

Applicant: Mr Noel Ferguson

Description: Variation of condition 2 (approved plans) relating to planning permission 2020/1010 to enable changes to the design of the barn conversion (plot 14) - Demolition of outbuilding, garages and green houses and erection of 13no new build dwellings and conversion of existing outbuildings into 1no further dwelling (14no dwellings in total)

Site Address: Church Street, Carlton, Barnsley, S71 3EG

Site Location & Description

The site is located at the centre of Carlton village within the heart of the conservations area. The site adjoins St John's Church (to the north) and it is bounded by Church Street to the east and Spring Lane to the south. The site measures approximately 0.8 hectares in area. The site is occupied by the 'Stud Farm' a traditional farm complex comprising of a farmhouse, cottage, various agricultural barns, glass houses and agricultural field. There are two grade II listed buildings outside of the sites boundary, St Johns Church to the north and The Gables (Vicarage) located to the North West.

The farm buildings are constructed from traditional materials of stone and slate and each building exhibits architectural features of interest. The buildings are set around a central courtyard which is at present accessed from Spring Lane (a one-way street). There are also two further accesses available off Church Street, via vehicular footway crossings. The former farmhouse is central to the site; this has been previously extended with the addition of a smaller two storey cottage on its northern elevation.

Buildings are grouped within the centre of the site and extend toward the eastern boundary with Church Street. An open field is located between the northern perimeter of the building and St John's Church. There are groups of well-established mature trees, particularly along the Southern & Eastern boundaries, which largely screen views of the buildings from surrounding vistas.



Site History

2012/0755 – Demolition of outbuildings, garages and greenhouses, erection of 12no. dwellings, conversion of barns to form 2no. dwellings and formation 12no. car parking spaces (resubmission of application 2012/0108) – Approved



2017/1255 - Demolition of outbuildings, garages and greenhouses and erection of 13 no. dwellings and conversion of barns to form single dwelling – approved



2019/0213 - Demolition of outbuilding, garages and green houses and erection of 13no new build dwellings and conversion of existing outbuildings into 1no further dwelling (14no dwellings in total) - approved



2020/1010 - Variation of condition 2 (approved plans) of planning permission 2019/0213 to amend the internal road layout- Demolition of outbuilding, garages and green houses and erection of 13no new build dwellings and conversion of existing outbuildings into 1no further dwelling (14no dwellings in total) – approved subject to conditions



Applications currently under consideration on the site

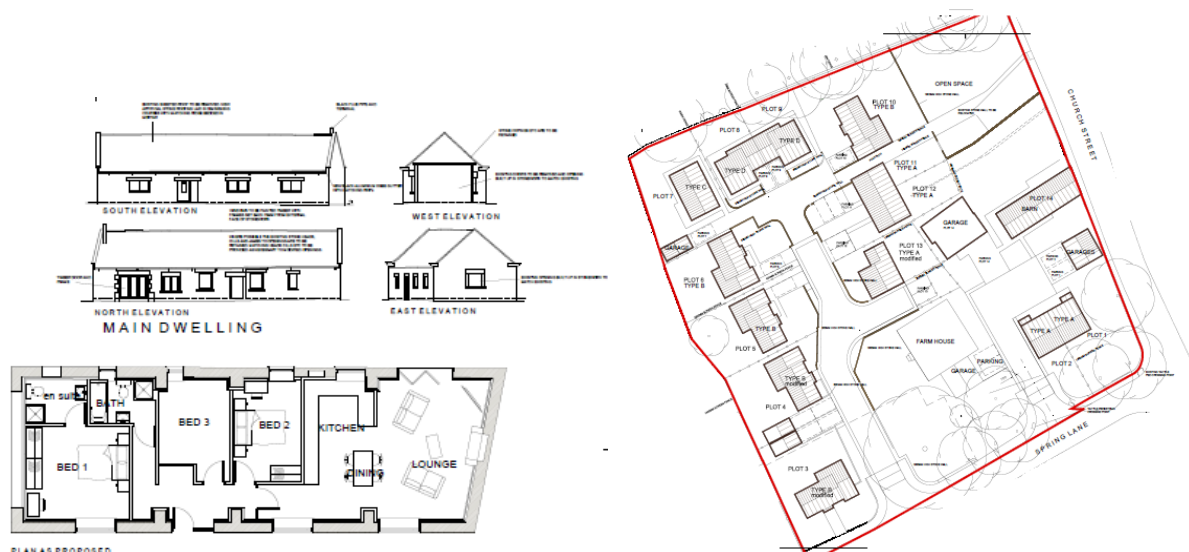
2022/0491 - Erection of two storey detached dwelling (to replace a pair of semi-detached dwellings on plots 1 and 2 of planning permission 2020/1010) - Demolition of outbuilding, garages and green houses and erection of 13no new build dwellings (12no as a result of this proposal) and conversion of existing outbuildings into 1no further dwelling into 14no dwellings in total (13no as a result of this proposal)

