

Residential Development  
Dance Farm  
Dance Lane  
Crane Moor  
Sheffield  
S35 7AW

Ref: 23.09  
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Rev: 01



Fig 01. Aerial View of the Dance Farm circa May 2022.



**mboothdesign**

architectural design and building consultants

Fairfield House  
Berneslai Close  
Barnsley S70 2FL

T: 07881898300  
E: mark@mboothdesign.co.uk

## **1.0 Introduction**

This statement has been prepared in support of an application for Full Planning Permission for:

Demolition of existing buildings; alterations and extensions of existing barn to form one dwelling; change of use of former agricultural building to form one dwelling; erection of garages to farmhouse and new dwellings and associated works.

## **2.0 Location**

The site is located to the south west of Crane Moor Village and to the South of Dance Lane. A Site Location Plan ref OS1 is included with the application documents.

## **3.0 Assessment**

### **3.1 Planning Policy**

This application includes a Planning Statement which considers matters relating to Planning Policy which acknowledges that the site is located within the Green Belt and addresses the policies relevant to the Extension and Change of Use of existing buildings within the Green Belt.

### **3.2 Physical Context**

Dance Farm includes a farmhouse and a number of outbuildings comprising a two-storey stone barn, a single storey brick outbuilding and a number of steel and timber frame buildings with blockwork infill and clad in fibre cement sheeting.

The site is in open land to the north, south and west and there is a small semi-mature woodland to the east. There is a detached bungalow on land immediately to the west which shares the access with Dance Farm.

The site boundaries comprise a mix of stone walls and timber fences and hedges. Other buildings local to the site have no distinctive architectural style, character or merit.



Fig 02. View of the site from the access at Dance Lane looking south.



A more comprehensive photographic survey of the existing buildings on the site is included at Appendix A however the following provides a brief summary of the existing buildings on the site.



Fig 03. Building A – Outbuilding and lean-to wood store.



Fig 04. Outbuilding and lean-to wood store.



Fig 05. Building B – Former Agricultural Building.



Fig 06. Building B – Former Agricultural Building internal.



Fig 07. Building C – Rendered and seen on the left.



Fig 08. Building C – Internal.





Fig 09. Building D – Two storey stone outbuilding, view looking south east.



Fig 10. Building D – Two storey stone outbuilding, view looking north.



Fig 11. Building E – Lean-to attached to Building D.



Fig 12. Building E – internal view.



Fig 13. Building F – Timber woodshed and steel silo.



Fig 14. Timber woodshed and steel silo.





Fig 15. Building G - Former agricultural building with infill walls and cladding removed.



Fig 16. Building G – foreground.

The principal farm buildings are simple in form and design, they have no significant architectural merit and they are not listed. A structural appraisal has been provided with the application documents to consider the suitability of those being retained for change of use.

### 3.3 Site Development

The plans shown how the site has developed since the earliest plans available in 1842 version of the OS maps.



Fig 17. 1842 OS Plan.

The plan shows what we believe to be the original farmstead to the west, and the two-storey barn to the south.



Fig 18. This aerial image of unknown date but believed to be mid C20.

This image shows the original farmhouse and single storey building to the east, and the two-storey barn to the south, which still exists today, having a number of single-storey pitched roof buildings attached on its east side.

Ad-hoc alterations over the years associated with more modern farming activities and the previous demolition and reconstruction of the original farmhouse diminishes the significance of the site in terms of its heritage value and have eroded the original setting of the farmhouse and its surrounding buildings within its physical context.

Now that the buildings are no longer required for agriculture the proposals aim to help reinstate some of the original buildings on the site and rationalise those that remain to enhance the setting and improve the overall appearance of the group.

### 3.4 Flood Risk

The Environment Agency interactive flood risk maps indicate that the site is within Flood Zone 1 where land and property have a low probability of flooding. The site is not located within close proximity to a culvert or watercourse.

The applicant owns land to the west of the site which is available to be utilised for soakaway drainage. The proposals are unlikely to be affected by flooding or increase the risk of flooding elsewhere.

### 3.5 Drainage

In the absence of an adopted sewer network foul drainage from the site will be taken to packaged sewage treatment tanks and discharged into either a local watercourse or to ground subject to soakaway design. The applicant does own land on the north side as Dance Lane which would facilitate an outfall connection to the watercourse Crane Moor Dike to the west of Gudgeon Hole Lane if necessary.

### 3.5 Ecology

The site has been the subject of an Ecological Impact Assessment prepared by Middleton Bell Ecology and a copy of their report is included with the application documents. It identifies the presence of protected species and outlines the necessary ecological enhancements required to provide suitable mitigation.

Prior to any works commencing a bat mitigation licence will be required.

### 3.5 Trees

There are no trees on the development site that will be affected by the proposed works. Large areas of tarmac and concrete will be removed and replaced with soft landscaping and an indicative landscaping proposals is included on drawing ref: P01 Rev A.

We request that the detailed landscape design is a condition of any planning decision.

### 3.6 Structural Assessment

The Green Belt Policy for the change of use of existing buildings in the Green Belt requires that the buildings are substantial and suitable for conversion.

The report concludes that:

- *In general, the majority of buildings are in a sound structural condition...and,*
- *The proposed development consisting primarily of conversion, and the replacement of some lower formed outbuildings will not require wholesale demolition and reconstruction, to suitably reform the buildings. Normal enhancements and repair to suit the proposed loadings are, it is considered the most appropriate solution.*

## 4.0 Evaluation

### 4.1 Farmhouse (J)

The farmhouse will remain and will not be altered. It currently has an external store (A) comprising a brick built single storey outbuilding with a block built which will be taken down and replaced with a detached garage.

