

2021/0859 - Erection of side extension to Unit 1 and internal and external alterations, including parking area, bike shed and patio.

2021/0956 - Erection of side extension to Unit 1 and internal and external alterations, including parking area, bike shed and patio (Listed Building Consent)

Mr John Wood

Carlecotes Hall, Brook Hill Lane, Carlecotes, Sheffield, S36 4TD

Planning History

03/0223 - Conversion of barns to form two dwellings – Approved with conditions

03/0644 - Conversion of barn to two no. dwelling houses and erection of detached garages – Approved with conditions

15/0015 - Formation of new access road – Withdrawn

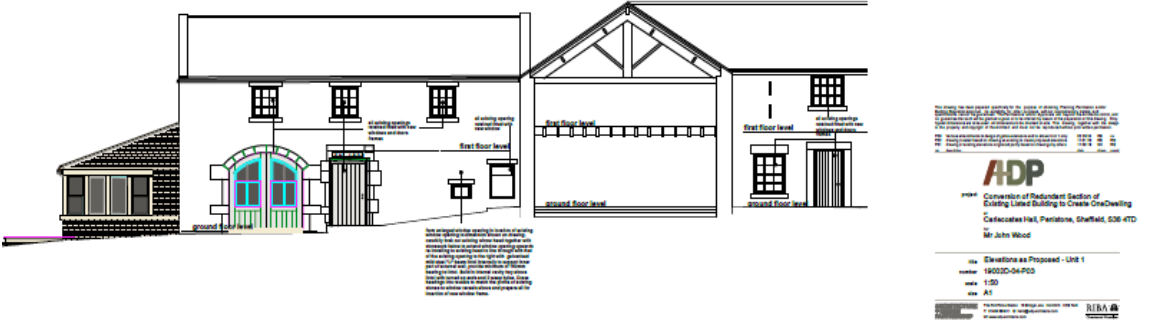
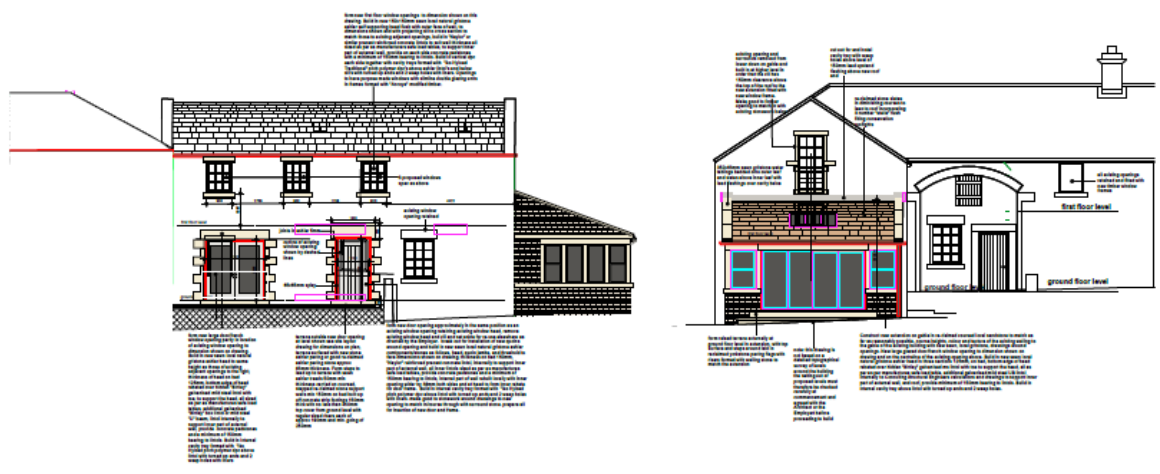
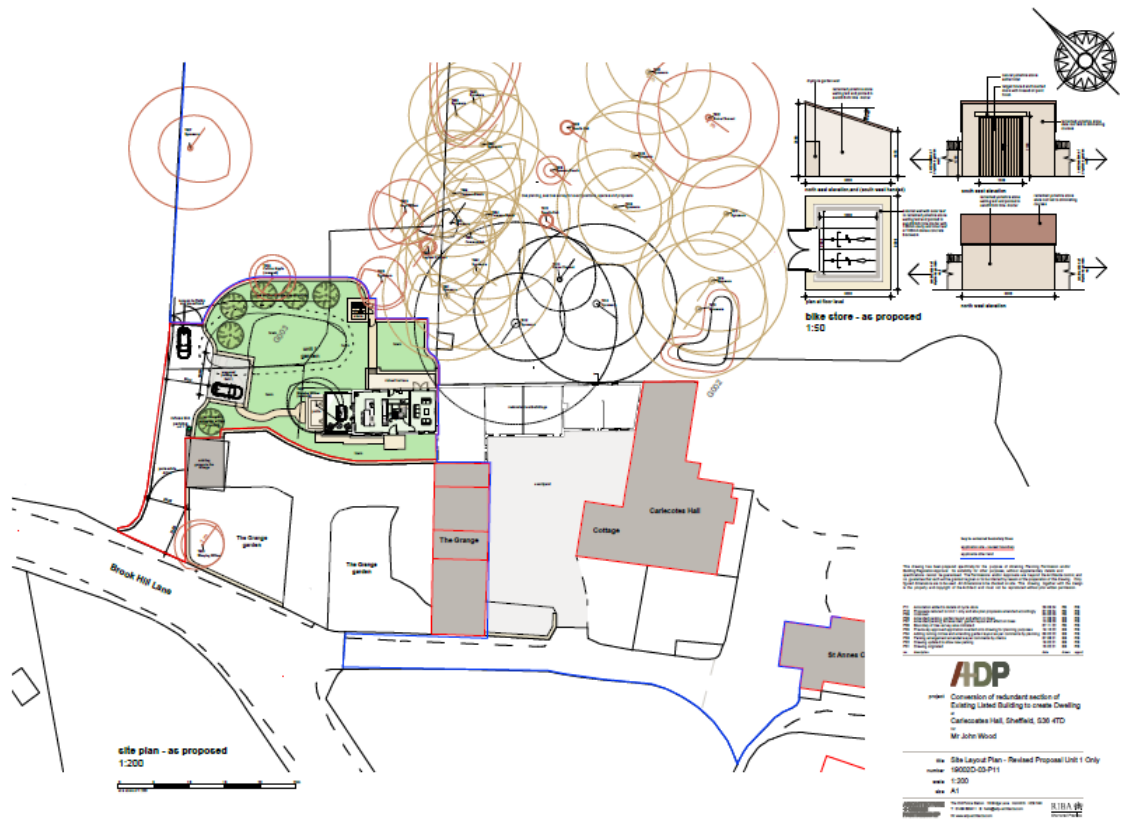
15/0420 - Formation of new vehicle access route – Approved with conditions

