
2024/0038

Mark Barton

Variation of condition 2 of application 2021/0549 (Upgrade and alterations to existing farmhouse including demolition of conservatory, erection of two storey side extension, single storey rear extension and front porch. Conversion of adjacent barn and workshop structure for residential use and conversion of slaughter house for ancillary residential use) to allow ground floor of existing cottage and side extension to be increased, terrace to be reduced in size and inclusion of glazed balustrades and undercroft animal shelter, and rebuilding of existing walls

Trunce Farm, Green Moor Road, Green Moor, Sheffield, S35 7DQ

Background

00/0716 – Conversion of cow house to 2no dwellings - Approved with conditions (Not implemented)

2021/0549 - Upgrade and alterations to existing farmhouse including demolition of conservatory, erection of two storey side extension, single storey rear extension and front porch. Conversion of adjacent barn and workshop structure for residential use and conversion of slaughter house for ancillary residential use – Approved with conditions – Expires 13/07/24

2024/0105 - Discharge of condition 5 (bat sensitive external lighting) of application 2021/0549 (Upgrade and alterations to existing farmhouse including demolition of conservatory, erection of two storey side extension, single storey rear extension and front porch. Conversion of adjacent barn and workshop structure for residential use and conversion of slaughter house for ancillary residential use) - Under consideration

Description

Trunce Farm is located within the open Green Belt countryside between Green Moor Road and Old Mill Lane. Trunce Farm consists of the existing stone built farmhouse, barn, workshop, slaughterhouse, car port, stables and tractor store. The existing outbuildings form a boundary around the existing farmyard and a small garden associated with the main house. The existing farmhouse has an existing front porch extension and a conservatory which will be removed as part of this planning application.

The large barn appears to be in a good overall condition, capable of conversion without substantial alterations. The attached workshop link requires further work as there is extensive bowing and cracking to the walls and works are required to make good. The slaughterhouse is in a good overall condition for a barn of its age and will require a new roof as part of the works.

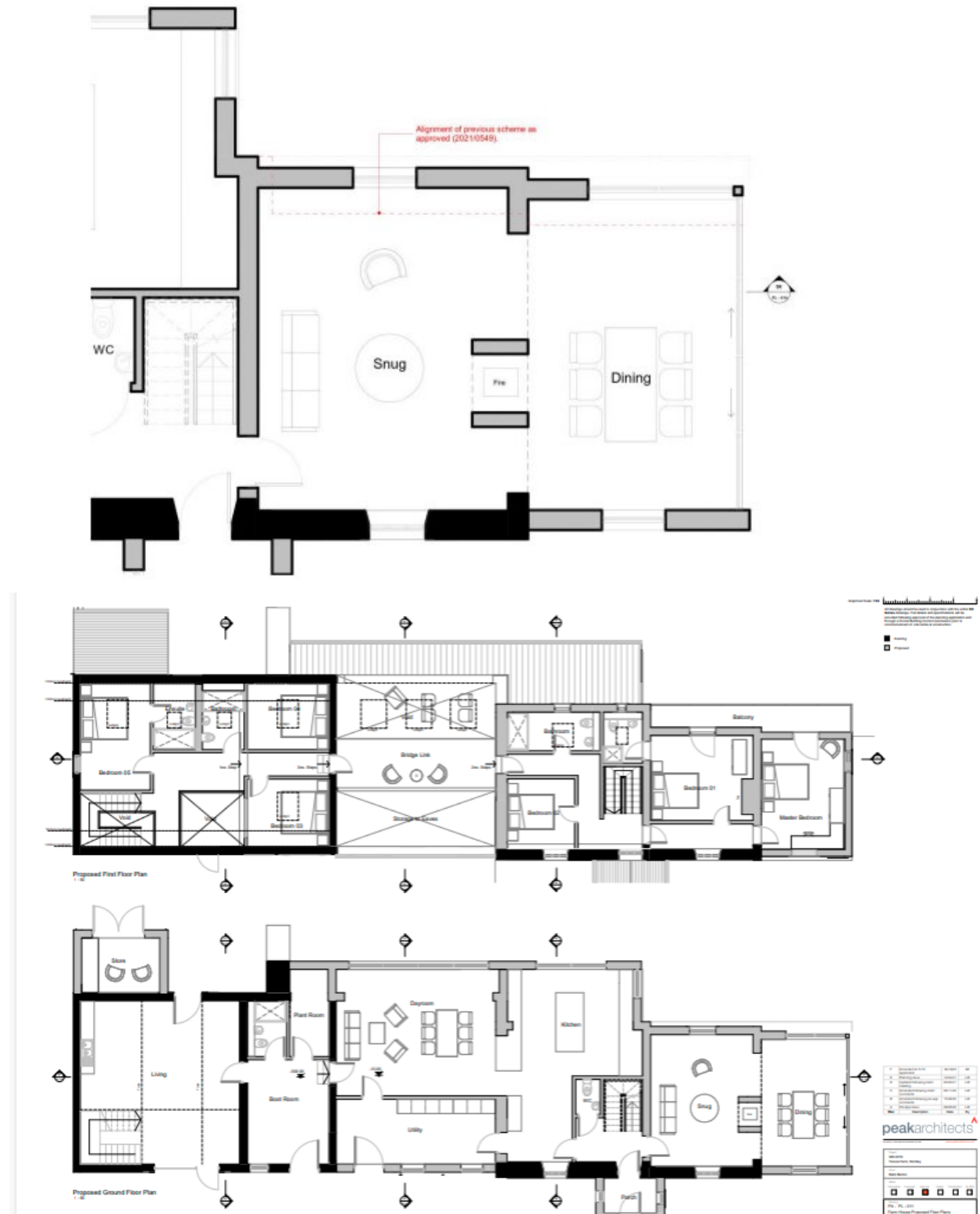
The agent confirms within the application form that the works approved under application 2021/0549 have not yet commenced.

