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Job reference: 2023 enquiry 76

Address: **Stancliffe House Farm site**
Woodhead Road
Wortley
Sheffield, S35 7DA

Date: 7-4-2024

Extra notes: Additional information for the demolition of existing rainbow hill boarding kennel block and construction of new C3 one off dwelling at Stancliffe House Farm site, at Woodhead Road, Wortley, Sheffield S35 7DA

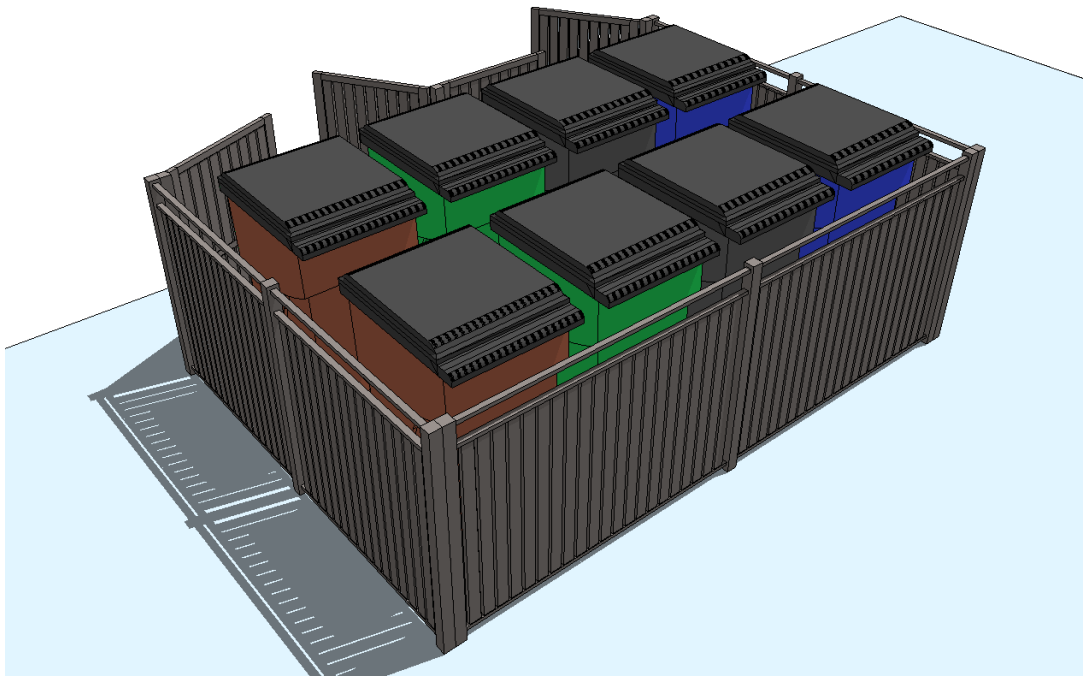
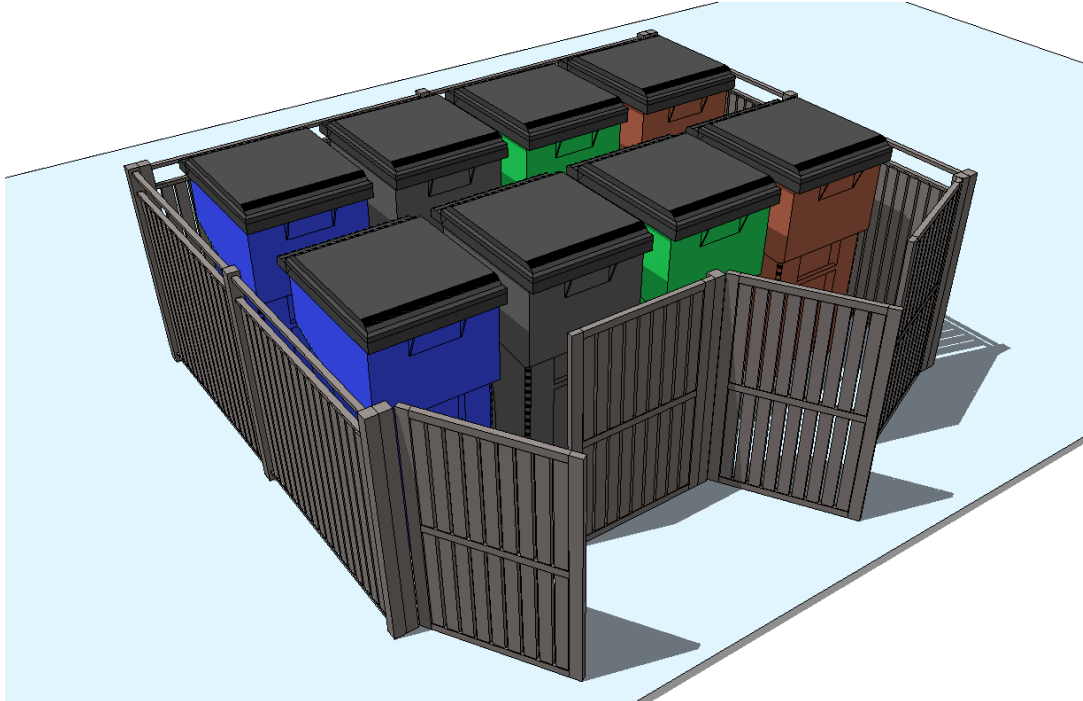
Introduction

