

2023/0668

Mr T Naylor

Conversion of existing stables into residential dwelling

Westfield House Farm, Brockholes Lane, Penistone

Background

2015/0529 - Conversion of existing stables into residential dwelling – Approved with conditions – Not implemented

2014/0521 Conversion of existing stables into residential dwelling – Approved with conditions

Description

The stables constitute part of the farm buildings at Westfield House Farm which lies in an isolated location to the southwest of Penistone in the western rural part of the Borough.

The stables are of single storey stone construction with a roof of concrete flat roof tiles, hipped at the northern end. The stables lie to the rear of the farmhouse. There are 3 stables and a tack room/store facing towards the rear of the farmhouse and are approximately 69 square metres in size. To the rear and south west are land and buildings still in agricultural use (which has a separate access), to the southwest the stables adjoin a tall boundary wall, part of which forms a rear (blank) elevation to a residential barn conversion, to the northwest is the farmhouse, and to the northeast is Blue Slates Cottage, another residential barn conversion.

There is vehicular access and parking on hardcore shared with the farmhouse which allows plenty of room for manoeuvring.

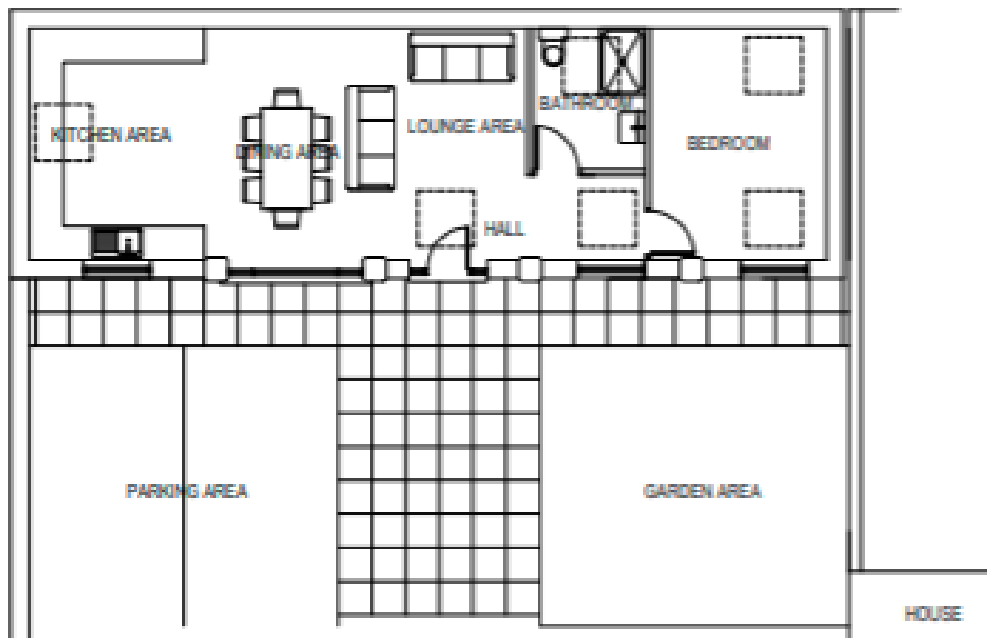


Proposed Development

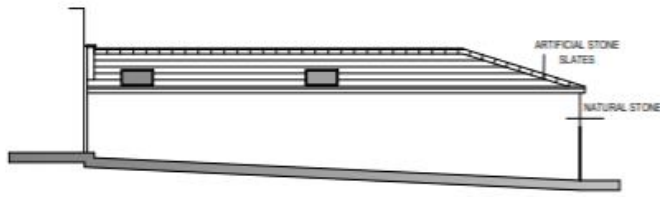
The proposal involves the conversion of existing stone built stables into a residential dwelling. The proposal involves the conversion of the stable into a one bedroom property, with kitchen/diner/lounge and bathroom. There are no extensions proposed to the stable block. The existing roof is hipped to the northern end and pitched to the southern end and it is proposed to retain this feature.

