

2021/0901

Eric Lodge

Replacement of existing building with detached single storey dwelling

Building at Carr Head Lane, Penistone, Sheffield

Background

No Planning History

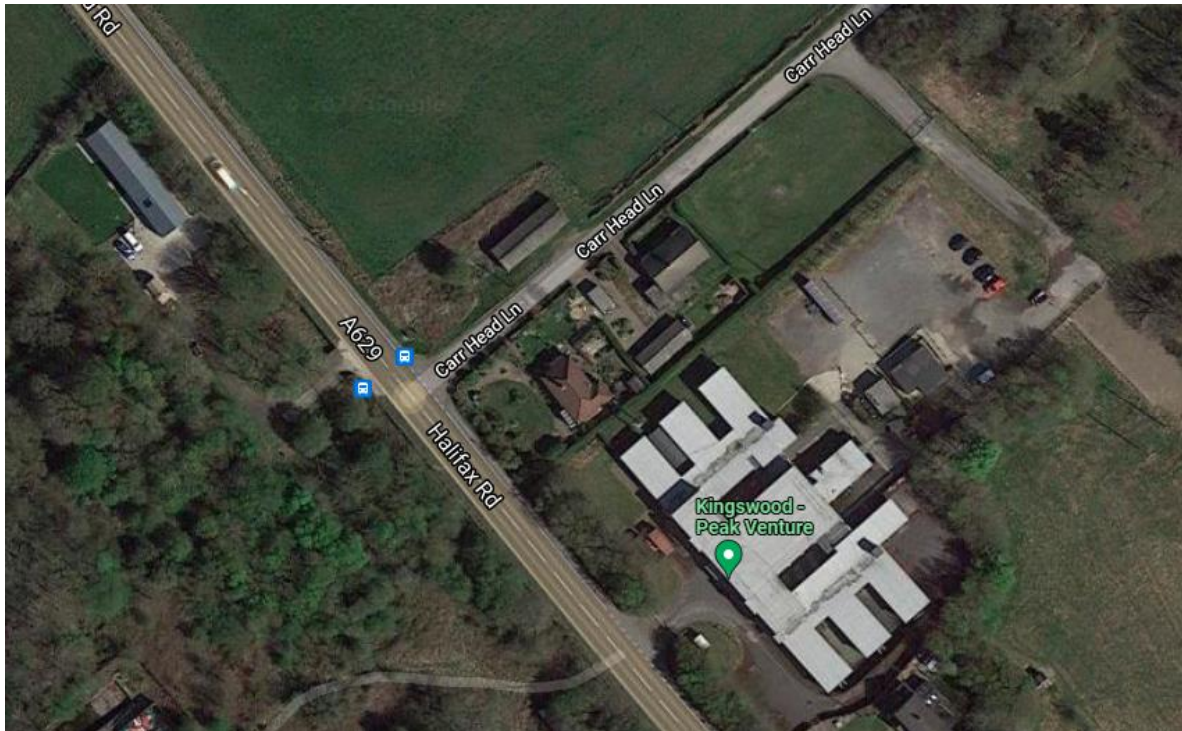
Description

This application relates to a single storey building set off Carr Head Lane, which is constructed of red brick with a cement render finish and has a low pitched roof. The building does not have any windows and is currently in a poor state of repair. As can be seen on the aerial photograph below, the building has its own defined curtilage and is accessed off Carr Head Lane off the main A629 Halifax Road. The building can be seen from Halifax Road.

The supporting letter submitted with the application states that the building was once used for housing military personnel and has more recently has been used for storage purposes, however it is clear that the building has not been occupied for some time.

The building is set adjacent to Kingswood, Peak Venture which is a learning and leisure facility for children and young adults. There are also other residential properties set adjacent on Carr Head Lane, including The Moorlands and Denthwaite View.