Following the recent planning submission, reference no 2023/1128, herewith additional information and explanation are being provided for the concerns raised by highways and further justifications needed within the greenbelt. Excerpts of your email is attached in **red** text below.

Highways DC- Objection, concerns regarding the distance between the highway and proposed dwelling in regard to fire safety. Unacceptable distance for bin collection and the size of the bin storage area. See full comments attached.

Noted. We have read the highways comment and as they have mentioned, there is already existing waste bins at the entrance road junction. However, they are scattered along the entrance. Our clients would like to build a timber enclosure to assist in screening the waste bins visually and also prevent the waste bins onto the road for the safety of drivers. As a result, additional drawings are attached and the application red lines have been extended to include the waste bins.



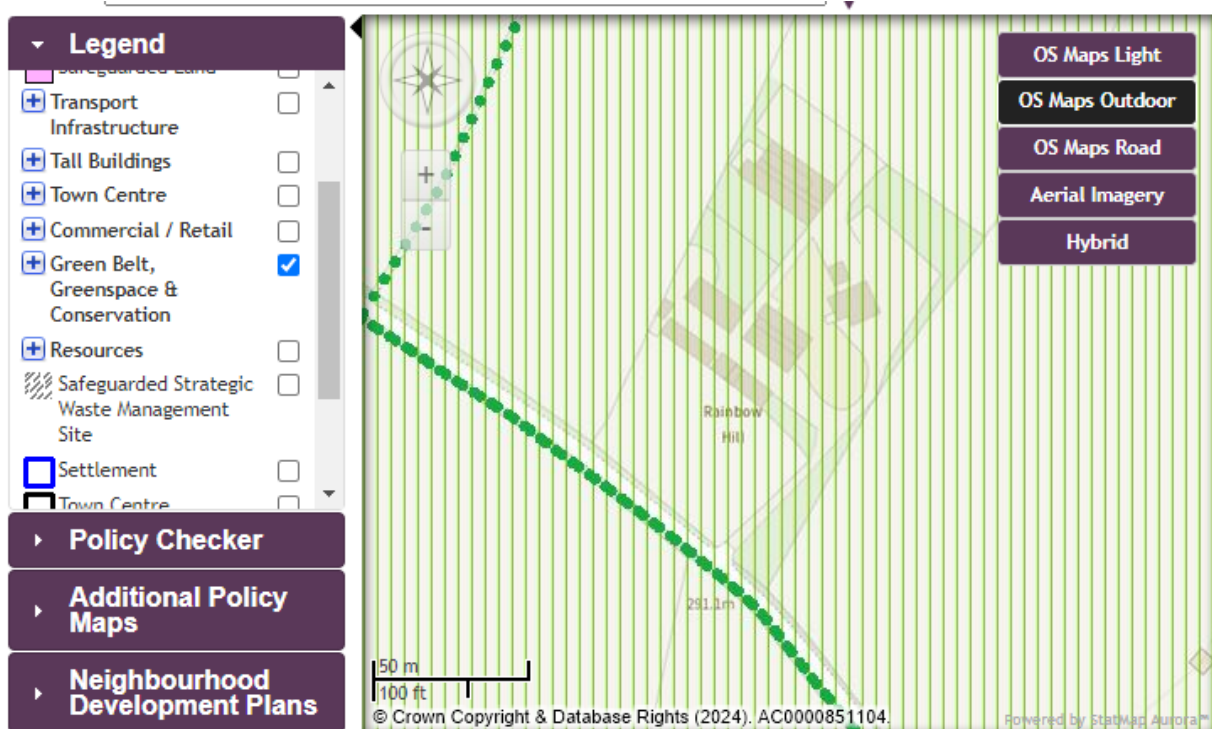


2no green bins, 2no black bins, 2no brown bins and 2no blue bins are to be provided and enclosed within timber enclosure with doors facing the driveway to screen them visually and assist with traffic safety to drivers.

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Greenbelt- you were unable to support the application based on the lack of sufficient Green Belt justification and incorrect policy assessment.

Your initial email was not received and apologies for the late response. Additional explanation are provided below.



Excerpts of greenbelt

Excerpts of NPPF Proposals affecting the Green Belt

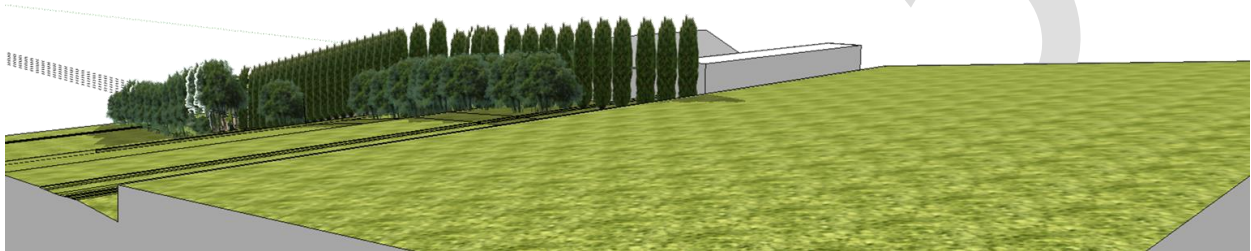
149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt.

Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- 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;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

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- e) limited infilling in villages;*
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and 43*
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*



Fast growing evergreen trees infill between the gaps of the site boundary, ie Leylandii will assist to visually screen the proposal from Woodhead Road

