
2022/1259

Applicant: Mr & Mrs S Jones

Development: Erection of new dual pitched roofs to replace existing shallow pitch lean to roofs

Address: Former Ale House/Barn, Wellhouse Lane, Penistone, Sheffield, S36 7EY

Site Location & Description

The site is located within green belt, within a rural area off the A629 in Penistone. The site is surrounded by open fields and contains a barn/ former Ale House which is in the process of conversion to an agricultural worker dwelling. The building is set well back from the main road with an existing track leading from the A629 up to the building. illustrating this.

The site is contained within a larger paddock and has a large barn directly adjacent located within another field, close to the site. The building is stone built with a central pitched roof and a number of shallow pitch lean to roofs tiled with natural stone. The building pre-dates 1850 with minor historic significance. The historic section of the building relates to the small square core with the existing pitched roof that terminates with the coping clearly. Permission was granted for the conversion to an agricultural worker dwelling under application 2011/0137. The applicant has stated that the works to the property have commenced.



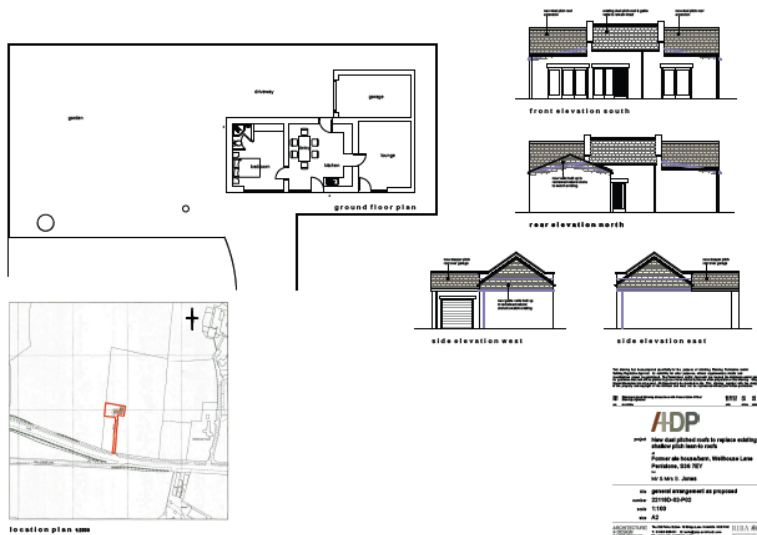


Site History

- B/91/0608/PU Conversion of barn to dwelling - Refused
- 2010/1189 Conversion of former Ale House/Barn into dwelling – Withdrawn
- 2011/1137 Conversion of former Ale House/Barn into Agricultural Workers dwelling (Resubmission) - Approved

Proposed Development

The proposal is to erect new dual pitched roofs, replacing the existing shallow pitched and lean to style. New stone walls will be built with reclaimed natural stone and the existing pitched roof will be retained with the existing coping. The new pitched roofs either side will be lowered slightly.



Policy Context

Planning decision should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

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, relevant policies include:

Section 12: Achieving well designed places - The Government attaches significant importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces, and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates 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.

Section 13: Protecting Green Belt Land – The Government attaches significant importance to protecting Green Belt Land.

Within section 13, paragraph 145 is the most relevant which expects developers to plan positively to enhance visual amenity.

Local Plan

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

Policy SD1: Presumption in favour of Sustainable Development

Policy GD1: General Development

Policy GB1: Protection of Green Belt

Policy HE1: The Historic Environment

Policy D1: High quality design and place making

SPD: Barn Conversions

These policies are considered to reflect the Principles in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Penistone Town Council – No comments
Ward Members – No comments
Conservation Officer – No objections

Representations

A site notice was erected, no representations have been received.

Assessment

Principle of development

The application needs to be assessed in principle against the Local Plan Policies which accord with Government advice set out in the NPPF. The NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The proposal is to replace the existing shallow pitched roofs with new dual pitched roofs. In principle the change to the roof may be acceptable subject to the following assessment.

Visual Amenity and impact on the Green Belt

The NPPF states that “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’ would not be classed as inappropriate development. The proposal is to erect new dual pitched roofs, replacing the existing shallow pitched and lean to style and as such would be considered to fit within this exception. New stone walls will be built with reclaimed natural stone and the existing pitched roof will be retained with the existing coping. The new pitched roofs either side have been lowered slightly, this will ensure that the existing historical central pitch remains the dominant feature and is clearly readable. The impact is not expected to erode the historic relevance of the building and along with matching materials the proposals are expected to assimilate well within this rural setting and the Green Belt in compliance with Local Plan Policy and NPPF.

Residential amenity

There are no near properties affected by the proposal

Recommendation

Approve with conditions