

2023/0773

Mr Mark Prichard-Selby

Change of use of agricultural building (Barn A) to dwellinghouse including building operations (Prior Approval)

Unit 6, The Cart Shed, Fall Head Farm, Fall Head Lane, Silkstone, Barnsley, S75 4LB

History

There are a number of applications for this site mainly relating to discharge of conditions, however the most relevant application to this proposal is:- 2019/0190 - Demolition of outbuildings, conversion of barns into 5 dwellings, extension of an existing dwelling into barn, erection of an outbuilding and improvements to access – Approved with conditions

Description

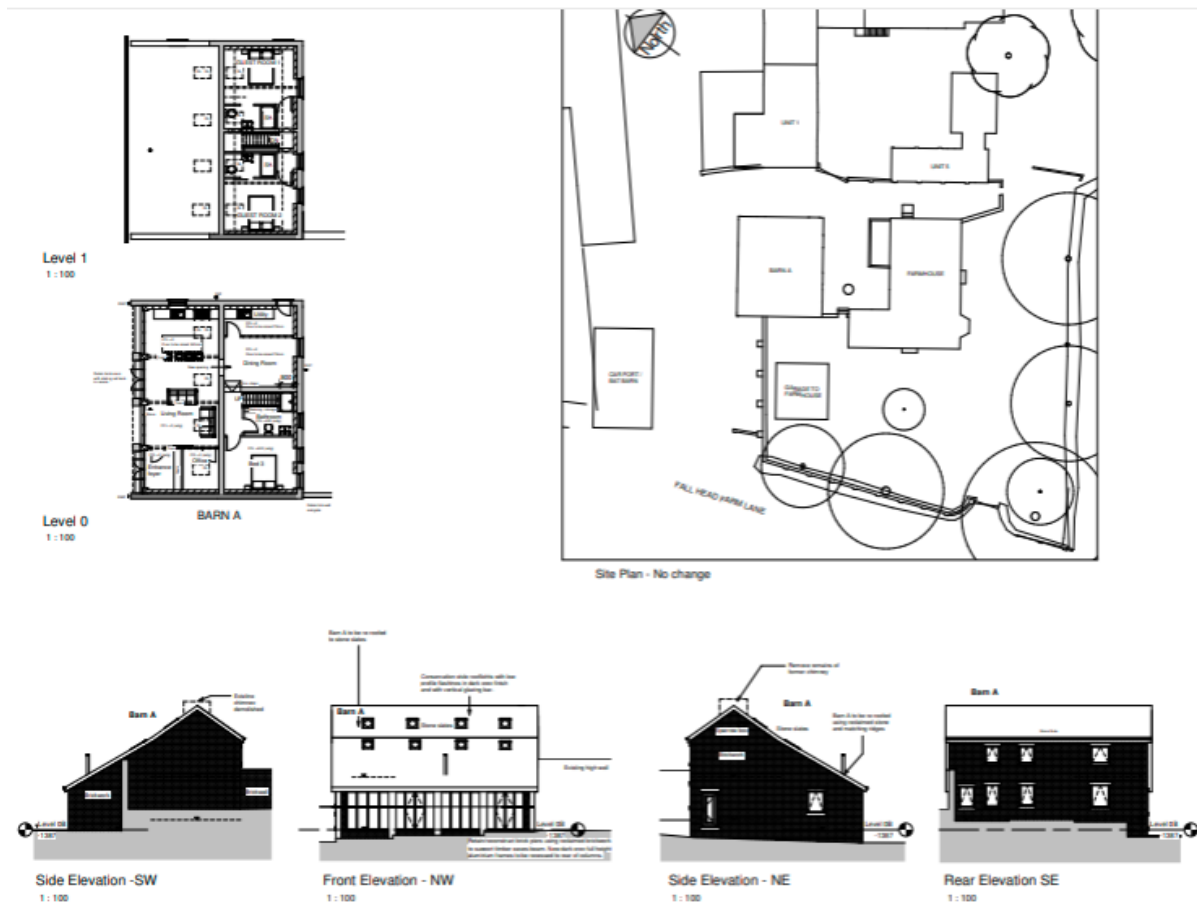
Fall Head Farm is located to the east of Silkstone, accessed via a long track / drive off the A628 Barnsley Road. Lees Hall Farm lies to the south, also accessed via the same track.

The site lies within open countryside and comprises a former farmstead with a farmhouse, now used as a dwelling, and a range of barns and outbuildings in a courtyard formation behind the farmhouse. The outbuildings are predominantly brick and steel although there are a number of timber framed agricultural sheds around the site. The conversion works outlined in the above application are currently underway. Barn A was originally proposed to form part of the farmhouse, however it is now proposed that it will be converted into a residential property, separate to the farmhouse (not an annex).