Although the proposal is in a green belt area, there are already many existing buildings on site. The buildings are of various massing, form and building materials pallet and not consistent in architecture aesthetics either. Some buildings are of poor condition and cladded in timber and likely to be removed later. There are several single storey out buildings but with a mixture of building materials and styles. The existing single storey annex and the 2 storey house is considered to be habitable buildings.

The former Rainbow Hill kennel that has been disused is an industrial shed aesthetics with large tiered single storey footprint. This industrial shed property already formed a precedent for development and is visually unsightly but is also inappropriate for conversion to residential dwelling. Therefore the intension is for demolition. The proposed new dwelling footprint is much smaller than the former industrial shed footprint, albeit being 2 storey.

The design has been reassessed following your comment. The pitched roof have now been replaced with a green sedum flat roof on the 2 wings and only the central main entrance area remained with the pitched roof across the length with central rooflights. In this way, it assist to reduce the massing visually and also emphasizing

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the main entrance. Our client is also proposing to plant additional fast growing evergreen conifer trees, ie Leylandii trees along the site boundary. In this way, it will assist to screen the revised proposed dwelling visually from Woodhead Road.

Notwithstanding all these, as can be seen from the photos, there is a small retaining structure at the front of the former kennel to create a flat sandy area. The intension was digging back down circa 1.0m which will assist in lowering the proposed dwelling level into the ground to reduce the massing visually so that it is not much noticeable from Woodhead Road. This was already previously proposed.

As a result of the above changes, our clients are also proposing to change all the walling materials, ie dark grey and white render to natural stone so that it is visually in keeping with the area aesthetics.



Photo showing the stone sample is to be used on the walling. The stone is **Cromwell pitched- weathered walling stone random sizes 300/440 x 100 x 140** (see brochure attached).