To the front elevation are the main habitable windows which mainly use existing openings, albeit larger to provide sufficient internal light. 3 rooflights are proposed to the frontage, two to the rear and one to the side.

A garden area of 50 square metres to the frontage is proposed, together with two parking spaces. The applicant has provided a structural report and a bat survey in support of the planning application.



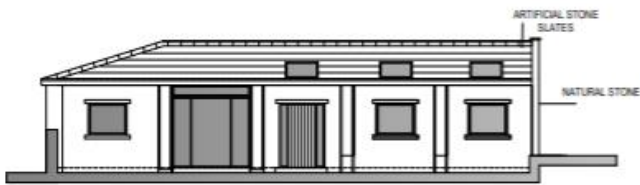
PROPOSED GROUND FLOOR PLAN



PROPOSED REAR ELEVATION



PROPOSED GABLE ELEVATION



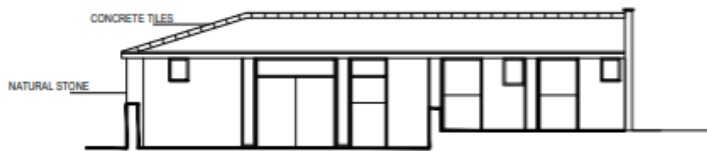
PROPOSED FRONT ELEVATION

NORTHERN DESIGN
LIMITED ARCHITECTS

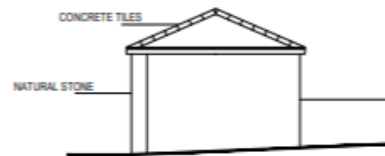
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PROPOSED FRONT ELEVATION

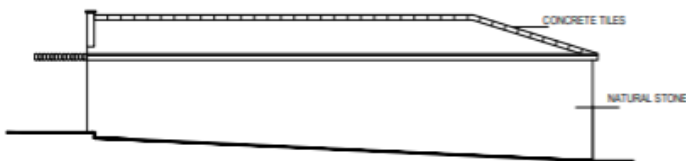
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Drawn			
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Project	PROPOSED BARN CONVERSION		
Address	2330 BRIDGEMAN ROAD, BRACKNELL, MIDDLESEX		
Client	MR & MRS T NAYLOR		
Date	18/07/21	20/07/21	21/07/21
Drawn	2330	04	A



EXISTING FRONT ELEVATION



EXISTING GABLE ELEVATION



EXISTING REAR ELEVATION

NORTHERN DESIGN
LIMITED ARCHITECTS

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EXISTING ELEVATIONS

Policy Context

Local Plan

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the

development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022.

The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Local Plan Policies

The site is in the Green Belt as shown on the adopted Local Plan, where Local Plan Policy GB1 protects land from development in accordance with national green belt policy.

Policy GB2 allows for the replacement, extension and alterations of existing buildings in the green belt.

Policy GB3 allows for changes of use to buildings in the Green Belt.

D1 High Quality Design and Place Making

Supplementary Planning Documents

- Barn Conversions
- House Extensions and Other Domestic Alterations

Other Guidance

South Yorkshire Residential Design Guide

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. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Consultations

Ecology – No objection subject to conditions

Yorkshire Water – No comments received

Drainage – No objections

Pollution Control – No objections subject to conditions

Highways – Concerns raised with regard to the existing access of the site, however this proposal has been approved previously and was measured against the SYRDG. In terms of access to the site by a fire appliance, a sprinkler system could be installed within the property with the agreement of Building Regulations.

Penistone Town Council – No comments received

Ward Councillors – No comments received

Representations

1 letter of objection received:-

- Proximity of proposal to Farm Buildings and potential noise complaints which may impact farming business
- Concerns regarding the height of the dwelling and potential overlooking from windows

Assessment

Principle of development

The proposal involves the conversion of a stone built stable block into one dwelling. The site is in the Green Belt as allocated on the adopted Barnsley Local Plan where inappropriate development is, by definition, harmful and should not be allowed except in very special circumstances. Local Plan Policy GB3 does, however, allow for changes of use of existing buildings in the Green Belt, subject to various criteria. In terms of the change of use of the existing building, the structural survey demonstrates that the building does not need major or complete reconstruction for the proposed new use.

