

2024/0746

Miss Yasmin Peach

Hollins Wood Bothy, Hermit Hill Lane, Wortley, Barnsley, S35 7DF

Change of use of holiday let to residential dwelling (Use Class C3)

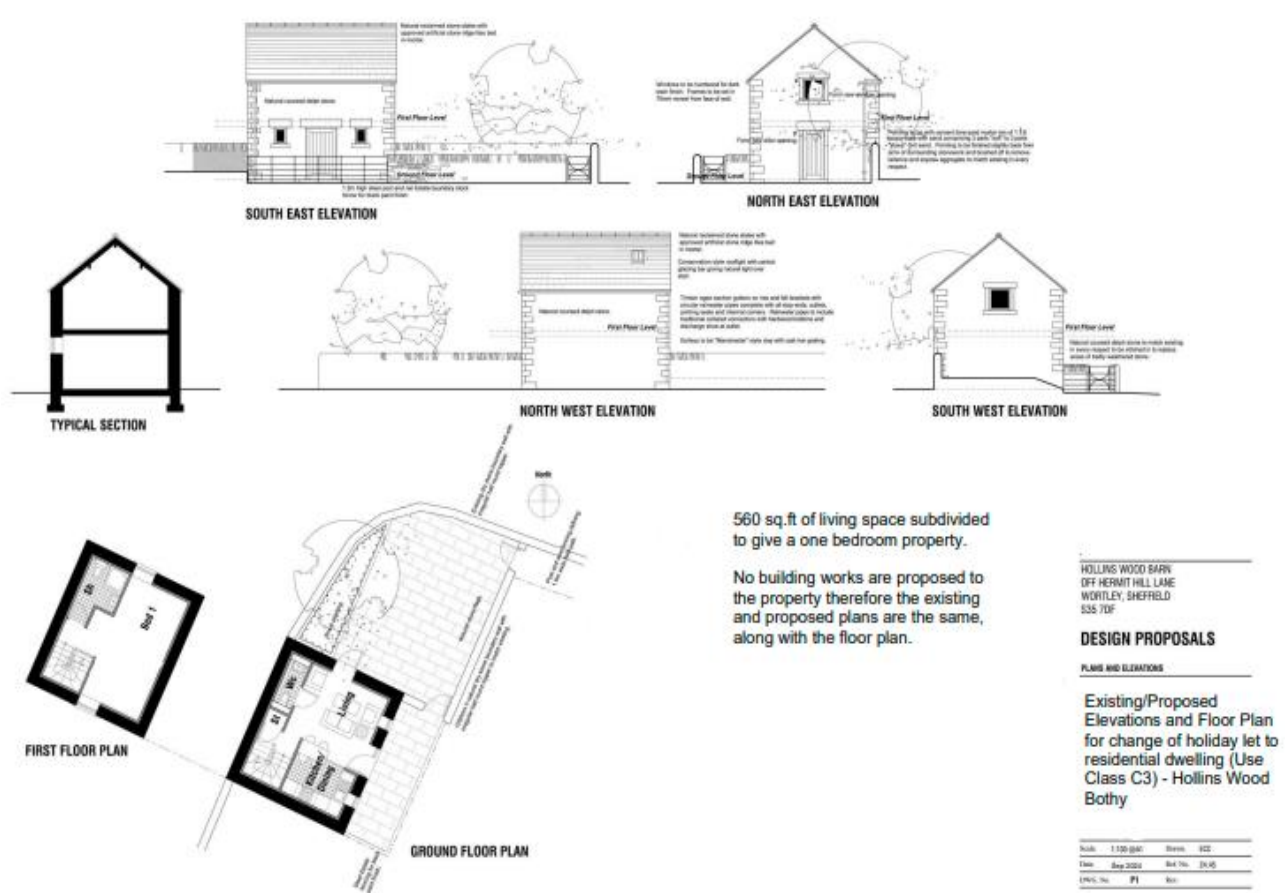
Site Description

The building is an isolated holiday let and former barn set in the corner of a grass field, to the south of Hermit Hill. The building is a rectangular two-storey stone structure. The front elevation has a door and two small window openings; there are also windows at first floor on the side elevations. Access to the building is via an existing field gate from a private drive passing over to a nearby property. The building was previously used to house animals before being changed to a holiday let as existing.

Planning History

2010/0398 - Conversion of redundant barn into a holiday cottage (Approved with Conditions)

Proposed Development



The applicant is seeking permission to convert the holiday let into a single residential dwelling with associated garden space and parking. No external alterations are proposed to the building therefore the materials and roof are to remain as existing.

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 on 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 Allocation – Green Belt

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy GB1: Protection of Green Belt – In accordance with the NPPF, the erection of new buildings within the green belt will be classed as ‘inappropriate’ development with sites in the green belt being protected from such. Exceptions to this are:

- Buildings for agriculture and forestry;
- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries;
- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- The replacement of a building provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling in villages, and limited affordable housing for local community needs; and
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land).

All such buildings will still be considered in terms of their impact on the openness of the green belt and whether they cause other harm. In accordance with the NPPF and as set out in GB1, the Council will not allow proposals for 'inappropriate' development in the Green Belt unless it can be shown that there are very special circumstances that justify setting aside local and national policy.

Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt – Provided that it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:

- Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces;
- Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building;
- Dividing an existing house to form smaller units of accommodation.

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; and
- Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.

Policy GB3: Changes of use in the Green Belt – Change of use or conversion of buildings in the Green Belt will be allowed 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.