Proposed Development

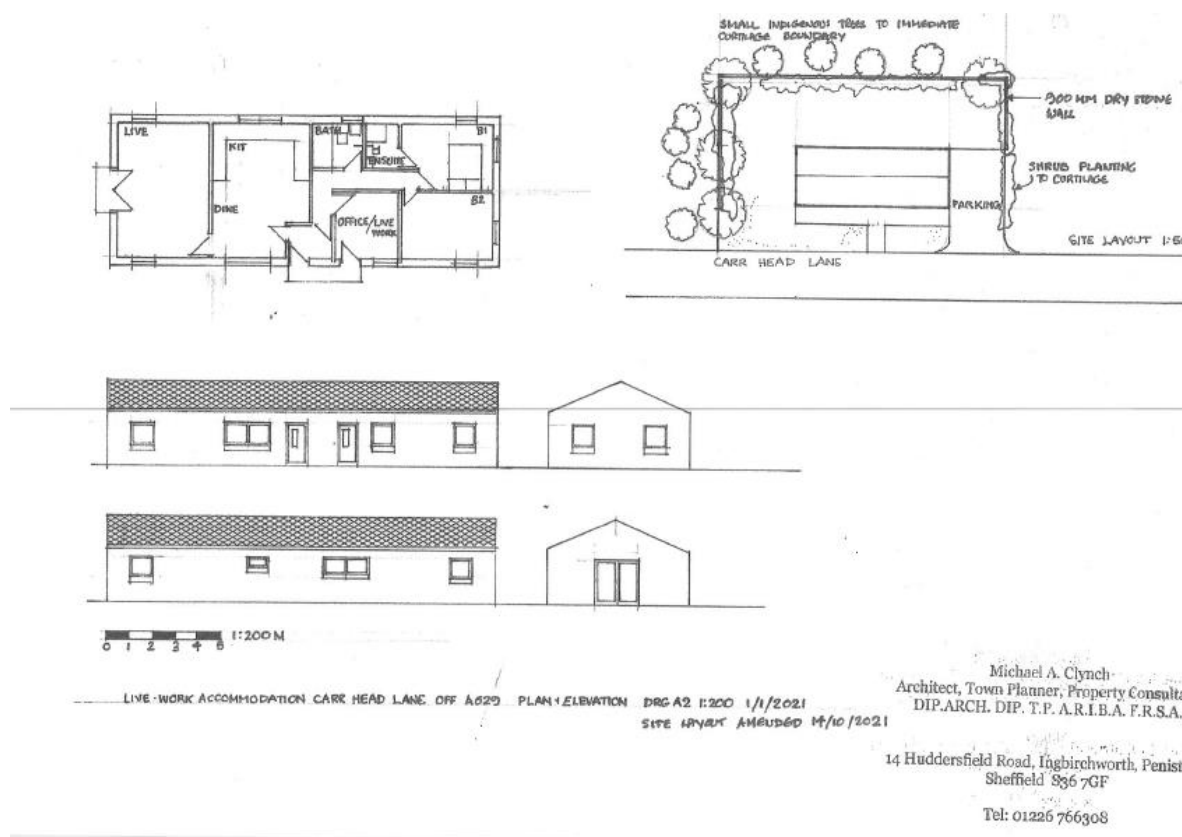
Permission is sought to demolish the existing building and redevelop the site for one single storey detached dwelling, of a similar footprint, height and size as the existing building. The property has been designed with a living room, kitchen/diner, bathroom, en-suite, 2 bedrooms and a home office.

The plans have been amended during the course of the application and the description of the proposal amended. The live/work element has been removed from the description, as the building would be used solely as a residential dwelling and would not have any commercial element. The boundary treatment has also been amended to a 900mm dry stone wall and planting. The proposed dwelling would be accessed via Carr Head Lane and two parking spaces are provided. The agent states that it is intended that the building would be constructed of stone or brick with stone cills, to match the surrounding properties, which could be agreed at a later date.

A Bat Survey by Whitcher Wildlife Ltd dated 28th July 2021 has been submitted with the application.

The agent has submitted a statement of justification and has stated that: 'The design will be a simple rectangular structure in brickwork with some element of stone detailing. It will be revised on the existing footprint of the building with modern standards of construction and insulation. The building will require reproofing with new structural standards and more appropriate residential covering in good quality tiles. The size and location will allow air or ground source heat pump technology to be used for space heating and this will be fully valued if approval is secured. The orientation could also allow for photovoltaic panels, and these may be installed on the southern facing roof plane. The building will have as a sustainable drainage system for both surface water and foul drainage. Some new landscaped elements will be introduced at the curtilage edges in the interest of screening and biodiversity.