2022/0493 - Details of conditions 7 (highway mitigation works), 8 (highway condition survey) and 10 (hard and soft landscaping works) of planning permission 2020/1010 - Variation of condition 2 (approved plans) of planning permission 2019/0213 to amend the internal road layout- Demolition of outbuilding, garages and green houses and erection of 13no new build dwellings and conversion of existing outbuildings into 1no further dwelling (14no dwellings in total)

Proposed Development

Following on from the previous approvals outlined in the Planning History section above, the current application purely relates to plot 14 which is an existing barn building and has permission to be converted into a 3 bedroom dwelling with accommodation across a single floor. The applicant seeks permission to amend the previously approved plans through a S73 application. The amendments include creating 2no. bedrooms within the roof space served by associated roof lights and the erection of a single storey projecting gable extension, measuring 4.3m wide with a 3m projection, on the Northern elevation.

Approved Plans



Proposed Plan



Policy Context

The site is allocated as Urban Fabric and in the Carlton Conservation Area within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy H1 The Number of New Homes to be Built

Policy H3 Uses on Allocated Housing Sites

Policy H6 Housing Mix and Efficient Use of Land

Policy H7 Affordable Housing

Policy HE1 The Historic Environment

Policy T3 New Development and Sustainable Travel

Policy T4 New development and Transport Safety

Policy SD1 Presumption in favour of Sustainable Development

Policy LG2 The Location of Growth

Policy GD1 General Development

Policy D1 High Quality Design and Place Making.

Policy Poll1 Pollution Control and Protection

Policy GS1 Green Space

Policy BIO1 Biodiversity and Geodiversity

Policy CC2 Sustainable Design and Construction

Policy CC4 Sustainable Drainage System (SuDS)

Policy RE1 Low Carbon and Renewable Energy

Policy I1 Infrastructure and Planning Obligations

SPD's

The Supplementary Planning Documents of relevance are;

- Designing New Residential Development
- House Extensions and other domestic alterations
- Barn Conversions
- Parking

Other

South Yorkshire Residential Design Guide

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:

Para 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 91 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places

Para 109 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Para 124 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Para 195 – Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal.

Para 196 – Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

Para 197 – in determining applications, local planning authorities should take account of (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

Consultations

Highways – No comments but the extension and alterations do not impact on previously approved parking and manoeuvring arrangements for plot 14 or neighbouring plots

Conservation Officer – No Objections

Forestry Officer – No comments but there is an extant permission in place, the proposed extension and alterations to plot 14 do not impact on existing trees.

Ward Councillors – No comments

Representations

None

Assessment

Principle of Development

The site is allocated as Urban Fabric, i.e. land within the settlement with no specific allocation, in the Local Plan. All new dwellings proposed must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy. In addition, infill

development will only be granted where the development would maintain visual amenity and not create traffic problems or prejudice the possible future development of a larger area of land.

