

**Proposed Replacement of Existing Building with Detached Dwellinghouse, At Crowick House, Belle Green Lane, Cudworth, Barnsley.**

This report has been prepared by Simon M Elliott - Dip. URP. The purpose of this report is to support the proposed development, as described above, at Crowick House, Belle Green Lane, Cudworth.

**1. Introduction**

- 1.1 The purpose of this report is to highlight the relevant planning considerations and the benefits of the proposed development, in planning terms. This report has been prepared to support the recently submitted Planning Application for the above-mentioned development by Alan Robinson and is to be considered along with all of the details already submitted along with that application.



**View From Application Site Towards Crowick House.**

- 1.2 This report takes account of the current status of the site of Crowick House, its surroundings and the adjacent land that is owned and controlled by the applicant. Account has also been taken of the previously approved development adjacent to the site of the proposed dwellinghouse and the current Unitary Development Plan (UDP) Policies where they relate to the allocation of the site and surrounding area within the Green Belt.
  
- 1.3 This report also takes account of other material planning considerations that are believed to be relevant to the proposed development or may have some influence on the LPA's decisions on this planning application, including the current National Planning Policy Framework (NPPF).

## **2. Site & Surrounding Area**

- 2.1 The site of the proposed development is located adjacent to the existing dwelling at Crowick House, and is located off Belle Green Lane in Cudworth. The application site is set back from Belle Green Lane (as shown on the submitted plans) along a private unmade farm track. The application site is well screened from Belle Green Lane itself by a mixture of mature trees and hedges. The extent of the application site runs from Belle green Lane to the west and a paddock that is owned and controlled by the applicant to the east. The northern boundary of the site is currently enclosed by a low post and rail fence and that boundary is also to be provided with screen planting as shown on the submitted plans. The southern boundary of the application site is also well screened with mature hedge and tree planting, which will all be retained as part of the proposed development.
- 2.2 The application site is currently occupied by a modern agricultural barn, which measures some 30 metres x 15 metres and is 5.5 metres high to the ridge line, creating a floor area of some 450 square metres. The site has also been used for over 20 years for the parking and storage of machinery cabins as well as building materials etc. This open storage use on the site would cease and the agricultural building removed if this application were to be granted.



**View of Existing Building with Storage Area in Front**

- 2.3 The existing building on this site is a substantial steel frames structure with blockwork up to approximately 2.0 metres above ground level all around the structure with metal profiled cladding to the walls above the blockwork and also to the roof. This structure has the benefit of the necessary approvals from the Local Planning Authority.
- 2.4 The access road at the end of Belle Green Lane forms part of Belle Green Lane itself and it is narrower than the highway further along its length towards the centre of Cudworth. However, it is nevertheless part of the metalled portion of the highway and therefore assumed to form part of the adopted highway.
- 2.5 To the north and north-west of the application site is the site of Crowick House, where planning permission has recently been granted for a number of detached residential properties. These properties will all be two storeys high and work on the first of these dwellings has already commenced.

### **3. Outline of Proposals**

- 3.1 The development, as proposed, involves the replacement of an existing barn and established open storage facility with a detached dwellinghouse. As officers are already aware the design of the proposed dwelling replicates the design of the existing Crowick House to the north-west of this site. The proposal is to redesign, deconstruct and rebuild Crowick House on the application site using at least 75% of the materials already incorporated in the original house. The House when completed will be the most energy efficient and sustainable within the Barnsley Metropolitan area if not within the whole of South Yorkshire. Using the now scrapped code of sustainable development as a guide it would achieve Level 5 at the very least.
- 3.2 The carbon credentials of the new dwelling will surpass Carbon Neutral as it will be Carbon Positive as the completed property will export more power to the grid than it will actually consume in its day to day energy requirements. This is evidenced with the SAP calculations and projected energy EPC we have already undertaken as part of the properties proposed eco credentials. This is achieved by the use of high levels of thermal board insulation, with minimal thermal bridging, heat recovery ventilation, triple glazing and the buildings air tightness along with a 12Kw of Solar PV system with a high-tech battery storage facility as well as a Rainwater Harvesting system.
- 3.3 The proposed dwelling will also surpass all Passivehaus standards whilst incorporating many of those standards as well. It is also considered that there is a very real possibility should we receive a favourable decision that the rebuilding will be featured on Grand Designs / Building Dream due to the buildings uniqueness and eco credentials.
- 3.4 The proposed development also involves the removal of a significant building on the application site, with a total floor area of some 450 square metres and a volume of approximately 2,160 cubic metres. This compares with a proposed floor area of approximately 260 square metres and a volume of approximately 1,200 cubic metres, part of which is single storey in height and the remainder is two-storeys high. The design of the house replicates that of the existing structure and includes a zinc finish to the roof areas and reclaimed natural stone from the existing house as well as timber boarding, again, as existing with smaller areas of the walls being rendered.
- 3.5 This proposal is to create a two storey dwelling, part of which is on the site of the existing building and the rest is adjacent to the existing building. The overall impact of the proposal on the visual amenity, character and openness of the Green Belt is considered to be significantly less than the existing building and adjacent open storage use. There will not, therefore, be any materially detrimental impact on the purposes of including land in the Green Belt.

#### **4. Planning Policies & Other Material Considerations**

- 4.1 It is considered that the following saved UDP Policies are, in some way, relevant to the proposed development:

**Policy GS7**, which relates to development in the Green Belt.

**Policy GS8A**, which relates to the re-use and adaptation of buildings in the Green Belt.

**Policy GS9**, which provides guidance on Visual Amenity of the Green Belt.

- 4.2 The advice contained in the NPPF (particularly paragraphs 87 – 89) is also considered to be relevant to the proposed development as those paragraphs relate specifically to development in Green Belt areas.

