

2021/1386

Mr Charles McBurney

Variation of conditions 2 and 3 of application 2014/0119 (Change of use and extension of existing stables and garage to residential unit) to allow change in roofing materials to blue slate (natural)

33 Ingbirchworth Road, Thurlstone, Barnsley, S36 9QN

Background

2013/0889 - Change of use and extension of existing stables and garage to residential unit – Approved with conditions

2014/0119 - Change of use and extension to existing stables and garage to residential unit (C3) (Resubmission due to amended design and layout) – Approved with conditions

2022/0077 - Discharge of condition 6 (Drainage) of application 2014/0119 (Change of use and extension to existing stables and garage to residential unit (C3) (Resubmission due to amended design and layout) – Approved

Description

The building is located in what was previously the north-east portion of the garden to number 33 Ingbirchworth Road, a single storey dwelling. Number 33 has since been sold and is part of a separate ownership. Works have commenced on the conversion and extension works (commenced 3/12/2013) as can be seen on the aerial photograph below.

The site is located within the Thurlstone Conservation Area and within Urban Fabric and adjacent to the Green Belt boundary. Dry stone walls define the boundaries of the site. Thurlstone has many narrow roads reflecting the farming heritage of the area. The housing within the area is generally a mixture of farm buildings, conversions and new build constructed of natural stone some with slate or stone roof coverings.



Previous site photos



Current site photos April 2022

Proposed Development

The proposal involves the variation of conditions 2 and 3 of application 2014/0119 (Change of use and extension of existing stables and garage to residential unit) to allow change in roofing materials to blue slate (natural).

Condition 2 states that: The development hereby approved shall be carried out strictly in accordance with the amended plans (Received 9th October 2013) and specifications as approved unless required by any other conditions in this permission.

Condition 3 states that: The external materials shall match those used in the existing building.

The works to the roof have commenced as can be seen on the photographs above.

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 allocated as Urban Fabric, and within a Conservation Area, within the Local Plan Proposals Maps and therefore the following policies are relevant:

- Policy HE1 The Historic Environment
- Policy GD1 General Development
- Policy D1 High Quality Design and Place Making

SPDs/SPGs

Supplementary Planning Document – Barn Conversions

NPPF

The National Planning Policy Framework 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.

In respect of this application section 16 – Conserving and enhancing the historical environment is of relevance.

Consultations

Penistone Town Council – No objections

Highways DC – No objections

Conservation Officer – No objections

Representations

1 letter has been received stating that number 33 is now in separate ownership and raising concerns with regard to trees that have been removed on site.

The description of the application was later amended to the correct application number 2014/0119 and the owner of 33 was allowed further time to comment. No comments have been received with regard to the amended description.

Assessment

Principle of development

The principle of the change of use has already been established by the granting of planning permission under application 2013/0889 and 2014/0119. The application form states that the works commenced on site on the 3/12/2013 and relevant pre-commencement conditions have now been discharged.

This application relates to a change of use of the roofing materials from stone to slate. The site is situated within a Conservation Area, therefore any development must preserve or enhance the Conservation Area.

Visual Amenity

The Conservation Officer has been consulted and has no objections to the change of roofing materials from stone to slate as many of the dwellings in the Thurlstone Conservation area have a similar roof covering. The roof covering is acceptable and fits well with other surrounding properties in compliance with policy HE1 and D1 of the Local Plan.

Trees

Concerns have been raised with regard to trees that have already been removed from the site, however the change in roof materials does not have any impact upon trees.

Recommendation

Grant subject to conditions