

2021/1058

Caroline Smith

Erection of detached garage with office space above

Moorend Farmhouse, Moorend Lane, Silkstone Common, Barnsley, S75 4RA

Background

2016/0384 - Erection of single storey extension to dwelling and erection of detached garage

2016/0570 - Erection of single storey extension to dwelling and erection of detached garage (Listed Building Consent)

2020/1085- Erection of detached garage with office space above

Description

Moor End Farm is an attractive two storey stone built Farmhouse, set within a courtyard of converted farm buildings. The property is not individually listed, however as it is set within the curtilage of the Grade II Listed cart shed set to the north, so listed by its association with the cart shed. The cart shed was Grade II listed due to its architectural qualities and historic significance.

The group of building is set away from the main village of Silkstone Common within the open countryside and is accessed from Moor End Lane. The farmhouse is shown on the 1850 first edition OS below.



Proposed Development

Erection of detached garage with office space above. The proposal measures approx. 8.9 by 9.6m and approx. 2.4m to eaves. The highest part of the roof would be 6.6m in height. The materials are to match the existing dwelling and conservation rooflights. The garage is set outside of the curtilage of the dwellings.

undesigned), paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place

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.

GB2 – Replacement, extension and alteration of existing buildings within the Green Belt – Provided that the development will not have a harmful impact on the appearance or character and will preserve the openness of the Green Belt, we will allow extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building.

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

Consultations

Silkstone Parish Council – no comments received

Conservation – Objects

Highways – Proposals considered acceptable.

Representations

No comments received

Assessment

Principle of development

As the property is set within the Green Belt policy GB2 of the Local Plan would apply.

Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt: Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:

- Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building.

The dwelling has been extended historically, however these extension are considered original as they are in situ on the 1948 OS plan. The dwelling was also extended as per

2016/0384 which replaced an earlier extension. The current garage proposal would not exceed 100% of the floor area of the original dwelling.

The proposal therefore does not exceed the floor area of the original dwelling and is acceptable in principle.

The policy also states that 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; and
- Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.

These aspects have been assessed below.

Visual Amenity

The design of the proposal remains the same as the previously approved application 2020/1085. The proposal would be constructed from sandstone and slate roof tiles. This would broadly be in keeping with the remainder of the site and on design grounds would be considered acceptable. The Conservation Officer has no comments based on the design of the garage as this was agreed during the 2020/1085 application. However, the proposal is located further south than previous approvals 2016/038 and 2020/1085. This current application sees the proposal sit outside of the quadrangle of existing buildings and is located outside of the historic curtilage of the barn complex. The proposed location is considerably forwards of the principal (south facing) elevation of the Listed Building. The landscape to the south of the listed complex has changed, becoming much more domestic in nature and character. The current proposal would see this change in character extending into the open landscape and greenbelt. The Conservation Officer has stated that this would become intrusive both to the setting of the Grade II Listed Building, but also on the openness of the greenbelt as the proposal would clearly be separated from the tightly drawn historic quadrangle.

In terms of the impact upon the Green Belt, the garage is not set within the curtilage of the dwelling and although the total size of the proposed and previous extensions do not exceed the size of the original building, it is considered that the new position of the garage would tip the balance in terms of impact upon the openness of the of the Green Belt, compared to the previous approvals, and its more southerly position away from the existing buildings would cause harm to the openness of the Green Belt in accordance with policy GB2.

The application should also be assessed against the policies HE1 and HE3 of the Local Plan which relate to the developments which effect the Historic Environment and Historic Buildings.

Policy HE1 of the Local Plan states 'where we require that developments should conserve and enhance the significance and setting of the borough's heritage assets (including undesignated), paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place such as:

- The boroughs more rural western and Pennine fringe characterised by upland and (often) isolated settlements or farmsteads surrounded by agricultural land and dominated by historic and vernacular buildings built from local gritstone.'

The submitted proposal does not comply with the above as the setting of the designated heritage asset would not be conserved or enhanced, with the domestic character of the site spilling further into the Green Belt. The significance of the Grade II Listed Building would be impacted upon as a result of the proposal being located considerably forwards of the principal elevation. The proposal would not form part of the historic quadrant, which again would harm the setting of the heritage assets.

The proposed development is therefore considered contrary to policies GB2 and HE1 of the Local Plan and the Supplementary Planning Document House Extensions and Other Domestic Alterations.

Other matters

In respect of highway safety and residential amenity there are no objections to the proposal.

Recommendation

Refuse for the following reason:-

In the opinion of the Local Planning Authority the proposed erection of detached garage with office space above would be contrary to Local Plan Policies GB2 and HE1 and the Council's Supplementary Planning Document, House Extensions and Other Domestic Alterations in that its proposed location would impact upon the setting of a designated heritage asset and would as a consequence appear as an unduly intrusive feature to the detriment of visual amenity and the openness of the Green Belt.