Whilst the stables are used for the stabling of horses, this is not an agricultural use. The site is remote from Penistone and other uses such as business uses are unlikely to be successful in such a location in this small building. Given the close proximity of the building to the existing residential uses, a residential use of the building is acceptable. The proposed alterations have been sensitively designed and the proposed new use is in keeping with the residential nature of the site. When measured against local and national planning policy the proposed change of use is acceptable in principle and it is recommended that a condition is imposed to ensure that the unit cannot be extended or altered without planning permission in order to protect the openness of the Green Belt in accordance with policy GB3.

Residential Amenity

To the north east is Blue Slates Cottage, 12m away, but this is separated by a farm track and there are no windows proposed to this elevation of the dwelling so it is not considered that there will be a significant effect on residential amenity as a result of this proposal. Concerns have been raised with regard to the impact of the neighbouring agricultural uses upon the future residents, however there are other residential properties which surround the agricultural use and are in a similar proximity to the property proposed. In addition, the agricultural use also has a separate access therefore there should not be any significant conflict in terms of noise and disturbance.

The external space complies with the South Yorkshire Residential Design Guide. Overall, the size of the dwelling exceeds the minimal overall floor area for a 1 bed dwelling. The proposal

is therefore acceptable in terms of residential amenity in accordance with the SPD Barn Conversions and policy GB3.

Visual Amenity

The proposal is considered acceptable in terms of visual amenity. The proposal uses existing openings, with the exception of the small conservation style rooflights, located on the rear elevation, and will not be seen from surrounding areas. No extensions are proposed and whilst the roof is to be replaced, the roof height remains similar to existing. The curtilage of the proposed property has been limited to what is necessary to provide enough garden area to the new property.

There will not be any significant impact upon the openness of the Green Belt from the proposed residential use which is set within a cluster of farm buildings and converted farm buildings. The building cannot be seen from surrounding areas due to its location and any residential paraphernalia would be contained within the site. The proposed use would not generate significant additional activity at the site in accordance with policy GB3.

Highway Safety

There is adequate space at the front of the proposed dwelling in order to park vehicles and turn within the site to allow for a vehicle to enter/exit in forward gear. The site has an established use as a stable, therefore any increase in vehicular movements from the proposed dwelling, would not be of any significant detriment to highway safety given the existing use (and use of the site for horses/horseboxes etc). Concerns have been raised with regard to the existing access of the site, however this proposal has been approved previously when the SYRDG was in force. In terms of access to the site by a fire appliance, a sprinkler system could be installed within the property with the agreement of Building Regulations. The proposal is considered in accordance with policy T4 of the Local Plan.

Impact on protected species

Due to the nature of the building and its location, it must be assessed whether the development will cause any impact upon protected species such as bats. The Bat Survey states that 'the results of the visual survey and the dusk emergence survey show that there are no bats roosting in the stable block.' The Ecology Officer has been consulted and has no objections to the proposal, subject to conditions and the following mitigation measures:-

- At least one integrated bat roosting box and one integrated swift nesting box to be installed in suitable locations within the new building.
- At least two swallow cups to be installed in a suitable location on site.

The proposal is therefore acceptable in terms of protected species in accordance with policy BIO1 of the Local Plan.

Conclusion

When measured against local and national planning policy the proposed change of use is acceptable in principle and it is recommended that a condition is imposed to ensure that the unit cannot be extended or altered without planning permission in order to protect the openness of the Green Belt.

Overall it is felt the redevelopment of the stable for residential purposes is acceptable and the conversion is in line with policy GB3 of the Local Plan.

Recommendation

Grant subject to conditions