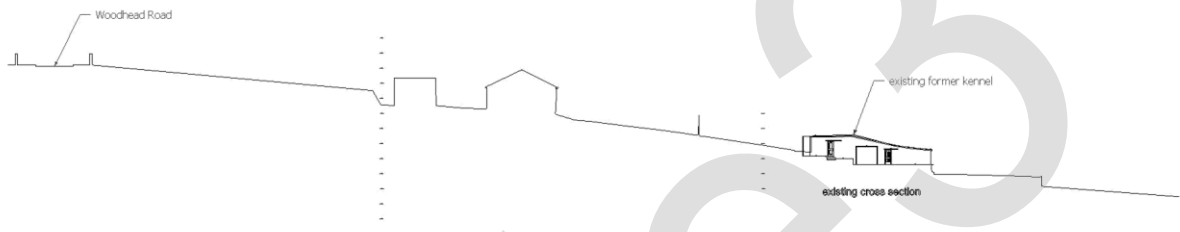


The pitched roof is mainly across the main entrance and sample photo attached. Samples can be provided if required. The roof is **cembrit-westerland_5052 graphite grey colour** (see brochure attached).

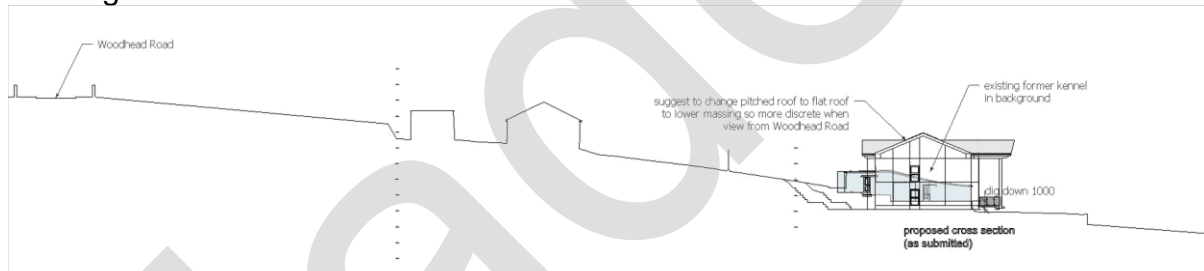
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The comparison of the revised proposal against the former kennel is now considered to be more acceptable in terms of massing and visually more attractive than the former industrial shed architecture. The proposal still provides the openness feel and preserves the setting and character of the greenbelt.

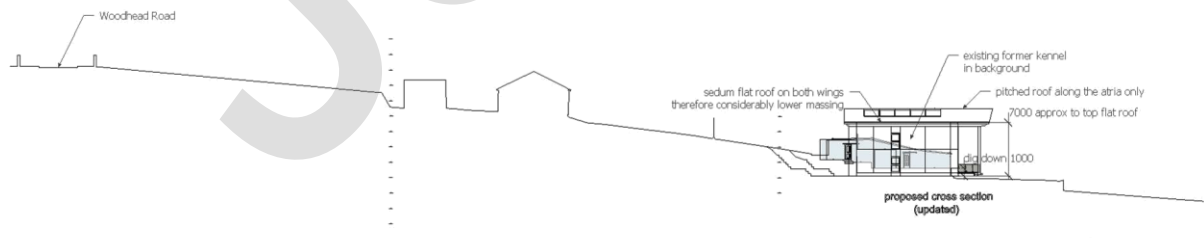
As a result, additional drawings are attached and the application red lines have been extended to include the additional Leylandii trees. The proposal respect all of the above paragraph 149 items (a to g) and complies with NPPF.



