

Applicant: Mrs I Wainwright

Description: External works including additional parking area, new patio, new pathways, planters and raised decking area External works including additional parking area, new patio, new pathways, planters and raised decking area (Listed Building Consent)

Site Address: The Granary, 3 Fieldhead Manor, Elmhirst Lane, Dodworth, Barnsley, S75 4LD

Site Location and Description

The application relates to the corner plot of a converted farmhouse complex, which has now been divided into several dwellings. The farmhouse in question is called Fieldhead Farmhouse, a grade II-listed building first listed in 1982. It lies at the north side of Elmhirst Lane in what used to be Field head farm, immediately adjacent to Silkstone golf club. The surrounding street scene is made up of other converted townhouses, cottages and barns which are all stone-built and listed. Access is gained to the largely secluded set of properties firstly by Elmhirst lane, which runs parallel to the border of the golf course leading to a car park for the club house. Access to the properties themselves is then gained via this car park.



Site History

2020/1455 & 1460 - Removal of existing conservatory and erection of single storey extension to rear of dwelling - Approve

2021/1075 & 2021/1258 - Erection of 1.8m high timber horizontal slat fence (Retrospective) – Refused for the following reason;

Policy Context

Local Plan Allocation – Green Belt

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the recently revised NPPF does not change the statutory status of the development plan as the starting point for decision making.

Local Plan Policy GD1 – General Development – states that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Local Plan Policy D1 – High Quality Design and Place Making supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley

Local Plan Policy GB2 – Replacement, extension and alteration of existing buildings in the Green Belt states that the extension or alteration of a building are acceptable where the total size of the proposed and previous extensions does not exceed the size of the original building; and provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt.

Local Plan Policy HE1 – The Historic Environment states that 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 Conservation Areas and Listed Buildings.

Local Plan Policy HE3 – Developments affecting Historic Buildings states that proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance. In such circumstances proposals will be expected to:

- Respect historic precedents of scale, form, massing, architectural detail and the use of appropriate materials that contribute to the special interest of a building.
- Capitalise on opportunities to better reveal the significance of a building where elements exist that detract from its special interest.

Supplementary Planning Document (SPD) - House Extensions sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals for should:

- I. Be of a scale and design which harmonises with the existing building
- II. Not adversely affect the amenity of neighbouring properties
- III. Maintain the character of the street scene and
- IV. Not interfere with highway safety.

SPD – House Extensions states that to combat the problems of loss of light, as well as loss of privacy and outlook, the size and projection of rear extensions need to be strictly controlled. Single storey extensions to the rear of semi-detached dwellings should not exceed 4m in projection, and the eaves should not exceed 2.5m where the extension would project beyond 3m.

The National Planning Policy Framework (NPPF) Section 16 – Conserving and Enhancing the Historic Environment, states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected; the level of detail should be proportionate to the assets' importance. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Substantial harm to or loss of a Grade II listed building should be exceptional.

Paragraph 197 goes on to state that, in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss

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

Planning (Listed Buildings and Conservation Areas) Act 1990

In terms of the impact on the special character and appearance of the listed building, Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, states:

In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

In terms of the impact on the special character and appearance of a Listed Building, Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, states:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

Consultations

Conservation Officer – No objections subject to further information on materials

Ward Councillors – No comments

Representations

The application has been advertised by way of neighbour letters and a site notice. One letter of objection has been received. The main points of concern are;

- Works already commenced
- Inaccuracies on plans
- Continued issues (parking problems, inconsiderate builders, noise and disturbance, mess) throughout the existing build process for the approved and unauthorised works, further works will exacerbate this.

Assessment

Principle of development

Extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties.

The property is located within the Green Belt where the alterations to existing buildings and their curtilage are acceptable provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt. Likewise, development affecting designated heritage assets, such as 3 Fieldhead Manor, is acceptable where such development conserves the significance of the asset and makes a positive contribution to its preservation.

Visual Amenity/Impact on Heritage Assets

The conservation officer has provided the following comments in respect of the external works;

This application follows a number of recent applications and works to the Granary including the rear extension which was approved under 2020/1455 and 1460, and retrospective applications for a new modern 1.8m boundary fence and replacement garage door. This proposal seeks permission for external hard landscaping including a gravel parking court to the rear of the garage, a new paved area to the north eastern corner of this for a greenhouse, a new patio, decking, raised beds and ramped access. Overall, I see this as a fairly inconsequential change to the setting of the listed building.

I note where there are currently lawns and grassed areas these will become either an area of decking, stone, or gravelled areas. This will introduce a degree of increased domestication to the character of the setting. I also believe the area of paving to accommodate the greenhouse is within an area of recently installed fencing. This proposal includes plans to remove the hedging in this area. However, I understand the application to approve the fence that was recently refused is to be appealed. As such, whilst we cannot control the removal of hedging under the Listed Buildings and Conservation area Act, I would have to say I do not support the removal of the hedge to accommodate the fence which is to be appealed. Even so, in regard to the rest of the proposal I feel there is little harm due to the low degree of upstand of the decking (nil to the other areas), and the relatively sympathetic materials. Consequently, I feel this will not be overly intrusive and on balance I support.

One matter worthy of clarification would be the materials proposed for the works to the patio, gravelled area, and decking. If we could clarify the exact nature of these (perhaps by photos or samples) that would avoid the need for a condition to discharge those details.

As outlined above, the proposed works would cause limited harm in case of the decking and limited to no harm in case of the rest of the proposals, as such, the works would conserve the buildings setting, in accordance with Local Plan Policies D1 and HE3, NPPF paragraph 197 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

The agent was requested to provide details of the materials upfront but no information was forthcoming, as such, the materials will be conditioned.

Conclusions

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation:

Approve, subject to conditions