

2023/1112

Mr Roger Coldwell

Erection of 1no. dwelling following demolition of stables and agricultural buildings (variation of approved application 2023/0352)

Land off Old Anna Lane, Work Bank Lane, Thurlstone, Sheffield, S36 9RR

Background

2002/0026 – Erection of stable block – Approved

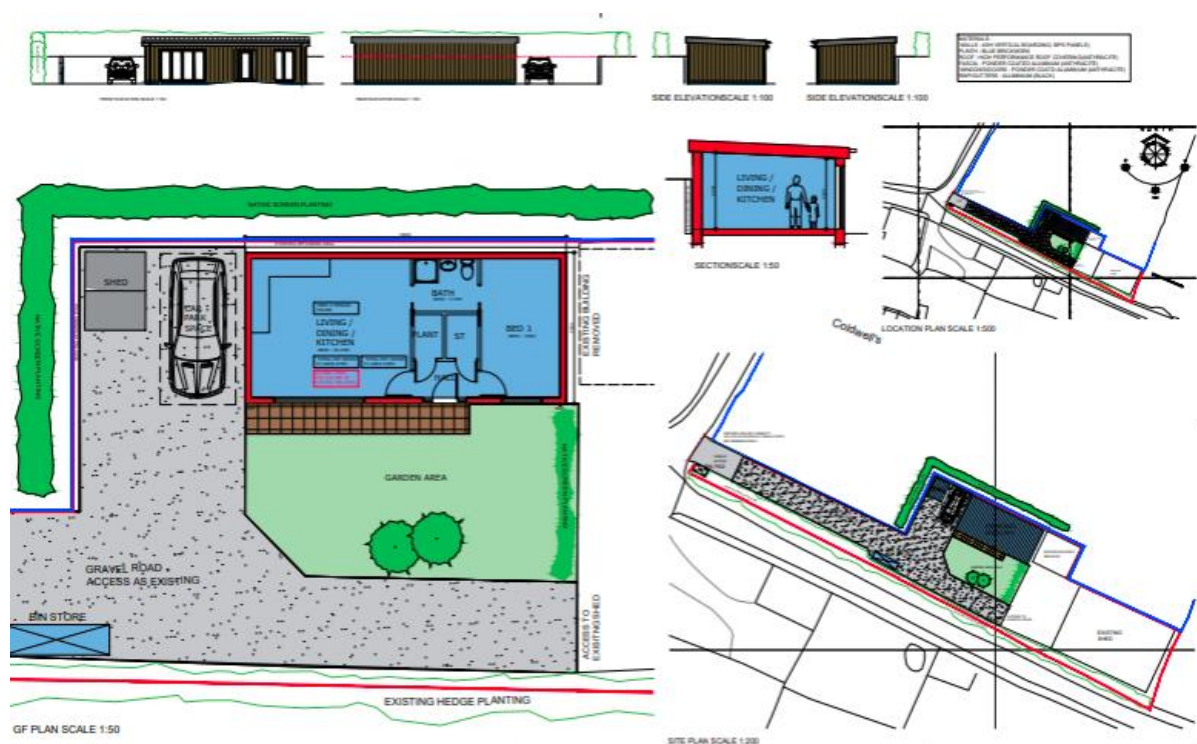
2005/1708 - Erection of an agricultural storage building and two hen huts – Approved with conditions

2009/0161 - Erection of a lean-to building for storage of agricultural machinery (Retrospective) – Approved

2022/0732 - Erection of 1no. dwelling following demolition of stables and agricultural buildings – Refused and dismissed at appeal

2023/0352 - Erection of 1no. dwelling following demolition of stables - Approved with conditions

Approved plans:-



The Planning Officer report states:- 'The dwelling has an internal floor area of approx. 47sqm and a footprint of approx. 53sqm. The internal layout shows 1 bedroom, a bathroom, lounge/kitchen/dining area and storage. Externally, the proposal includes a garden area to the front of the dwelling, a parking area and an area for a shed to the side. The dwelling would be accessed via an existing gravel access road off Old Anna Lane.'

Description

The site relates to timber stable block, situated on the northern side of Work Bank lane and east of the junction with Old Anna Lane, on the eastern outskirts of the village of Thurlstone. The site currently consists of a low, L-shaped timber built stable block. Adjacent to the site and outside of the red-line boundary is a timber clad agricultural storage barn.

