2023/0210

Applicant: Mr Tom Bottomley

Conversion of existing office and sensory rooms into 1 no. care apartment (Use Class C2) and associated works

Low Laithes Village, Old Farm Lane, Ardsley, Barnsley, S73 8SU

Site Description

The application site refers to Low Laithes Village which is a residential college facility located at Old Farm Lane in Ardsley. The facility is made up of individual self-contained apartments, alongside supporting facilities such as administration offices, a central kitchen, and horticultural workshop.

Formeley, the village was originally a dairy farm with a farmhouse, a range of stone buildings and extensive agricultural sheds. The site is accessed via a private road 'Old Farm Lane' off Wombwell Lane which is a single width road with passing places. The total length of the access road from Wombwell Lane to the main part of the facility is 550m, leading to a car park to the South of the buildings. There are two other car parks serving the facility, one to the East and one to the right hand side of the access into the site.

The developed site has an area of 1.93 Ha and is located within open countryside surrounded by agricultural land. There is a fairly consistent gradient across the site from the high point at the north to the south such that the buildings at the rear of the site (north) are set down into existing ground levels by 2 to 3 metres.



Relevant Site History

B/92/1264/PU – Outline for erection of agricultural workers dwelling

B/93/0569/PU – Conversion of barn to form dwellinghouse

B/04/1427/WW – Demolition of existing buildings and dwellings, conversion of barns to dwellings and erection of new dwellings

2006/0205 – Part demolition and redevelopment of farm to form residential care home for young adults

2010/1333 – Erection of a single storey extension to existing shop to form a commercial kitchen with dry store and waste compound

2012/1357 – Removal of condition 16 of 2006/0205

2013/0857 – Erection of single storey extension (2.5m x 3m) to Wentworth Court and single storey extension to rear of Silkstone Walk (2.2 x 3.0m) to form 2 no. staff stations.

2014/0986 - Erection of 6 residential units with communal staff facilities and plant room, conversion and extension of kitchens to 2 residential units, erection of 2 units for visiting family and friends, erection of 2 units for respite accommodation, extension to existing workshop, realignment of access and improvements to parking

2014/1577 - Variation of condition 2 of app 2014/0986 (Erection of 6 residential units with communal facilities and plant room, conversion and extension of kitchens to 2 residential units, erection of 2 units for visiting family and friends, erection of 2 units for respite accommodation, extension to existing workshop, realignment of access

2016/0443 - Variation of condition 2 of app 2014/1577 to remove 'Site A' (Units 1-6) and amend 'Site C' (from 2 no. detached units to 3 no. terraced units)

2017/0755 - Installation of roller shutter door with in-built wicket door to front elevation of Hopper outbuilding

Proposed Development

The applicant is seeking approval for the conversion of part of an existing building on site from an office and sensory room, including storage rooms into a care apartment (Use Class C2). The agent has submitted information which states that the wider site is undergoing a series of building work and there is a need to move the existing residents within the site. As such, it is the intention of using the building as a decant property, housing relocated residents during the building project and then used in the same way in the long term during any future maintenance work to the normal accommodation.

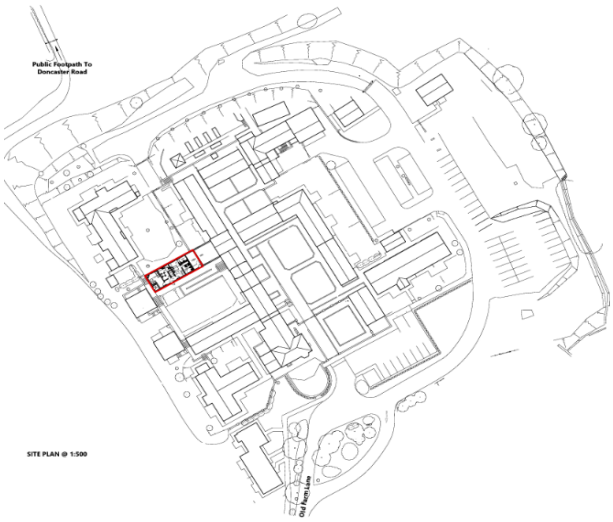
The proposed use contains a bedroom, a kitchen, a living space, an accessible bathroom and a wetroom. The proposed development includes external alterations to the front, side and rear elevations, as outlined below:

