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# PLANNING SUPPORT STATEMENT

## APPLICATION FOR DETAILED PLANNING PERMISSION AND LISTED BUILDING CONSENT – ALTERATIONS TO EXISTING SINGLE STOREY EXTENSION TO DWELLING AND CONVERSION OF STABLES TO FORM LIVING ACCOMMODATION FOR THE EXISTING DWELLING

CAT HILL HALL, CAT HILL,
HOYLANDSWAINE, SHEFFIELD

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## 1.0 INTRODUCTION

The proposal, which is submitted in detail, seeks both planning permission and Listed Building consent for alterations to the existing modern single storey extension to the dwelling and conversion of the modern attached stables to form further living accommodation for the existing dwelling known as Cat Hill Hall.

The subject property constitutes a Grade II* Listed Building and is located wholly within the Green Belt and an Area of Borough Landscape Value.

The application is supported by the following information:

(i) Full plans and details – Fox Architecture and Design;
(ii) Planning Support Statement – Townsend Planning Consultants;
(iii) Design and Access Statement – Townsend Planning Consultants; and
(iv) Statement of Significance – Townsend Planning Consultants.

This statement is submitted to Barnsley Metropolitan Borough Council in support of the application and to provide full information regarding the background to the application. It is considered that this statement, together with the accompanying documents provides full information regarding the application to aid the Council in the discharge of its development control function. Should the Council require any further relevant information, the applicant is willing to provide such additional information.

It is considered that this statement demonstrates to the Council that the proposal accords with the development plan and, when judged against this and all material considerations, it is clearly the case that planning permission and Listed Building consent should be granted. The scheme has been carefully considered so that the proposals do not give rise to issues of harm to the Grade II* Listed Building.

This statement will also demonstrate that notwithstanding the fact that the site is located in the Green Belt and an Area of Borough Landscape Value, the proposal will not give rise to issues of harm in such terms. In the absence of harm, clearly this warrants the grant of planning permission.

The statement now proceeds to give details of the site and background to the application. The proposals for the site are then outlined in detail. Relevant Development Plan Policy and Central Government advice are then discussed. Following which, the issues that the proposal raises (including the development plan context and all material considerations) are examined. Finally, the conclusion is reached that permission should be granted for the proposal as submitted.

This document should be read in conjunction with the other submitted documents.

## 2.0 BACKGROUND, THE SITE AND THE PROPOSAL

Cat Hill Hall constitutes a Grade II* Listed Property built circa 1634. The property has been known as both Cat Hill Farm and Catling Hall in the past. Notwithstanding the Grade II* Listed status of the property, it has been subject to significant alteration and extension following approvals granted by the Council (including the construction of the subject extension and stables which are attached to the host property). The subject site has substantial grounds and is located within the rural location of Cat Hill.

The applicant purchased the property as it exists today and has since identified a number of issues with the house, as follows:

(i) The single storey extension in its form and construction is wholly impractical owing to the extent of the glass within the construction results in that part of the property being too hot during summer months and too cold during winter. It is not usable in its current form.

Clearly, it was recognised at that initial stage that any changes would have to be sensitive to the Listed Building. However, it was also identified that the scheme would not impact upon the original part of the building and any changes relate only to the more modern addition.

(ii) In respect of the second part of the development proposals, i.e. conversion of the stables, these form a practical problem which has health and safety implications. The stables are

located within the residential curtilage. The applicant has four young children and there is a clear conflict between large horses and small children in the same area. A separate application for the relocation of the stables will form part of the solution to this issue.

A Chartered Architect and the Chartered Town Planner were then approached by the applicant to address these issues. It was identified that the proposed changes would only involve alterations and impact directly upon the more modern additions to the property.

In terms of impact, it was considered that the key issues to address would be:

(a) Visual impact on the Listed Building; and
(b) Whether there were any implications in terms of the Green Belt policy.

In terms of the former, it was considered that the proposals as drafted are sensitive to the Listed Building and its appearance and only impact on the modern additions to the building.

In terms of the Green Belt, it is considered that the proposal raises no issues and the stables can be readily converted without any major alterations.

Therefore, the architect was tasked with drafting a scheme which subsumed the stables into the host dwelling to provide further living accommodation. It will be noted that this is not an attempt to provide

a separate dwelling or annex.

