

Design & Access Statement

Field House Farm Barn, Fullshaw Lane, Langsett, Sheffield, S36 9FQ

June 2025

History

2018/0101 - Proposed change of use of agricultural building to 1no. dwelling house (prior notification)
– Withdrawn due to significant alterations proposed not in compliance with Class Q

2019/0344 - Proposed change of use of agricultural building to 1no. dwelling house (prior notification) – Approved with conditions (not implemented)

2023/0967 - Change of use of agricultural building to 1 no. dwelling house including associated external works (Prior Notification)

Existing Site

Field House Farm Barn is located within the Penistone green belt surrounded by agricultural land, it is an agricultural shed of 144sqm floor area, constructed of a steel frame with blockwork external walls and some high-level metal cladding and a low pitched metal clad roof. There are numerous door and window openings to the walls.

The adjoining site to the south has planning approval to demolish an existing dwelling and new build, this will take the current access to the site and a new access to the site will be created in the field to the north (prior approval).

Prior Approval was achieved with class Q for the conversion to 1 dwelling house in 2023, retaining the existing structure, rebuilding the external walls in coursed stone and altering openings.

A number of the surrounding agricultural buildings have been removed under planning approval 2023/0967, it should be noted that this has already provided a significant improvement to the openness of the green belt.

Proposed

The proposal is to convert the building along the lines previously agreed under class Q. 3 units, 2x1 bedrooms and 1x2 bedroom will be created, the external walls will be rebuilt in stone with a high-level larch cladding and a metal standing seam roof, all in keeping with the modern agricultural barns of the area, openings will be altered to accommodate the new layouts but will be in a similar manor to the existing.

It should be noted that removal of surrounding buildings has already provided a significant improvement to the openness of the green belt and this improvement should also be taken into consideration for this application.

The intended use for the units is for short Holiday Lets, principally as an overspill for the applicant owned Spicer House events venue but also as standalone Lets. It is the Holiday Let change of use to Sui Generis that we understand requires a full planning application.

The new highways access will be as agreed at prior notification stage, there is on-site parking and turning in excess of required standards.

The previous bat survey report is resubmitted with this application and did not require any further surveys or licences.

The previous phase 1 2 desktop by Silkstone Environmental is resubmitted with this application and did not require any further surveys or licences.

The previous Bat survey by Whitcher Wildlife is still relevant and resubmitted with this application.

Gas monitoring has previously taken place and methane gas is not present.

The building will accommodate solar PV panels, a heat source heat pump and high levels of insulation to create a low energy sustainable development.

Foul and surface water drainage is dealt with on site.

The site access remains as agreed under the prior approval notice, visibility is good in both directions. The slight increase in traffic brought about by the additional 2 dwellings is minimal.

Refuse will be by roadside collection.

Conclusion

The building and site has class Q permitted development (prior notification) for conversion to one dwelling including new access.

The proposal retains the principals of the prior approval but seeks full planning permission for conversion to 3 units to be used for holiday let purposes (Sui Generis).

It is worth noting that conversion to 3 dwelling units alone would fall under class Q permitted development (prior notification).

There is no additional harm to the green belt, as part of the prior approval, unsightly structures have been removed and the conversion of the building and enhancement of the cladding and site can only improve the setting within the green belt.