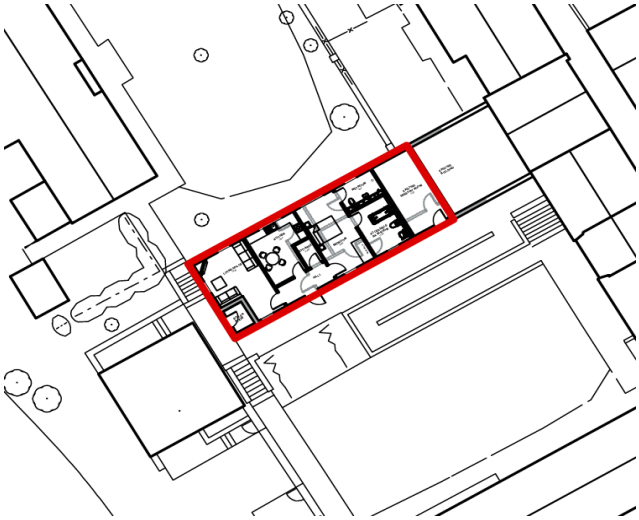
Front elevation – Removal of existing door to be replaced by a window, removal of 2 x windows to replace with a smaller window (one of which is obscure glazed) and addition of a new opening/door

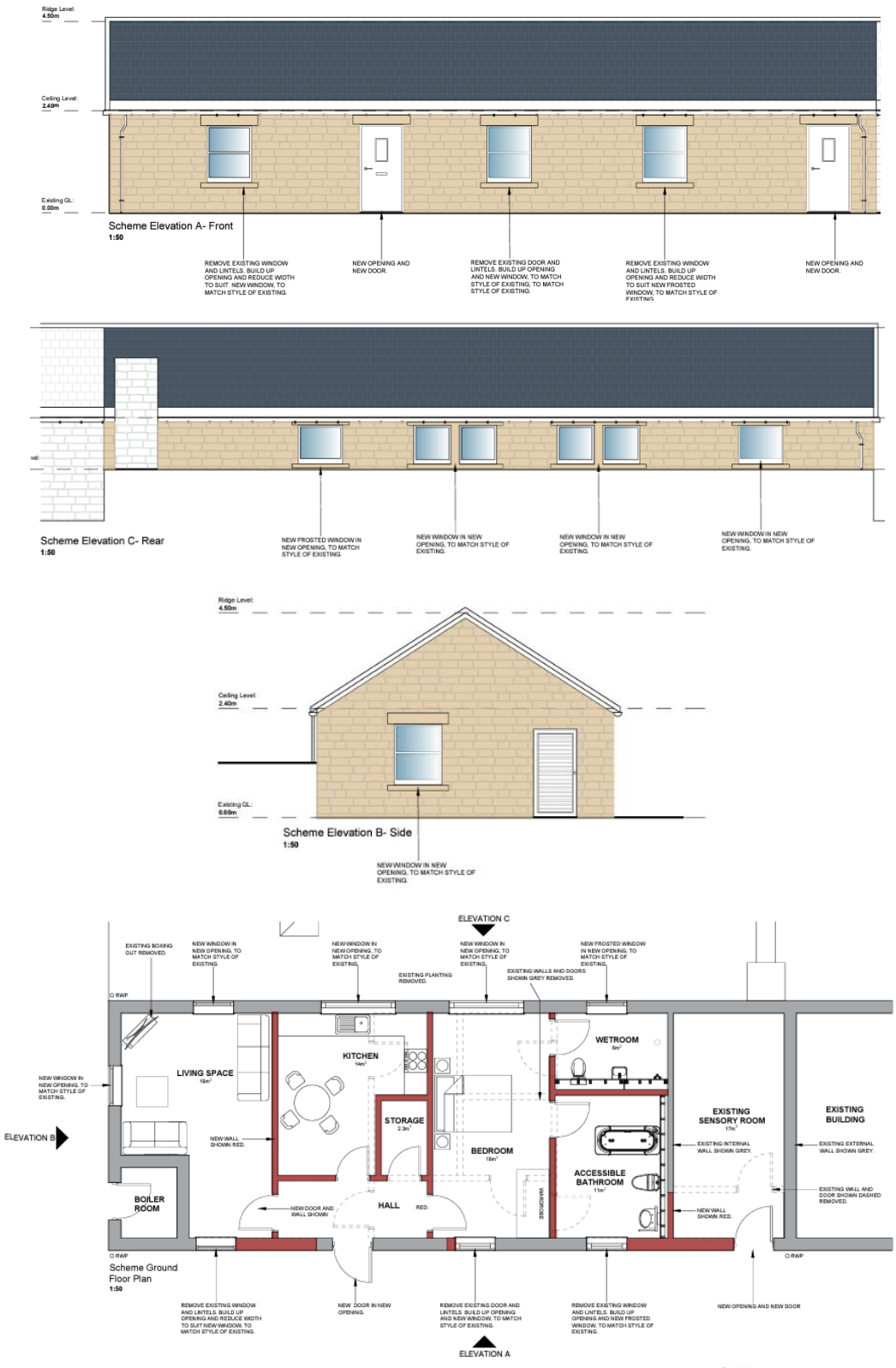
Rear elevation – Addition of 4 x windows, 2 of which are obscure glazed

Side elevation (East-facing) – Addition of new window

All of the proposed external alterations are to match the style of the existing fenestration details on the building.