In terms of the policy tests, it was identified that as the buildings would essentially changed 'as is', there should be no harmful impact on either the Listed Building or the Green Belt subject to addressing issues of design.

It is recognised that as part of this scheme (and submitted as a separate application) the development will result in the construction of stables and equestrian storage adjacent to the ménage. In respect of this, full details of that application are set out in separate statements submitted with that application. However, it is considered that there will be benefit (both practical and visual) in removing the stables from the residential curtilage and removing that use from being attached to the Listed Building.

## 3.0 PLANNING POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material consideration indicate otherwise. The NPPF also advises of a presumption in favour of development which accords with the Development Plan. The importance of the statutory Development Plan in the decision making process necessitates an examination of the relationship between the policies and proposals of the Plan and to Government Guidance.

### 3.1 Central Government Policy Advice

It is considered that the following Central Government Policy Advice in the form of planning policy guidance notes is relevant to the consideration of the proposal:-

#### 3.1.1 The National Planning Policy Framework

The following advice in the NPPF is considered to be relevant to the consideration of this proposal.

In terms of the Green Belt policy, Section 13 deals with "Protecting Green Belt Land". At Para 145 it goes on to state:

***"A local planning authority should regard the construction of new buildings as inappropriate in a green belt. Exceptions to this are:***

***…c. 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."***

Para 146 states:

***"Certain other forms of development are also not inappropriate in the green belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:***

***…d. the reuse of buildings provided that the buildings are of permanent and substantial construction."***

Clearly, the two elements of the proposal, i.e. alterations to the existing extension and change of use of the stables conform to this advice and as such the proposals are not inappropriate development.

Section 16 deals with 'Conserving and Enhancing the Historic Environment'. Para 189 states:

***"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposals on their***

***significance."***

A Heritage Statement is submitted with this application.

The advice then goes on to deal with potential impacts and considers proposals which involve:

a) Substantial harm; and
b) Less than substantial harm.

It is considered that the nature of the proposals does not result in any harm (either substantial or less than substantial) and, therefore, there is no conflict with the advice in the NPPF.

## 3.2 Local Planning Policy

The current Local Development Plan consists of the Barnsley Metropolitan Borough Council Local Development Framework - Core Strategy and the saved policies of the Barnsley Metropolitan Borough Council Unitary Development Plan.

### 3.2.1 Saved Policies of the Unitary Development Plan

#### (i) Policy GS6 - Extent of the Green Belt

The property and its associated land fall solely within the Green Belt.

(ii) Policy GS8a

In the Green Belt the changes of use and/or alteration and/or extension of an existing building will be permitted provided that:

***A. THE BUILDING AS ALTERED AND EXTENDED OR USED IN ACCORDANCE WITH THE DEVELOPMENT PERMITTED WILL NOT HAVE A MATERIALLY GREATER IMPACT THAN THE PRESENT USE AND THE OPENNESS OF THE GREEN BELT AND THE PURPOSES OF INCLUDING LAND IN IT…***

***C. ANY BUILDING PROPOSED FOR CONVERSION IS STRUCTURALLY SOUND AND CAPABLE OF CONVERSION WITHOUT THE NEED FOR SUBSTANTIAL ALTERATION…***

***E. ANY PROPOSED ALTERATION OR EXTENSION IS ARCHITECTURALLY CONSISTENT WITH THE EXISTING BUILDING AND RESPECTS ITS HEIGHT, MASS AND PLAN FORM THE EXISTING MATERIALS AND ITS OVERALL SETTING."***

It will be noted that this policy was adopted prior to the NPPF and is considered to be out of date.

(iii) Policy GS8e – 'Replacement, Alteration and Extensions to Dwellings in the Green Belt

This policy sets out that such development is acceptable subject to meeting a number of criteria. This proposal meets those criteria but again the policy is out of step with current NPPF policy.

(iv) Area of Borough Landscape Value

Whilst on the proposal map the property is located within an area defined as "Area of Borough Landscape Value", the relevant policies which relate to such areas have not been saved (GS13, WR12).