The building was used for soldiers and the construction is pretty basic with no insulation. It is single skin walls and obviously under-lit and cannot possibly conform with Building Regulations or be made even safe. It has no facilities or heating. The best and only economic way forward is new structural elements and to incorporate Green Technology where possible.'



Policy Context

The new Local Plan was adopted at the full Council meeting held on the 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

The site is set within the Green Belt as shown on the Proposals Map of the Adopted Local Plan

NPPF

In respect of this application, relevant policies include:

Section 13. Protecting Green Belt Land

Paragraph 138 of the NPPF states that: 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 149 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.

Adopted Local Plan 2019

Policy GD1 General Development

Policy T4 New Development and Transport Safety

Policy BIO1 Biodiversity and Geodiversity

Policy D1 High Quality Design and Place Making

Policy GB1 Protection of Green Belt

SPDs/Other Guidance

Designing New Housing Development
South Yorkshire Residential Design Guide

Consultations

Penistone Town Council – No objections/observations

Highways DC – No objections

Regulatory Services – No comments

Drainage – No objection, details to be checked by Building Control

Biodiversity Officer – No objections

Yorkshire Water – The agent has indicated on the application form that disposal of foul water to private treatment plant (surface water disposal not stated). In this instance, the application should be referred to the Environment Agency (EA) and the Local Authority's Environmental Health Section (EHS) for comment on private treatment facilities. If comments from both EA and EHS are not satisfactory, the developer has the alternative of a foul water only connection to the public 150 mm diameter foul sewer recorded running along the footpath and road junction of A629 / Carr Head Lane approximately 25 metres from the site boundary.

Environment Agency – No comments received

Representations

The application was advertised by site notice for local interest and by neighbour notification letter to local residents.

4 objections have been received which raise the following concerns:-

- Concerns with regard to previous antisocial behaviour
- The farm holding Carr Lodge Farm has been left to fall into disrepair
- Highway safety and impact on Carr Head Lane with additional traffic/vehicles
- The grass margins on Carr Head Lane are maintained by the residents of Carr Head Lane.
- The water stopcocks for the two properties directly across from this building are within the curtilage of what would become part of the designated property and will need to be relocated to facilitate access
- The proposed plan does not appear to go to the main road boundary so what is proposed for the surplus ground within the original curtilage.
- The building was used temporarily during wartime as a temporary American Army Camp. The building was returned to Carr Lodge Farm in the mid 1990's from Barnsley Council and it was intended that it was to be demolished following the end of the war.
- The farm has two empty dwellings and farm buildings which are in dire need of renovation and should be repaired in preference to said building
- In the past the owner has received grants to rebuild and repair field walls on the farm but has no intention of doing the work.
- Concerns with regard to the asbestos roof
- Impact on openness and domestic paraphernalia
- Solar panels will not be effective due to their proposed position
- There is already a farmhouse in connection with the holding
- Does not comply with para 80 of the NPPF
- There are no very special circumstances and the application should be rejected

Assessment

Principle of development

The site is situated within the Green Belt as allocated within the Local Plan. 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, 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.

The site is a previously developed site as it was previously used as an army barracks, therefore classed as brownfield land and it is considered that paragraph 149 of the NPPF applies. Paragraph 80 would not need to apply in this instance for a 'design of exceptional quality' nor would the dwelling be occupied by rural worker. The agent has stated that the replacement of the building rather than conversion is preferable, with more modern standards of construction and insulation being used, with higher quality materials.

In terms of whether the development conflicts with any of the five purposes of including land in the Green Belt, which are deemed in this instance to be "to assist in safeguarding the countryside from encroachment" and to "prevent the unrestricted sprawl of large urban areas", it is not considered that it would. The proposed replacement building has been limited to the area of the existing building and is of the same footprint and height of the existing building and the proposed curtilage is set within the limits of the existing boundaries, and as such would not further encroach into the countryside.