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 (adopted January 2019), alongside the Joint Waste Plan and relevant neighbourhood plans, form the statutory development plan for Barnsley. It establishes policies and proposals for the development and use of land up to the year 2033 and will be used when considering planning applications and to coordinate investment decisions that affect the towns, villages and countryside of Barnsley.

The Local Plan supersedes the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

In reference to this application, the following policies are relevant:

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.

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.

SD1: Presumption in favour of Sustainable Development – When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

LG2: The Location of Growth - Priority will be given to development in the following locations:

Urban Barnsley;
Principal Towns of Cudworth, Wombwell, Hoyland, Goldthorpe (which includes Thurnscoe and Bolton on Dearne), Penistone and Royston; and
Villages.

Urban Barnsley will be expected to accommodate significantly more growth than any individual Principal Town, and the Principal Towns will be expected to accommodate significantly more growth than the villages, to accord with their place in the settlement hierarchy

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.

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.

Poll1: Pollution Control – 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. Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

H1: The Number of New Homes to be Built - We will seek to achieve the completion of at least 21,546 net additional homes during the period 2014 to 2033. A minimum five-year supply of deliverable sites will be maintained.

H4: Residential Development on Small Non-allocated Sites – Proposals for 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 in the Plan.

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. Proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs.

RE1: Low Caron and Renewable Energy - All developments will be expected to seek to incorporate initially appropriate design measures, and thereafter decentralised, renewable or low carbon energy sources in order

to reduce carbon dioxide emissions and should at least achieve the appropriate carbon compliance targets as defined in the Building Regulations.

Supplementary Planning Documents

- Design of housing development
- Parking
- Sustainable Travel

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.

In respect of this application, the policies above are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings. They also reflect the advice in paragraph 124 (general design considerations) and paragraph 130, which state that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'.

Other material considerations

South Yorkshire Residential Design Guide - 2011

Consultations

Adult Care Homes – No comments.

Highways DC – The proposals involve the creation of a single additional care apartment within the Low Laithes Village by converting an existing office and sensory room; the site has sufficient parking provision to accommodate the proposals and the existing access, parking and turning arrangements are to remain unaffected. The proposals do not adversely impact upon the highway and are therefore considered acceptable from a highways development control perspective. No specific highways related conditions are deemed necessary.

Ward Councillors – No comments.

Representations

Neighbour consultation letters were sent to neighbouring residents with a site notice placed nearby; no comments were received.

Assessment

Principle of development

The site is located within the Green Belt, with assessment against Local Plan Policy GB3: Changes of Use within the Green Belt necessary. The policy states that the LPA will allow for Changes of use 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;

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.

The proposed development is located within an established residential care facility and the proposed change of use meets all the criteria raised in Local Plan Policy GB3, without extending the building in any way. There are minor external alterations to the building but these have very little impact on the openness of the Green Belt and is in compliance with Local and National Green Belt polices. The proposed development is acceptable in principle.

Residential Amenity

The development is part of a residential care/college facility, with the proposed development seeking to provide decant accommodation for existing residents who need specific needs whilst building works is being undertaken on the wider site. In the long term, the building will be used for the same purpose when future renovation and maintenance works are being undertaken on site. The proposed use therefore does not change the use of the site in any way and seeks to support the existing facility and provide for the business' ongoing needs.

The proposal includes additional habitable room windows on the front, side and rear elevations, respectively, but these do not face directly onto any other existing residential units on site at a close proximity. In any case, the use of the wider site is not being altered through the development and given the entire site is for residential care/education in a campus-style layout, there are no concerns with privacy to existing or future residents on the site.

The facility is found in a remote location, with the nearest residential property off-site being located at a significant distance away (500m) on Wombwell Lane. The proposed change of use will not result in disturbance which would detrimentally impact the amenity of neighbouring residents.

The proposed development is in line with Local Plan Policy GD1 and is acceptable in terms of residential amenity.

Visual Amenity:

The proposed development includes minor fenestration alterations to the building which includes the replacement and addition of windows and doors which are similar in appearance to those on the existing building. These changes are minor, do not significantly change the appearance that would detrimentally impact on visual amenity. A condition will be attached to the decision which requires the new openings to match the existing building.

The proposed development is in compliance with Local Plan Policy D1 and is acceptable in terms of visual amenity.

Highways Safety

The residential village is served by two car parks, one immediately adjacent to the building to the South and a satellite car park which is on the right-hand side of the access road, on approach to the buildings. The agent has submitted a statement which outlines that the development will be usef for

Highways DC have been consulted on the proposal and have not objected to the development stating that the site has sufficient parking provision to accommodate the proposals and the existing access, parking and turning arrangements are to remain unaffected.

The proposed development is in compliance with the SPD for Parking and Local Plan Policy T4 and is acceptable in terms of highway safety.

Recommendation

Approve with conditions