Proposed Development

The proposals involve variation of condition 2 of application 2021/0549 (Upgrade and alterations to existing farmhouse including demolition of conservatory, erection of two storey side extension, single storey rear extension and front porch. Conversion of adjacent barn and workshop structure for residential use and conversion of slaughter house for ancillary

residential use) to allow ground floor of existing cottage and side extension to be increased, terrace to be reduced in size and inclusion of glazed balustrades and undercroft animal shelter, and rebuilding of existing walls

The proposal are for a minor increase in area to the ground floor to the proposed snug and dining area which equates to approximately 6sqm.





Policy Context

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 Policies

The site is in the Green Belt as shown on the adopted Local Plan, where Local Plan Policy GB1 protects land from development in accordance with national green belt policy.

Policy GB2 allows for the replacement, extension and alterations of existing buildings in the green belt.

Policy GB3 allows for changes of use to buildings in the Green Belt.

D1 High Quality Design and Place Making

Supplementary Planning Documents

- Barn Conversions
- House Extensions and Other Domestic Alterations

NPPF

The National Planning Policy Framework 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.

Consultations

Hunshelf Parish Council – No comments

Highways – No objections

Drainage – No objections details to be checked by Building Control

Conservation – No comments received

Pollution Control – No objections

Yorkshire Water – No comments received

Biodiversity Officer – No comments received currently considering the application 2024/0105 - discharge of condition 5 (bat sensitive external lighting) of application 2021/0549 (Upgrade and alterations to existing farmhouse including demolition of conservatory, erection of two storey side extension, single storey rear extension and front porch. Conversion of adjacent barn and workshop structure for residential use and conversion of slaughter house for ancillary residential use)

Ward Cllrs – No comments received

Representations

None

Assessment

Material Consideration

Principle of development
Residential Amenity
Visual Amenity
Impact on Wildlife
Highway Safety

Principle of development

The principle of the proposal has already been established by the earlier planning permission 2021/0549. The proposals include a minor increase in area to the ground floor to the proposed snug and dining area which equates to approximately 6sqm. The increase is to the rear elevation and will be incorporated under the first floor balcony, this will minimise any visual impact of the increase. The proposed wall alignment retains clarity between the phasing of elements with wall returns and subservient forms. The previous proposal amounted to 137sqm of additional floor area, therefore the total area would now be 143sqm. The existing dwelling has a floor area of approximately 143sqm, therefore the proposed extensions do not exceed 100% of the floor area of the original dwelling. Permitted Development rights should be removed so that further extensions cannot be added to the property without planning permission.

Residential Amenity

There are no other dwellings in close proximity to the site which would be affected by the proposal.

Visual Amenity

The site is a sensitive Green Belt location, where the impact of the proposals upon the visual amenity and openness of the Green Belt must be carefully assessed. The Barn Conversion SPD requires that any proposed alteration or extension is architecturally consistent with the existing building and respects its height, shape mass and plan form and existing external materials.

The proposed alterations are very minor in nature and have been sympathetically designed to meet the guidelines of the SPD Barn Conversions. The extensions are small in scale relative to the size of the original buildings and will appear subservient. They are considered acceptable and should not significantly harm the openness of the Green Belt in compliance with policy GB2 and GB3.

Impact on Wildlife

An Ecological Survey and Bat Activity Survey was submitted with the previous application and are still applicable given that the permission is still valid until 13/07/24.

The previous conditions will be required to be applied to any approval to ensure that the mitigation measures within section 5 of the report are followed so that protected species are not harmed during the conversion works, in accordance with policy BIO1 of the Local Plan.

The Biodiversity Officer is currently considering the application 2024/0105 - discharge of condition 5 (bat sensitive external lighting) of application 2021/0549, therefore this condition should still be applied to this variation of condition application and can be discharged accordingly should the submitted details be deemed acceptable.

Highway Safety

There are no alterations proposed to the existing access and parking arrangements.

Other Matters

Permitted development rights should be removed by condition to ensure that the property cannot be extended further without planning permission in order to protect the openness and visual amenity of the Green Belt.

Recommendation

Grant subject to conditions