

Application Number: 2022/0828

Applicant: Mr K Javid

Description: Extension to existing stables to create additional storage space

Location: Stables to the West of Muscle Hill Farm, Lee Lane, Royston, Barnsley.
S71 4RT

Description

The application relates to a recently extended 'L' shaped, stone built stable located in the corner of a triangular field to the North of Lee Lane, Royston. The stables are accessed via an unmade track which links to Lee Lane to the South.

To the North of the site is a small tree belt with fields and woodland beyond. To the West are open fields with a golf course beyond. To the South, opposite Lee Lane, are open fields and to the west, beyond a public footpath, is Muscle Hill Farm which runs an animal feed business.

The site is within the Green Belt and adjoins a large Mixed Use (MU5) allocation to the East. The surrounding area is subject to the Royston Masterplan.

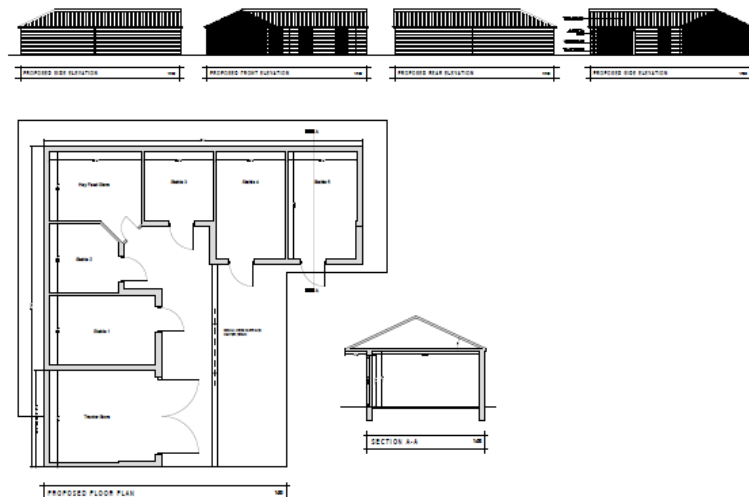


Site History

2012/0646 – Erection of Stable block incorporating 5no. stables, hay storage and tack room - approved

2017/1409 – Erection of extension to existing stables to provide additional storage - approved

2020/0798 - Erection of extension to front of stable block – approved



development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004.

The Local Plan was adopted by the Council in January 2019 and the Council has also adopted a series of Supplementary Planning Documents which are other material considerations.

The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application.

The site is allocated as Green Belt within the Local Plan and therefore the following policies are relevant:

Policy D1 'High Quality Design and Place Making'

Policy GB1 'Protection of Green Belt'

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

Policy GD1 'General Development'

Policy T4 'New development and Transport Safety'

NPPF

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Paragraphs of particular relevance to this application include:

147. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

148. 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 resulting from the proposal, is clearly outweighed by other considerations.

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;*
- 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.**

Consultations

PROW – No objections subject to

Representations

No objections or representations have been received.

Assessment

Principle of Development

The NPPF states that the construction of new buildings in the Green Belt is inappropriate development. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

However, paragraph 149 sets out a number of exceptions including the provision of appropriate facilities for outdoor sport and outdoor recreation as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. Paragraph 149 also goes on to state that extensions or alterations are acceptable provided that they do not result in disproportionate additions over and above the size of the original building.

This is further covered in Local Plan Policy GB2 'Replacement. Extension and alteration of existing buildings in the Green Belt' which states 'we will allow the following development in the Green Belt... extensions and alterations of a building where the total size of the proposed and previous extensions does not exceed the size of the original building'.

It is noted that there have been several applications to increase the floor space of the stables from the original 2012 permission for the 'erection of stable block incorporating 5 no. stables, hay storage and tack room'. That original application equated to circa 85m² of floor space and this current application is for circa 170m² of floorspace, as such it would double in size, just falling within the requirements of NPPF paragraph 149 and Local Plan Policy GB2. In addition, if the applicant had applied for these store rooms to be contained in a separate building adjacent to the existing stables they would have fallen under the exception for new buildings associated with outdoor sport or recreation, subject to openness being preserved.

Furthermore, as the additional 2no. store rooms are being added to either end of the existing 'L' shaped building as such they would be viewed against the existing building and they would preserve the openness of the Green Belt and would not conflict with the purposes of including land within the green belt.

Visual Amenity

The stables are set back from Lee Lane, but the extensions would be partially visible from the highway and public footpaths, however, they would be viewed against the existing building and just add circa 4.6m in width to both 'wings'. The stables are also positioned in the corner of the field against a backdrop of hedges and trees. They are also seen in the same context as the large agricultural buildings on the adjacent muscle Hill Farm. Furthermore, they are of a scale and design which harmonise with the host building, in accordance with Local Plan Policy D1.

It is noted that stables are generally constructed from relatively agricultural materials such as timber and metal. The proposed materials in this case are stone and concrete tiles, however, these materials simply match those of the existing stables.

Overall, the proposals are relatively modest addition to the current building, however, it is noted that the building has doubled in size since its original permission. The building as extended would likely be in a situation where further extensions in the future would be contrary to the NPPF and Local Plan, and could impact on the openness of the Green Belt. However, based purely on the proposals as they currently stand the development would still preserve the visual amenity of the local area, the streetscene and the green belt, in accordance with Local Plan policies D1 and GB1.

Residential Amenity.

As outlined above, the additions are relatively modest compared to the building as it currently stands and the site is boarded on 2 sides by fields. Muscle hill farm is located to the East of the site which contains a residential property, however, there is a significant separation distance between the stables and the dwelling.

There is also a significant distance between the stables and the land allocated as part of MU5, as such, the proposal would not prejudice the development of a larger parcel of land.

The condition restricting the stables to domestic, rather than commercial, use from the previous applications will be carried forward.

Highway Safety

There would be no change to the existing access or parking arrangements.

Conclusion

The site sits within the Green Belt but meets the requirements of exceptions (b) and (c) of paragraph 149 of the NPPF. As such, the proposed extensions are not inappropriate development in the Green Belt and furthermore they would not have a greater impact on the openness of the development.

Taking into account the relevant development plan policies and other material considerations the application is in accordance with the development plan (most notably policies D1, GD1 and GB2), as well as NPPF paragraph 149 and is assessed to be a suitable and sustainable form of development that accords with Local Plan Policy SD1 Presumption in favour of Sustainable Development in overarching terms. Similarly in National Planning Policy terms (NPPF) the presumption in favour of

sustainable development is considered to apply also (para 11) which is that proposals that accord with an up to date development plan should be approved without delay.

The recommendation is one of approval therefore subject to the conditions listed below.

Recommendation

Approve with conditions.