- 4.3 The necessary Planning Approval has already been obtained for the existing building and it is important for the Council to compare the impact of the existing development on this site on the Green Belt with the proposed dwelling. It is clear that in all respects the new development will have a positive impact on the visual amenity as well as the openness of the Green Belt and this represents a set of Very Special Circumstances to justify the granting of Planning Permission in this case.

- 4.4 The Council's own policies, together with the advice contained in the NPPF allow for the conversion of existing buildings to form dwellings within Green Belt areas. As this development would be less intrusive on the Green Belt than a straight conversion it is considered that officers should support the proposal subject to conditions that are deemed to be necessary for a development of the type proposed.

- 4.5 **Policy GS7 – Development In the Green Belt –**  
**Without prejudice and subject to the application of Policies GS8, GS8A, GS8B, GS8C, GS8D, GS8E and GS9 in this plan, Development within the Green Belt will not be permitted unless it maintains the openness of, and does not conflict with the purposes of including land in, the Green Belt.**

- 4.6 **Policy GS8A – The Re-use and Adaptation of Buildings in the Green Belt.**

This Policy relates specifically to the change of use and/or alteration and/or extension of an existing building. Such development is generally supported by this policy subject to certain criteria. Whilst this development does not propose to re-use or adapt the existing building on this site such a development could, in principle, be carried out and should, therefore, be taken into account as an important comparison with the development as proposed in this application.

**4.7 Policy GS9 – Visual Amenity.**

This Policy advises that: **Development within the Green Belt, or Conspicuous from it, should not, by reason of its siting, materials or design result in significant harm to the visual amenity of the Green Belt.**

Once again it is considered that this policy supports the development as proposed in this application.

**4.8 In terms of the advice contained in the NPPF that is considered to be particularly relevant to the proposed development, it states in paragraphs 79, 80 and 87 to 89 as follows:**

79. The Government attaches great importance to Green Belts. 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.

80. Green Belts serve 5 purposes:

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

87. As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green belt and should not be approved except in very special circumstances.

88. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

89. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- \* buildings for agriculture and forestry;
- \* provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- \* 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;
- \* the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- \* limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- \* limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green belt and the purposes of including land within it than the existing development.

4.9 As referred to above, the application site is located to the south-east of the site of the existing dwelling at Crowick House. The site of Crowick House is to be redeveloped for housing and work on that development has already commenced. The site lies just outside the current Housing Policy Area within an area of land that is designated as part of the Green Belt. The site and adjacent land are currently occupied by a large agricultural building together with an adjacent area of open storage for builders plant and materials. The site is currently well screened on two sides by mature hedges and trees, which are all to be retained. The other two sides of the site abut the applicant's own paddock on one side and Crowick House and the recently commenced residential development on the fourth side. The proposal involves the demolition of the existing large agricultural building and its replacement with a much smaller single and two-storey dwelling unit using a significant part of the existing adjacent dwelling.

4.10 As referred to above the NPPF provides advice on development in the Green Belt and the type of development that is deemed to be inappropriate in such areas. It is acknowledged that subject to a number of exceptions, the construction of new buildings is generally regarded as inappropriate in the Green Belt. The listed exceptions include the partial or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green belt and the purposes of including land within it than the existing development.

- 4.11 The main consideration for the Council regarding this proposal is whether the development will accord with the provisions of the UDP. It is clear from a perusal of the relevant UDP Policies and advice contained in the NPPF that this development will not be contrary to any of the 5 purposes of including land in Green Belts. If it is considered by the LPA that the proposed development falls within one of the categories of inappropriate forms of development in the Green Belt then it is considered that the benefits of this development clearly outweigh the potential harm to the Green Belt by reason of inappropriateness.
- 4.12 In terms of 'Good Planning Practice' it is clear that the impact that the current building and established open storage use have on the openness, character and visual amenity of the Green Belt will be significantly alleviated through the granting of planning permission for the proposed development. These positive benefits clearly outweigh any question of inappropriate development and it is clear that appropriately worded conditions can be imposed on a planning permission to require the retention of the existing boundary hedges and relating to the external materials to be used on the dwelling and/or access surfaces for this ultimately sustainable form of development.

## **5. Conclusions**

- 5.1 In conclusion it is my opinion that the development as proposed in this application represents an acceptable form of development in the Green Belt. It is acknowledged that the erection of new dwellings within the Green Belt are in many cases considered to represent inappropriate development and therefore harmful to the Green Belt. However, in this particular case the building that currently occupies this site is a very substantial structure and has a clear impact on the Green Belt – well in excess of the impact that the proposed development would have.
- 5.2 It is clear that the overall impact that this dwelling would have on the Green Belt will not represent a material detriment to the character, openness or visual amenity of the Green Belt. The access to the site is close to the end of Belle Green Lane and the activities associated with the site will be no more intensive in terms of highway safety concerns than the current use. The appearance of the site will be significantly improved if this application is approved through the tidying up of the land and the replacement of a large building with a much smaller one, in terms of both its footprint and overall volume and massing. Additional trees are to be planted along the north-western boundary of the site to further improve the visual amenity of the area and soften the impact of the development when viewed from Belle Green Lane and the surrounding area.
- 5.3 For the reasons given above in this statement the Council is respectfully requested to grant planning permission for this proposal subject to appropriate conditions as are deemed to be necessary for the development in question.