The site is also within the Carlton Conservation Area and immediately adjacent to 2no. Listed Buildings. As such, the development will be expected to protect or improve the character and/or appearance of the Conservation Area and Listed Buildings.

It should also be acknowledged that the principle of residential development, including the conversion of the barn (plot 14) to a 3 bedroom dwelling has previously been set with the approval of application 2012/0755 for the erection of 12no. dwellings and the conversion of existing barns to form 2no. dwellings, application 2017/1255 for the demolition of outbuildings, garages and greenhouses and erection of 13 no. dwellings and conversion of barns to form single dwelling, application 2019/2013 for the demolition of outbuilding, garages and green houses and erection of 13no new build dwellings and conversion of existing outbuildings into 1no further dwelling (14no dwellings in total) and application 2020/1010 for Variation of condition 2 (approved plans) of planning permission 2019/0213 to amend the internal road layout- Demolition of outbuilding, garages and green houses and erection of 13no new build dwellings and conversion of existing outbuildings into 1no further dwelling (14no dwellings in total).

This application is simply to make amendments to plot 14, as such, this report will assess the proposed amendments under the following headings, and not the merits of the scheme overall, which remain unchanged from the previous approval. There are amendments to plots 1 and 2, however, these are being considered under a separate application (2022/0491)

Residential Amenity

The proposed roof lights on the rear roof plane serving the 2no. bedrooms within the roof space would face the garden associated with plot 14 and the open space beyond, as such, they would not significantly increase overlooking or reduce the privacy levels of the future occupants of the neighbouring plots.

The proposed rear extension would project 3m from the rear elevation of the building and would be centrally located on the elevation circa 24m from the rear elevations of plots 11 and 12, as such, it would not significantly increase overshadowing or be an overbearing feature. Furthermore, it would be a single storey extension with a pitched roof sloping away from the side boundaries. The rear of the extension would back onto the public open space and not neighbouring plots.

In terms of the future residents of plot 14, the internal spacing would be increased compared to that previously approved and the rear garden, where the extension projects, would still be in excess of the requirements set out in the SPD.

Given the comments above, the proposed amendments to plot 14 would not have a negative impact on the future residents of the neighbouring plots, or the future residents of plot 14 itself, in accordance with Local Plan Policy GD1.

Design & Visual Amenity

Plot 14 is an existing building adjacent to Church Street to the East of the site, as such, it is visible from public vantage points within the Conservation Area as well as the neighbouring Grade II listed church.

In order to convert the roof space the ridge and eaves do not need to be raised or amended, instead the only external alteration is the inclusion of conservation style roof lights on the rear roof plane which would have a limited impact on the visual amenity of the area.

The proposed extension is a relatively small addition in the context of the host building and the scheme overall. It only occupies a relatively small section of the rear elevation and has a ridge height lower than the host property, as such, it would be a subordinate addition with the original dwelling the main, dominant visual feature.

It is recognised that the original building is a barn and whilst the extension is not exactly in line with the ideal of the barn conversions SPD guidance, the amendments have been scaled back from those originally proposed during pre-application discussions and are considered a reasonable compromise. The scale and overall visual presence of the gabled dining extension is much more subservient than originally proposed and as outlined above, sits comfortably with the scale of the host building. Furthermore, the Conservation Officer has been closely involved with the scheme through the previous applications and pre-application discussions and has stated that the proposal does not detract from the setting and overall the conversion retains the character and appearance of what is left of the barn as a historic building in the conservation area.

Consequently, given the comments above, the proposed amendments to the barn conversion are in accordance with Local Plan Policies D1, HE1, and HE3.

Highway Safety

The proposed amendments do not result in additional parking spaces being required or impact the previously approved parking and manoeuvring areas.

Trees

There would be no further impact on trees compared to the approved scheme.

Ecology

There would be no further impact on Ecology compared to the approved scheme.

Archaeology

There would be no further impact on Archaeology compared to the approved scheme.

Conclusion

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, HE1, HE3 and T4) 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 subject to conditions