. The proposal is therefore considered to be acceptable in terms of highway safety in accordance with policy T4.

Recommendation

Grant subject to conditions