Site Description

Carlecotes Hall lies in the small village of Carlecotes within the Green Belt countryside. Carlecotes Hall consists of the main Grade II Listed Hall and associated former outbuildings, some of which have been converted into residential use. Unit 1 (previously house 2 on the previously approved plans) which is the subject of this application is set to the west of the site, adjacent to the access of the site. The previous planning application and LBC originally involved the conversion works of the remainder of the barns into residential units, however the applicant has decided to resume works on unit 1, but with some changes which include the alterations described below.

Proposed Development

The proposal involves the erection of a single storey side extension to Unit 1 and internal and external alterations, including parking area, bike shed and patio. The proposed barn conversions approved under 03/0223 and 03/0644 have commenced with the development of one of the units and unit 1 is currently under conversion via this extant permission. The applicant now proposes some minor alterations to the fenestration and internal layout, the erection of a small side extension, patio and a bike shed. The tree removals are as previously approved. No Ecology report has been submitted with the application due to the conversion works having commenced.





Policy Context

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.

The site is set within Green Belt as shown on the Local Plan Maps, therefore the following polices are of relevance:-

GD1: General development – Proposals for general development will be approved providing there is no significant adverse effect on residential amenity, highway safety, the current or future use of nearby land and it upholds good quality design in accordance with local plan policy D1.

SD1: Presumption in favour of sustainable development – The Council will take a positive approach to proposals that reflect the presumption in favour of sustainable development contained in the NPPF.

D1: High quality design and place making – This policy sets the overarching design principles for the borough. Development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of the local area.

Policy GB2: allows for the replacement, extension and alterations of existing buildings in the Green Belt.

GB3: Changes of use in the Green Belt - We will allow the change of use or conversion of buildings in the Green Belt provided that:

- The existing building is of a form, scale and design that is in keeping with its surroundings;
- The existing building is of a permanent and substantial construction and a structural survey demonstrates that the building does not need major or complete reconstruction for the proposed new use;
- The proposed new use is in keeping with the local character and the appearance of the building; and
- The loss of any building from agricultural use will not give rise to the need for a replacement agricultural building, except in cases where the existing building is no longer capable of agricultural use.
- All 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; Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety; and Preserve the openness of the Green Belt.

HE1: Historic Environment - We will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk.

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.

T3: New development and sustainable travel – New development is expected to be located and designed to reduce the need for travel, be accessible to public transport and encourage smarter ways to travel rather than unsustainable use of the private car.

T4: New development and highway improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Poll1: Pollution Control and Protection - Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people. We will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against.

Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

BIO1: Development will be expected to conserve and enhance the biodiversity and geological features of the borough.

SPDs:

Parking
Barn Conversions
House Extensions and Other Domestic Alterations
Design of Housing Development

NPPF:

The NPPF 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

Parish Council - No comments received

Ward Cllrs – No comments received

Pollution Control – No objections

Highways DC – Amendments required to previous scheme, however this application only proposes minor alterations to the parking area

Drainage – No objection details to be checked by Building Control.