The land has previously been used in connection with agriculture and equestrian activities. There is an existing timber L shaped stable block which was granted planning permission in 2002. In 2005 consent was given for a large agricultural building and two hen huts. In 2009 a lean-to structure was erected between the stable block and the barn, and following complaints from neighbouring residents, a retrospective application was submitted and approved. The applicant stated within the application documents that the lean-to building was used for agricultural purposes for the storage of agricultural machinery.

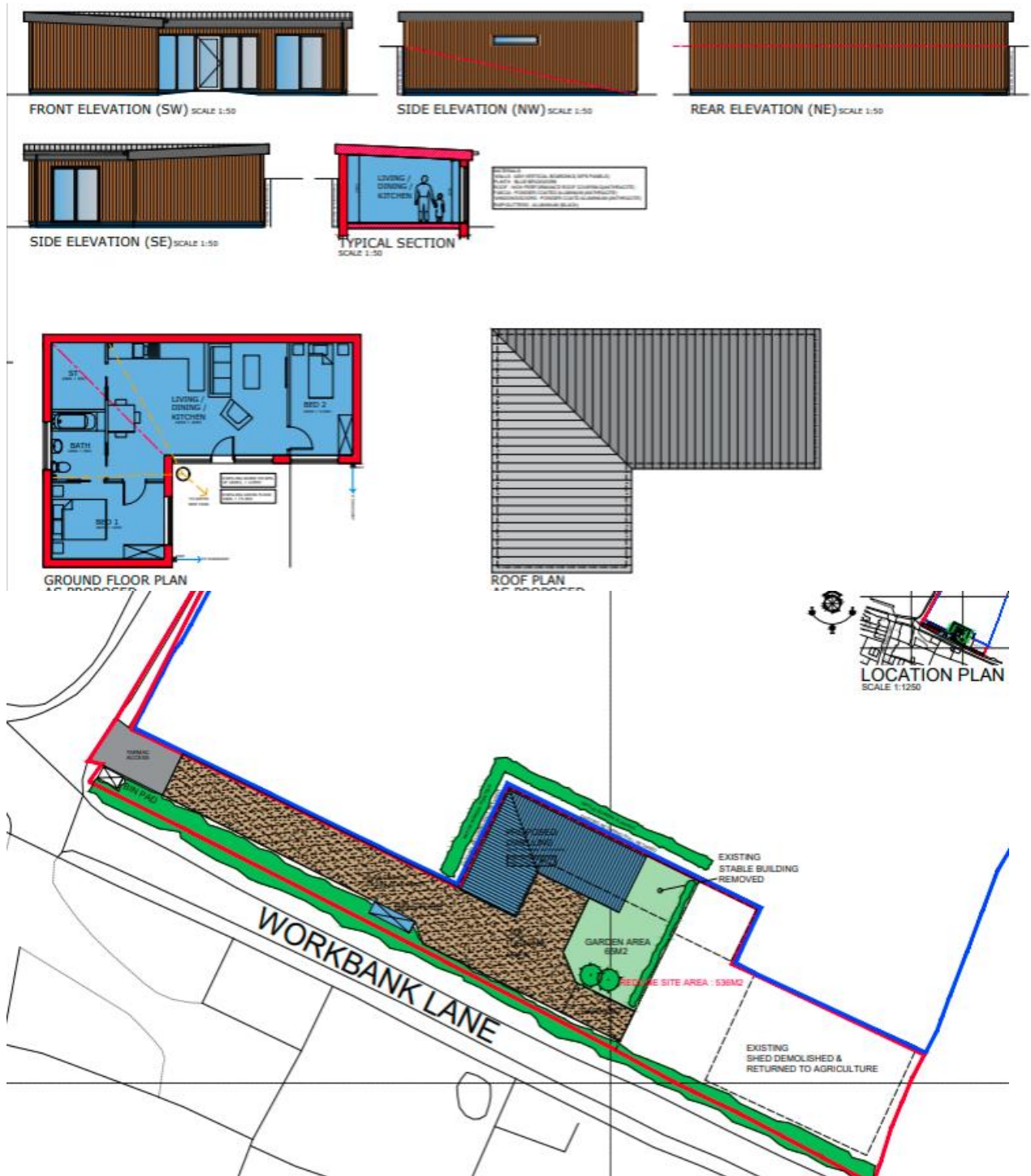
The field and building are accessed via an existing field gate entrance off Old Anna Lane.