Proposed Development

This is a Prior Notification application for the change of use of the agricultural building (Barn A) to dwellinghouse including building operations. The works involve the insertion of new openings to the front open elevation only and the repair and replacement of roof and walling materials where required. To the front elevation it is proposed to retain/reconstruct brick piers using reclaimed brickwork to support timber eaves beam. New dark grey full height aluminium frames are to be recessed to rear of columns. To the side and rear elevations the proposal utilises the existing openings.

The barn would have its own garden area and parking spaces. The proposed dwelling would have 3 bedrooms and an office with rooms in the roofspace. The floorspace created by the conversion amounts to approximately 183sqm.



Policy Context

Local Plan – Green Belt

The proposal has been submitted through the prior notification procedure for agricultural buildings to residential.

Schedule 2, Part 3, Class Q of the Permitted Development Order (GPDO) which permits a change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; or

development referred to in paragraph (a) together with building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.

Class Q allows for the following:-
in the case of—

- (i) a larger dwellinghouse, within an established agricultural unit—
 - (aa) the cumulative number of separate larger dwellinghouses developed under Class Q exceeds 3; or
 - (bb) the cumulative floor space of the existing building or buildings changing use to a larger dwellinghouse or dwellinghouses under Class Q exceeds 465 square metres;
 - (ba) the floor space of any dwellinghouse developed under Class Q having a use falling within Class

C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 465 square metres;

(c) in the case of—

(i) a smaller dwellinghouse, within an established agricultural unit—

(aa) the cumulative number of separate smaller dwellinghouses developed under Class Q exceeds 5; or

(bb) the floor space of any one separate smaller dwellinghouse having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 100 square metres;

(d) the development under Class Q (together with any previous development under Class Q) within

an established agricultural unit would result in either or both of the following—

(i) a larger dwellinghouse or larger dwellinghouses having more than 465 square metres of floor space having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order;

(ii) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeding 5;

The developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to:-

- a. transport and highways impacts of the development,
- b. noise impacts of the development,
- c. contamination risks on the site,
- d. flooding risks on the site,
- e. whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, and
- f. the design or external appearance of the building,
- g. the provision of adequate natural light in all habitable rooms of the dwellinghouses.

Consultations

Highways – No objections subject to informative

Pollution Control – No objections

SYMAS – No objections

Silkstone Parish Council – No comments

Drainage – Details to be checked by Building Control

Yorkshire Water – No comments received

Ward Councillors - No comments received

Representations

The application was advertised via site notice and neighbour letter, no comments have been received in response.

Assessment

The application is for the proposed change of use of existing agricultural buildings to 1no. dwellinghouse including building operations reasonable necessary for conversion.

The proposal complies with the requirements of Schedule 2, Part 3, Class Q of the Permitted Development Order (GPDO) in that the proposal includes the development of a larger dwelling house but does not exceed 465sqm. In addition, the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order does not exceed 5, and no other permitted development rights have been used on the farm in the last 10 years.

The site is not on article 2(3) land, is not part of a SSSI, safety hazard area or military explosives storage area and the building is not listed nor is there a scheduled ancient monument on the site.

The site is not in an area at high risk of flooding and the drainage officer has confirmed that drainage can be dealt with by building control. The Pollution Control team have not raised any concerns with regard to contamination or noise issues.

With regards to the alterations proposed to the building and site, the regulations allow “*building operations reasonably necessary to convert the building*”. This includes the installation or replacement of windows and doors as proposed in this application. In addition, walls and roofs can be replaced so long as the works do not go beyond what could be reasonably considered a conversion. The works involve the insertion of new openings to the front open elevation only and the repair and replacement of roof and walling materials where required. To the front elevation it is proposed to retain/reconstruct brick piers using reclaimed brickwork to support timber eaves beam. New dark grey full height aluminium frames are to be recessed to rear of columns. To the side and rear elevations the proposal utilises the existing openings which is in compliance.

In this case the barn is in good condition and the conversion utilises the existing envelope of the building. The internal rooms will all have natural light and the location/siting of the buildings are not impractical or undesirable for a change of use to residential, as the site has not been used for intensive farming activities for some time. The external amenity areas of the dwelling is also sufficient and does not exceed the size of the building to be converted.

In terms of transport and highways impacts of the development, the Highways Officer has no objections to the proposal subject to an informative. There is sufficient parking and turning facilities on the site and the access is acceptable, therefore there should not be any significant impact upon highway safety.

It is therefore concluded that the proposed complies with Class Q.

Recommendation

Based on the above it is recommended that Prior Approval is granted under Schedule 2 Part 3, Class Q.1 (i) of the Town and Country Planning (General Permitted Development) (England) Order 2015.