In addition to the above, when a residential use is proposed, we will allow the change of use provided that:

- There are not strong economic reasons why such development would be inappropriate; and
- Residential use would be a more appropriate way of maintaining and improving the character and appearance of the building than any other use.

We will not generally allow the change of use of Green Belt land to extend residential curtilages for use as gardens.

Policy H4: Residential Development on Small Non-Allocated Sites – Proposals for residential development on sites below 0.4 hectares (including conversions of existing buildings and creating dwellings above shops) will be allowed where the proposal complies with other relevant policies.

Policy H6: Housing Mix and Efficient use of land – Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population. Proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs.

Policy T3: New Development and Sustainable Travel – New Development will be expected to:

- Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists.
- Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people set out in the relevant Supplementary Planning Document.

Policy T4: New Development and Transport Safety – 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.

Policy 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.

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

Supplementary Planning Documents:

- Design of housing development
- House extensions and Other Domestic Alterations
- Parking

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- Section 12: Achieving well-designed and beautiful places
- Section 13: Protecting Green Belt land

Other Guidance

- South Yorkshire Residential Design Guide

Consultations

The Coal Authority were consulted and raised no objections.

Highways Development Control were consulted and raised no objections.

Pollution Control were consulted and raised no objections.

Public Rights of way were consulted and raised no objections.

The South Yorkshire Mining Advisory Service were consulted and raised no objections.

Representations

Neighbour notification letters were sent to surrounding properties, no comments were received.

Assessment

Principle of Development

The change of use or conversion of buildings in the Green Belt will be allowed provided that the existing building is of a form, scale and design that is in keeping with its surroundings; the existing building has a permanent and substantial construction that does not need major or complete reconstruction for the new proposed use; and the proposed use is in keeping with the local character and the appearance of the building. The alteration to and extension of existing buildings and their curtilage in the Green Belt is acceptable in principle provided that it will not have a harmful impact on the appearance or character and will preserve the openness of the Green Belt.

Additionally, the alteration of a domestic property is acceptable in principle provided that any alteration will remain subsidiary to the host dwelling, is of a scale and design which is appropriate to the host property and is not detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety. In this case, the proposed development is for a straight conversion of the building, which is structurally sound and will not require major or complete reconstruction as no external alterations are required to convert the building nor any significant adaptation internally. The proposal is in an isolated location however, the closest adjacent use is also residential and therefore the proposed use is in keeping with the local character and the appearance of the building is not altered.

Impact upon Green Belt

The change of use or conversion of existing buildings in the Green Belt will be allowed provided that the existing design and proposed use of the building is in keeping with the local character, and extensions and alterations to a dwelling within the Green Belt are acceptable in principle provided that cumulatively they would not amount to more than a doubling of the size of the original building.

The existing building was a former barn which was converted to a holiday let (2010/0398), therefore it is built in the guise of a detached dwelling as proposed. The proposal would maintain a clear domestic design, appearance and scale that would be in keeping with the building's surroundings given the only adjacent use is also residential and would not require major or complete reconstruction works to be implemented. The proposed conversion and change of use from a holiday let to a residential dwelling is therefore considered acceptable.

The floorspace of the existing building would not be increased nor the height of the existing roof raised. As such, the proposal would not amount to more than a doubling of the size of the original building and the openness of the Green Belt would not be significantly impacted. Nevertheless, to maintain the openness of the Green Belt a condition will be attached to any forthcoming decision to remove permitted development rights in relation to Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, in accordance with the House Extensions and Other Domestic Alterations SPD. The proposal is therefore considered to comply with Local Plan Policy GB1: Protection of the Green Belt, Local Plan Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt and Local Plan Policy GB3: Changes of use in the Green Belt.

Residential Amenity

The proposal involves the conversion to a detached dwelling which is in an isolated location and therefore it will not have any impact upon the residential amenity of any nearby properties. The site was previously a holiday let, but the use of the site for residential purposes is in keeping with the closest adjacent use. In terms of the design, the property has been designed with habitable room windows on the front and side elevations. The nearest residential property is approximately 147 metres away and therefore acceptable in terms of external spacing standards.

The proposed dwelling has been designed with adequate room sizes and external amenity space which is in compliance with the standards set within the SPD and the SYRDG. The ground floor features a combined kitchen, dining and living room at 24sqm and the first floor a 18sqm double bedroom and a 4sqm bathroom. The external amenity space provided is over 100sqm. Although natural light would be limited due to the lack of habitable rooms windows there is one window for every room and the holiday let functioned with the same level of natural light. The proposal is considered to be acceptable in terms of residential amenity in accordance with the SPD Design of Housing Development and the South Yorkshire Residential Design Guide.

Visual Amenity

The street scene does consist of dwellings, however as noted above the distance to these properties is significant. The siting of the dwelling is acceptable as it has not changed from the previous. There will be no significantly harmful impact to visual amenity from the proposed conversion. The materials will be the same as the existing and therefore maintain the core design of the existing building. Materials, landscaping and boundary treatments are indicated on the submitted site layout and are considered acceptable in terms of visual amenity. The proposal is therefore acceptable in terms of visual amenity and impact upon the street scene in accordance with the SPD Design of Housing Development and policy D1 of the Local Plan.

Highway Safety

There will be no impact upon highway safety. The property is accessed from Hermit Hill Lane via a single vehicle width track and is located approximately 460 metres from the public highway. It is considered that the proposed change of use would not result in an intensification in terms of vehicular movements, nor would there be any changes in terms of the current access, parking and turning arrangements of the site. The proposal would not therefore adversely impact upon the highway.

Recommendation

Approve with conditions