Conservation Officer – No objections

Tree Officer – Originally requested a full tree survey as some of the works were not previously approved, however now this is not the case and no additional trees are affected by the amended proposals

Representations

No representations received

Assessment

Principle of development

The building is set within the Green Belt as allocated within the Local Plan Proposals Map. Inappropriate development within the Green Belt will be refused unless it is shown that there are very special circumstances that justify setting aside local and national policy. An exception

to this is Local Plan Policy GB3 which allows 'the re-use of buildings provided that the buildings are of permanent and substantial construction'.

The principle of the change of use of the building has already been established by the previous planning approval. The proposal now includes the erection of a small extensions to provide a sunroom and a small bike shed and external alterations. Policy GB2: allows for the replacement, extension and alterations of existing buildings in the Green Belt. The proposals involve extending the existing building with a small side extension and shed, and it is clear that the alterations do not exceed the size of the original building and would not result in 'substantial alterations' to the building. The extent of the proposed curtilage, which includes parking areas has not been increased as a result of the proposal.

In addition to the above principle of the development, any development should uphold an excellent and appropriate standard of design whilst not having a detrimental impact on neighbouring buildings/dwellings or the highway. The site is also set within the Carlecotes Hall complex which contains a Grade II listed building. Therefore, the proposal is expected to protect or improve the character and/or appearance of Listed Buildings in accordance with policy HE3 of the Local Plan. These aspects are assessed within the following sections.

Visual Amenity/Impact on Historic Environment

The building is existing and has an existing planning approval for conversion into one dwelling. The works now involve the erection of a small side extension to create a sun room. Given the extension is small and set within the existing site curtilage, the proposal should not have any significant increased impact upon the openness of the Green Belt. The existing building is of a form, scale and design that is in keeping with its surroundings and the existing building is of a permanent and substantial construction and the building still does not need major or complete reconstruction for the proposed new use. The extent of the proposed curtilage, which includes parking areas, is unchanged.

Given the building is located within the Carlecotes Hall complex, the Conservation Officer has been consulted and has provided the following comments:-

This (the application prior to amendments) application follows pre-application discussion with ADP over the merits of the building (as existing) and advice as to how it could be converted whilst retaining its historic significance. That pre-application discussion itself followed a part implemented scheme approved in 2003 under B/03/0223/PR and B/03/0644/PR/LB. In the event, only half of this proposal was built out (House 1) as indicated in the D&A. This was sold off separately and the eastern part of the conversion (House 2) was never implemented. This area of the building now falls within the red line of this application. This proposal concerns the agricultural buildings and coach house that form a north – south orientated range which is attached to the north eastern corner of Carlecotes Hall. I make that distinction because the barn and coach house this application is the focus of is not on the list (principally listed). However, the direct attachment and the close curtilage and functional relationship make it capable of being considered listed under the Act. Moreover, this range encloses a tight quadrangle and forms its eastern edge so changes here will undoubtedly impact on the setting. As a result, I feel a degree of internal change is acceptable, but external alterations need to be restrained.

Following the amendment to the application to just include unit 1 and the small alterations, the Conservation Officer has provided the following comments:-

'I'd raise no objections to the reduced proposal to omit Units 2-5 and retain Unit 1. The proposal for Unit 1 is essentially the same as before, with a lean-to extension on the short gable elevation (as suggested at pre-app). The materials and methods are in keeping with timber frames (Acoya with slim line units), and generally conservation specific approaches.

There are some minor variations to the window arrangement including an extra window at FFL on the north east elevation but overall the changes are negligible. Consequently, I see little harm given the scope of the works is so much less and the retained changes that relate to Unit 1 are essentially as before (which I supported).'

As such, it is considered the alterations are acceptable from a conservation and visual amenity perspective.

Residential Amenity

There will be no additional impact from the proposed extension in terms of overlooking, and given the position of the barn and the small extension, there should not be any significant overshadowing or overbearing impact.

The dwelling is in accordance with all other separation distances as stipulated in the Design of Housing development SPD. It is considered that the dwelling would be well contained within the curtilage and would not be overbearing on any neighbouring properties.

The proposal is considered acceptable in terms of residential amenity in accordance with policy GB3 of the Local Plan.

Highway Safety

The barn is accessed via a privately owned accessway off Brook Hill Lane. The proposals include adequate parking and turning facilities for the converted barn, and the existing access, parking and turning arrangements for the other properties is to remain unaffected.

The proposals are therefore considered to have minimal highway implications and there are no objections subject to a condition regarding parking/manoeuvring facilities being provided.

Biodiversity/Impact on Trees

The tree removals are as previously approved. No Ecology report has been submitted with the application due to the conversion works having commenced. The applicant could develop the site as approved and the changes proposed would not significantly impact Biodiversity.

Recommendation

Approve with conditions