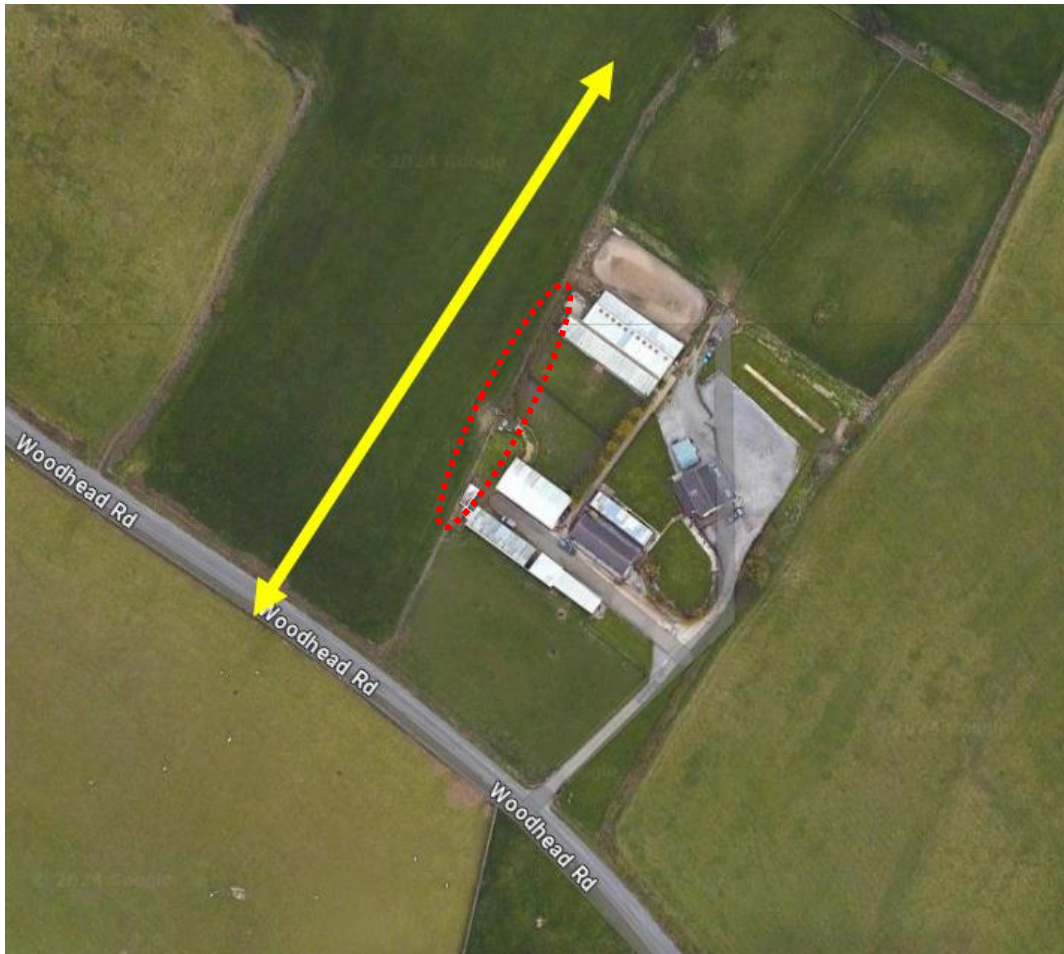
Existing former kennel cross section



Previous pitched roof massing cross section against the former kennel in the background



Updated revised flat roof wings (only the central pitched roof) cross section against the former kennel in the background. The massing is a lot lowered and more in keeping visually



Gaps along the site boundary to be planted with evergreen trees, ie Leylandii to assist to visually screen the proposal

150. 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:

- a) mineral extraction;*
- b) engineering operations;*
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;*
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction;*
- e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and*

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f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

As explained above, especially on item (d), the former kennel building although it appeared to be permanent, it is not appropriate and unable to be re-used or readapt for residential dwelling use. The building is not substantial in structural terms and moreover with industrial shed wall and roof cladding aesthetics is just not appropriate for use as a dwelling and hence a new build is proposed in its location.

You have queried why is there a need for a second dwelling. The previous design and access report have explained that the original house will be occupied by our client's senior age parents. The intention is to build a new build in close proximity to them so that our clients can look after them. Their parents will be closed by to their children and grandchildren which is an Asian culture. The proposal respect all of the above paragraph 150 items (a to f) and complies with NPPF.



See attached photo from Woodhead Road where the existing roof of the former kennel is just visible since there is a gap along the site boundary. It is intended to plant additional evergreen trees along the site boundary to assist in visual screening.

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151. When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources

Noted. The proposals have included photovoltaics solar and thermal panels. Apparently the technology have improved and crystalline solar panels can be used for flat roofs location as well. The solar panels are also connected to battery packs where surplus electricity can be stored or reverted back to the local grids. There is also provision for electric vehicle charging point. There is also provision for underground heat source and reuse of rainwater harvesting for flushing toilets and irrigation of landscape or washing cars. As a result, our clients are keen on the use of and promoting green renewables. The site is located in a windy area, and our clients are considering a separate planning application for wind turbine later.

Additional drawings study showing the proposals superimposed onto the former kennel and also a cross section is provided that included Woodhead Road so that you can appreciate how much the site slopes down.