Proposed Development

The proposal involves the demolition of the existing timber stables and attached agricultural lean to and the erection of a detached dwelling, constructed with Ash vertical boarding to the walls and an anthracite felt roof. The dwelling has a floor area of approx. 73sqm. The internal layout shows 2 bedrooms, a bathroom, lounge/kitchen/dining area and storage. Externally, the proposal includes a garden area to the front/side of the dwelling and a parking area. The dwelling would be accessed via an existing gravel access road off Old Anna Lane.

The existing stable block is constructed of timber and has a floor area of approx. 95sqm. The stables are approximately 3.4m in height to the pitch and 2.4m in height to the eaves. No details have been provided in relation to the current use of the agricultural barn which is in the applicant's ownership, to the east of the proposed dwelling.

This application differs from the previously refused application 2022/0732 in that the adjacent agricultural building/stables will now be removed and the land returned to agriculture, as shown on the submitted proposed location/site plan. The building has now been included within the red-line boundary of the site. The application differs from the previously approved application 2023/0352 in that the size of the dwelling has been increased in size by 20sqm and has an additional bedroom. The dwelling is now an L shape which follows the design of the existing stable block. The previously proposed shed has also been removed and a larger storage area is proposed within the dwelling.



Policy Context

The site is allocated within the Green Belt within the Barnsley Local Plan proposals map.

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 held 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 Policy GB1 – Protection of Green Belt
Local Plan Policy GD1 General Development
Local Plan Policy D1 High Quality Design and Place Making
Local Plan Policy T4 – New Development and Transport Safety

SPDs

Design of Housing Development
Sustainable Travel
Parking

Other Guidance

South Yorkshire Residential Design Guide Adopted 2011

NPPF

In respect of this application, relevant policies include:

13. Protecting Green Belt Land

Paragraph 143 of the NPPF states that: Green Belt serves five purposes:

Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 154 states:-

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;
- 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
- 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.

The NPPF defines previously developed land as: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Planning Practice Guidance – Green Belts July 2019

Penistone Neighbourhood Plan – Adopted August 2019

BE1: Design of the built environment

All new housing proposals should adhere to the following principles, where it is appropriate:
a) Where new housing developments are proposed, homes should be reflective of local architecture and in keeping with the surrounding area. In particular, the following design principles should be adhered to:

- To have no houses above two storeys on the perimeter of built up areas where it adjoins open countryside, where they have a greater impact upon the surrounding area in order to preserve and enhance the character of the area, in particular allocation sites HS70, HS71, HS74, HS75 as shown in Barnsley Local Plan.
 - New developments should use external building materials that reflect the characteristic of development in the locality.
- b) All residential developments will be expected to be designed so as to be sensitive to any existing wildlife habitat and corridor and should be appropriately landscaped and in particular development on the edge of the existing settlements shall incorporate tree planting so as to soften the built-up edge of the settlement as viewed from the countryside. Any residential development of 20 or more units will be expected to make provision for the appropriate amount of open space, in accordance with Barnsley MBC standards.
- c) Development proposals should respect and maintain key views as identified on maps 2 and 3, in order to maintain the character and appearance of the town and villages.

Consultations

Highways – No objection subject to conditions

Drainage – No objection subject to condition

Yorkshire Water – No comments received

Biodiversity Officer – No objection subject to conditions

Pollution Control – No objections subject to conditions

Town Council – No comments received

Representations

No comments received

Assessment

Principle of development

The principle of the development which involves the replacement of the stable block with a small dwelling has already been established with the granting of the previous application ref: 2023/0352.

The site is situated within the Green Belt as allocated within the Barnsley Local Plan. The proposal involves the replacement of the stable with a new dwelling, therefore para 149 of the NPPF is of relevance. The NPPF states a local planning authority should regard the construction of new buildings as inappropriate in Green Belt, with certain exceptions which include limited infilling or the partial or complete redevelopment of previously developed land (PDL), 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.

The site currently consists of an L shaped timber stable block with an attached lean to agricultural building. The stables and agricultural lean to are to be removed as part of the proposal. The applicant also owns the grazing land to the rear of the site and the adjacent large agricultural barn which faces over the site to the east and shares the same access. The barn has now been included within the redline boundary as it is to be removed as part of the proposal due to concerns raised with regard to a conflict between the proposed residential use and the existing agricultural activities.