Whilst the building is currently vacant, it was previously used as an army barracks, therefore the building could potentially be refurbished and occupied for other permitted uses within the use class C2A 'Secure Residential Institution.' Given the previous use of the building, the proposed use as a C3 dwelling would not have a significantly greater impact on the openness of the Green Belt than the existing redundant development and would not cause substantial harm to the openness of the Green Belt.

As a result of the above, it is considered that the development in principle complies with the NPPF, paragraph 149. Very special circumstances are therefore not required in this case.

Visual Amenity

The existing single storey building has remained empty for a number of years and it is in a poor condition. It is constructed of brick and concrete render and is not any significant architectural merit. It is not felt that the loss of this building would be of detriment to the character of the area. Whilst the property is set within the Green Belt, a building has stood on this site for a number of years, and it is seen in context with the residential dwellings adjacent. The building is set within a cluster of other buildings and is not isolated in its location. The proposed replacement building would be of a similar floor area and height to the existing building; therefore in terms of scale, it should not have any greater effect upon openness than the existing development.

The curtilage shown has been limited to what is necessary to provide sufficient amenity areas and parking facilities to the proposed dwelling. The agent has amended the plans to show that the proposed boundary treatments will be dry stone walls and planting rather than timber fencing which would appear overly 'domestic.' Whilst there will be residential paraphernalia associated with the proposed use, such as washing lines, garden furniture etc, these will in part be screened by planting along the boundaries and outbuildings/shed should be controlled by the removal of permitted development rights. As stated previously the building is not isolated in its location and will be seen in context with the residential dwellings adjacent, therefore the sight of residential paraphernalia associated with a dwelling will not be as significant as it would if the building was set in an isolated location.

The design and scale of the proposal put forward is of a simple dwelling following the size, scale and plan of the existing building, with improved materials. The proposed use as a small dwelling is not considered to have a greater impact upon the openness of the Green Belt than the previous use. Permitted development rights should be removed via condition to prevent any

further extensions or outbuildings to the dwelling. The application is therefore considered to be acceptable in terms of the visual amenity and impact upon openness and would comply with the NPPF and policies GB1 and D1 of the Local Plan.

Due to the Green Belt countryside location of the site, the dwelling should be constructed of high-quality materials of which samples should be submitted and approved prior to the commencement development. A condition should also be applied to ensure that landscaping details are provided in order to provide some screening/softening along the boundaries of the site.

Residential Amenity

In terms of any impact upon adjacent dwellings, the proposed dwelling would not significantly overlook or overbear/overshadow adjacent dwellings and the Council's recommended separation distances have been achieved. The SPD states that 'where front elevations face a road the dwellings should be an appropriate distance apart. The Council will accept a minimum of 12m where the dwellings are of the same storey and it will achieve a streetscape that reflects local character.' There is approx. 16m between the proposed dwelling and the windows of the dwellings across the road which exceeds the 12m recommended as a minimum for single storey dwellings.

The proposed dwelling has been designed so that the amenity standards are complied with as set within the South Yorkshire Residential Design Guide and the proposal would allow for sufficient private amenity space in accordance with the SPD – Designing New Housing Development. No objection is raised with regard to impact upon residential amenity.

Highways

The proposal allows for the parking of 2 vehicles within the site in line with the SPD. The proposed access on Carr Head Lane, visibility, layout, maneuvering and parking arrangements are acceptable to the Highways Section, subject to conditions.

Biodiversity

The Biodiversity Officer states that the Bat Survey dated 2021 is acceptable. Subject to the mitigation measures outlined within the report taking place, there should be no significant impact upon biodiversity.

Drainage

The agent has indicated on the application form that disposal of foul water to private treatment plant (surface water disposal not stated). The Council's Drainage Officer has no objections to the proposal and Yorkshire Water have stated that the developer has the alternative of a foul water only connection to the public 150 mm diameter foul sewer recorded running along the footpath and road junction of A629 / Carr Head Lane approximately 25 metres from the site boundary.

Other Matters

Other issues raised by neighbouring residents such as the condition of the applicant's other properties/land is not a material consideration that can be taken into account when assessing the planning application. In addition, if there are any previous conditions which relate to the deeds/sale of the building and its future use then this would be a separate private legal matter and would not be a material planning consideration.

Recommendation

Grant subject to conditions