Based on this, it can be considered very special circumstances and the revised proposals outweighs any concerns and respect all of the above paragraph 151 items and complies with NPPF.



View of former kennel



View of former kennel from the lower field

Excerpts of Barnsley Local Plan, adopted 2019

Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt

Provided 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.

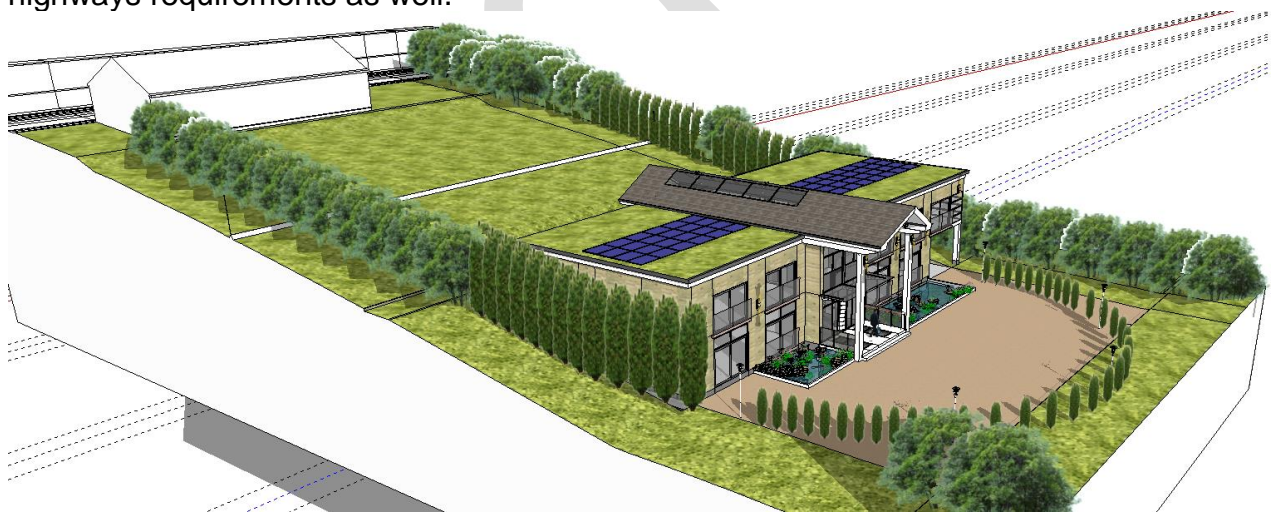
All such development will be expected to:

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- 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

As explained earlier, it is unable to alter the existing former kennel building and a new replacement would be necessary. The revised proposal with sedum flat roof assist in reducing the massing and would be less imposing visually. Since it is proposed for the ground floor to be lowered circa 1.0m below the former kennel floor level coupled with the revised flat roof will assist to reduce the overall height visually. The original former kennel footprint is 414sqm and the proposed footprint is only 285sqm and relatively smaller as comparison albeit being 2 storey. The revised proposals to top of sedum flat roof is circa 2180 higher than the existing former kennel roof level. As explained earlier, with additional evergreen trees planted along the missing gap of the site boundary will assist to visually screen the proposal. The proposal with the sedum flat roof will also assist with surface water draining properties.

The revised proposal is considered to be of high design standards and included a lot of renewals green energies and does not have any adverse effect on the amenity of the local residents as they are located far away. The revised proposal meet with highways requirements as well.



View of proposal shown 2 wings with sedum green flat roof and also the photovoltaic is laid horizontally and visually more discrete. Only the central area is pitched roof emphasizing the main entrance.



Cross section facing the existing 2 storey house



Cross section facing the field (Woodhead Road)

Policy 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.

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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.

All noted. As outlined above, the revised drawings are of high design quality and met all the core values as described above. The replacement of the former kennel is more appropriate in this location. It assist to get rid of the industrial shed architecture and introduce a high design quality with state of the arts dwelling building. The proposal preserved the openness of the greenbelt better than the former kennel industrial shed. The change in the roof massing and building materials is now more in keeping visually against the green belt backdrop. It certainly improves the character, openness and setting appearance of the greenbelt. It assist to tidy up the whole area and providing regeneration with short term employment during the build and also help to boost the local economy by the local builders merchant. Therefore our clients seek the planners support and looking forward to a positive outcome.



Prepared by



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for and on behalf of Jade3 Architecture Limited