3.2.2 Local Development Framework - Core Strategy

CSP 30 - The Historic Environment

The policy sets out that:

***"WE WILL POSITIVELY ENCOURAGE THE MANAGEMENT, CONSERVATION AND ENJOYMENT OF BARNSLEY'S HISTORIC ENVIRONMENT AND MAKE THE MOST OF THE HERITAGE ASSETS WHICH DEFINE BARNSLEY'S LOCAL DISTINCTIVENESS.***

***DEVELOPMENT WHICH AFFECTS THE HISTORIC ENVIRONMENT AND BARNSLEY'S HERITAGE ASSETS AND***

***THEIR SETTINGS WILL BE EXPECTED TO PROTECT OR IMPROVE:….***
***THE CHARACTER AND/OR APPEARANCE OF LISTED BUILDINGS (INCLUDING ANY LOCALLY LISTED BUILDINGS …. AND OTHER HISTORIC LANDSCAPES INCLUDING KEY VIEWS FROM AND WITHIN THESE LANDSCAPES".***

As set out, the proposal will protect the setting and character of the Listed Building.

CSP 34 - Protection of Green Belt

This policy relates to the Green Belt and the protection of the land within these areas.

CSP 37 - Landscape Character

The policy sets out:-

***"DEVELOPMENT WILL BE EXPECTED TO RETAIN AND ENHANCE THE CHARACTER AND DISTINCTIVENESS OF THE INDIVIDUAL LANDSCAPE CHARACTER AREA IN WHICH IT IS LOCATED".***

As set out above, the proposal has been located to ensure minimal impact on the landscape.

## 4.0 THE ISSUES – THE DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

### 4.1 The Development Plan

The Development Plan is the starting point for the consideration of this application. It has been clearly demonstrated that the proposal complies wholly with the relevant policies of the Development Plan. The applicant is, therefore, entitled to expect the presumption inherent in Section 38(6) to be weighed in his favour. It now falls for the matter to be considered in the context of all relevant material considerations which are explored further below.

### 4.2 Listed Building

As has been clearly set out, this proposal seeks to alter later additions to the original Listed Building. It is considered by their form and nature that they would not be sensitive to change and clearly, by reference to the historic development of this site, the Council have seen fit to grant planning permission and Listed Building consent which have resulted in changes to the character and form of the Listed Building in the past.

Full details with regard to impact on the Listed Building are set out in the accompanying Heritage Statement. It is considered that the proposal in terms of scale, form and design does not give rise to harm to the character, appearance and setting of the Listed Building.

4.3 Green Belt

The proposal essentially seeks alterations and change of use of existing buildings in the Green Belt. It will not adversely impact on openness, character or indeed the functions Green Belt and it be reasonably concluded that there is no harm to the Green Belt.

4.4 Area of Borough Landscape Value

This development is inconspicuous and cannot impact harmfully on the Area of Borough Landscape Value.

4.5 Relocation of the Stables

The current location of the stables, which are attached to the Listed Building, is within the residential curtilage and indeed physically attached to the dwelling. This is considered both impractical and raises health and safety issues in relation to the applicant's young children. There is clearly a conflict of the two uses sharing the same space. It has to be questioned as to why anyone would have considered that stables located in this way would ever provide an appropriate location for such a use in the first instance.

Full details in respect of the proposed relocation of the stables are set out in a separate application which runs parallel with this application. It is considered that it is wholly appropriate to relocate the stables use outside the residential curtilage.

## 5.0 CONCLUSION

The subject dwelling house forms an important statutory heritage asset. Notwithstanding this, the Council have seen fit to grant numerous planning permissions for alteration and extension of the building. This proposal seeks to both physically alter and change the use of buildings which were later additions to the Listed Building. It is considered that the changes proposed do not harm the character and appearance of the Listed Building and it will be noted that the proposed changes relate only to the more modern additions.

It is considered that the proposals put forward will make the single storey extension usable throughout the year and efficient in terms of heating. It is considered that the reuse of the stables will provide useful further accommodation to the dwelling but more importantly will remove a use where it is considered that there is an inherent conflict with the safe residential use of this site, i.e. the removal of the stables from the residential curtilage. This is of particular importance to the applicant who has four young children.

It has been demonstrated that the proposal accords with the development plan and all material considerations. It has also been demonstrated that there is no harm in terms of the Green Belt, the Area of Landscape Value and the Listed Building. It is, therefore, considered that planning permission and Listed Building consent should be forthcoming. Nevertheless, the applicant remains willing to discuss all aspects of the proposals with the Council.