Application 2022/0732 was refused due to concerns with regard to the impact upon the openness of the Green Belt. The applicant then appealed the decision which was later dismissed due to concerns regarding residential amenity, however the Inspector did not raise any concerns with regard to the impact of the proposal upon openness, due to the location of the site close to the village and the existing buildings which will be removed. The Inspector noted within the appeal decision that:-

‘There is no dispute between the parties that the site falls within the definition of previously developed land as set out in Annex 2 of the Framework and I find no reason to conclude otherwise. Whilst referring to the existing stable building on the site being constructed of less substantial materials and therefore less likely to remain and continue to have an impact on the landscape after the use has ceased, the Council do not suggest that it is a temporary building. From the evidence before me, planning permission was granted for the stable block in 2002 and that it has been on site for a significant period. I therefore find that it should not be regarded as temporary.

The effect of the development on the openness of the Green Belt will therefore determine whether it is inappropriate development. Although the building would be 20 sqm larger than that previously approved application the volume and footprint of the proposed building would still be no greater than the existing stable building, and its height would be no greater. Accordingly, whilst the proposed building would be of a more permanent construction and residential style than the stable buildings, it would not have a greater impact on the openness of the Green Belt compared to the existing circumstances.

The existing site has a cluttered appearance due to the combination of the large footprint of the existing stable building and the associated paraphernalia contained within the site. Even when the domestic paraphernalia and activity associated with residential use is taken into consideration, it has not been shown that the site would be more cluttered or contain more paraphernalia as a result of the proposal. The introduction of the garden area and the associated reduction in hardstanding would improve the appearance of the site from the limited views that are available along the site access and through the boundary hedge.

The site is located on the edge of Thurlstone, however, given the proximity of the site to the dwellings on Matthew Gap and the sporadic dwellings along Work Bank Lane, the proposed dwelling would not appear isolated. Overall, the proposal would have no greater visual or spatial impact on the Green Belt than the existing site.'

As such given the Inspector's comments and the previous application it is not considered that the proposal would be inappropriate development in the Green Belt and the proposal would therefore not conflict with Policy GB1 of the Local Plan.

Visual Amenity

In terms of the amended scheme, the proposed dwelling is 20sqm larger than the previously approved dwelling (not including the floor area of the shed proposed with the previous application), however it would still be smaller than the existing stable block and it would be arranged in an L-shape to match the existing. On balance, whilst the proposal is larger than the previous approval, it is felt that given the proposal is still much smaller than the existing building, it is arranged in a similar way and allows for the removal of the proposed storage shed, the proposal is acceptable in terms of visual impact.

In addition, the above considerations outlined within the Principle of Development section of this report would still apply to this larger proposal. Overall, the development is therefore acceptable in terms of its impact upon visual amenity and the openness of the Green Belt in accordance with the NPPF and policy GB1 of the Local Plan, subject to the removal of permitted development rights.

Residential Amenity

Policy GD1, General Development Policy of the Local Plan states that 'proposals for development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.'

The previous refused proposal did not include the adjacent agricultural barn, and as such there were concerns with regard to the impact of any agricultural activities taking place within that barn and the impact upon the amenity of any future occupiers. Now the barn is included within the redline boundary and will be removed as part of the proposal. The land will be returned to agricultural grazing land, therefore there will be no conflict with the future residents.

In terms of the amenity of any future occupiers and compliance with the Supplementary Planning Document and the South Yorkshire Residential Design Guide, the proposed dwelling meets the minimum requirements in terms of external amenity areas and internal room sizes in accordance with Local Plan Policy GD1.

Highway Safety

The Highways section have no objection to the proposal subject to conditions. The site is located on Old Anna Lane, a rural lane bounded by stone walling with no footways or street lighting which is subject to a 30mph limit, at the junction with Work Bank Lane. The application proposed a 2 bed dwelling, therefore the provision of 1 parking space is appropriate and in accordance with the Parking SPD. The proposal allows for the turning of vehicles within the site and the access has sufficient visibility, therefore there should not be any significant impact upon highway safety in accordance with policy T4 of the Local Plan.

Impact on wildlife

The applicant has provided a bat survey report which states that no bats were found roosting in the building during the preliminary daytime assessment and there were no signs of bat occupation. Nesting swallows are however present in the building. The Councils Ecology Officer has considered the report and has no objections to the proposal subject to conditions which should include the provision of bat and bird boxes. The proposal is acceptable in terms of Local Plan Policy BIO1.

Drainage

The Drainage Officer has no objection to the proposal subject to a condition.

Recommendation

Approve with conditions