### 4.2 Stone Outbuilding (D)

The two-storey stone outbuilding is currently used as a domestic store at ground floor level and an office and gym at first floor level. It will be retained and extended to the east over the footprint

of an original stone outbuilding that can be seen on the historic aerial view on Fig 18, and it will replace an existing open-fronted lean-to (Building E), to for a single dwelling.

#### 4.3 Agricultural Buildings (B and C)

Agricultural Building B and part of Agricultural Building C will be the subject of a change of use to a dwelling its original foot print will be reduced by around 40sqm or 16%.

#### 4.4 Erection of Garages

The proposals include the erection of garages for the proposed two new dwellings. They have been located over the footprint of existing buildings that are to be removed to avoid any impact upon openness. As is explained under 'Amount' the floor area of proposed new buildings is less than the floor area of the original buildings on the site to avoid any disproportionate additions that would be contrary to Green Belt Policy.

### 5.0 Design

#### 5.1 Use

The existing use is mixed with the farmhouse occupied as a dwelling and the former agricultural outbuildings used as general storage or vacant.

The proposal is to change the use of the former agricultural buildings to residential use.

#### 5.2 Amount

The site area including the access drive is 0.34 Hectares. The proposals are to retain and extend the farmhouse as a single dwelling, to change the use of two outbuildings to form two dwellings and the erect garages and carry out associated works. Drawing ref: BP01 provides details of the existing buildings to be retained, those which are to be removed and any new build. In summary:

The total floor area of original stone and brick buildings on the site, excluding more recent agricultural buildings is:

A. Brick Outbuilding	48sqm
D. Two storey outbuilding	62sqm
J. Farmhouse	274sqm
<b>Total</b>	<b>384sqm</b>

The total floor area of new buildings including the reconstruction of the attached building to Barn D and the detached garage is:

1. Garage to Farmhouse	64sqm
2. Replacement to Barn D	64sqm
3. Garages to Plot 1	40sqm
4. Garages to Plot 2	55.1sqm
<b>Total</b>	<b>223.1sqm</b>

The amount of new build floor area is substantially less than the original building floor areas and therefore the new build is not disproportionate.



The change of use of Buildings B and C into a single dwelling will result in a reduction in the floor area and create a dwelling with a floor area of 205sqm.

### 5.3 Layout

The buildings are arranged in an informal farm courtyard layout and the proposals have been designed to take account of this and retain the theme. The change of use of individual buildings has been carefully designed taking account of the relatively close proximity of the buildings in the courtyards to avoid loss of privacy by overlooking and provide suitable amenity space.

There is an existing access from Dance Lane which is shared with the adjacent bungalow.

### 5.4 Scale

Most of the buildings are to be retained in their current form with no increase in height or scale. New buildings are all single storey and subservient to the existing buildings on the site.

### 5.5 Landscaping

Proposals for hard landscaping and boundary details are shown on the Site Plan ref: P01 Rev A. The design principals for hard landscaping and materials are based upon the traditional agricultural appearance with boundaries of post and rail fencing or existing dry-stone walls and paths in stone flags and gravel with parking areas in artificial stone setts and tarmac to private drive surfaces.

Soft landscaping in the form of planting has been indicated on the Site Plan and will be the subject of a planning condition requiring the submission of a detailed landscaping design prior to commencement of development.

### 5.6 Appearance

The proposals to adapt existing buildings have been carefully designed to retain the external appearance of the original buildings with a minimum of alteration. Existing door and window openings have been re-used and new openings have only been added where necessary.

New buildings are limited to single storeys and in most cases are built over a similar footprint of buildings to be removed. Extensions are designed to resemble the original buildings and employ similar architectural details at roof level, and to the walls and around door and window openings.

Roofing will be a mix of good quality natural blue slate to the more traditionally designed steeply pitched roofs and standing seam to the change of use of the former agricultural buildings to replace the fibre cement. External walls are a mix of natural stone and timber boarding over existing blockwork walls.

Openings will have frames set into deep reveals with timber doors and garage doors and aluminium windows with a mid-grey ppc finish.

Rainwater goods will include ogee section gutters on rise and fall brackets and circular rainwater pipes fixed back to the walls with collared brackets, manufactured in aluminium with dark grey ppc finish.

The proposals have been carefully designed to have minimal impact on the appearance of the original buildings and where alterations are necessary, they have been made in a sympathetic way using good quality materials to minimise any visual intrusion.

## 6.0 Access

Access is taken from Dance Lane which is a quiet country lane currently serving two dwellings and the former farm. Visibility at the junction with Dance Lane is considered to be acceptable given the low walls either side of the junction and visibility sight lines of at least 70m in both directions.

As can be seen on the images below bins are currently brought to the highway for collection but provision has been included for service vehicles to enter and turn in the site to include fire appliance access.



Fig 19. View at junction looking west.



Fig 20. View of junction looking east.

Within the site, garage sizes and external parking is designed to accommodate private cars and provide adequate manoeuvring. Electric vehicle charging points have been shown to the garages which will serve all three dwellings on the site.

The site is relatively flat and should be capable of being accessible without the need for steps or any gradients greater than 1 in 12.

## **7.0 Summary**

The proposals provide an opportunity to re-use existing buildings that are no longer required for agricultural purposes. They are of a scale that is suitable for residential use and capable of change of use and alterations to create an attractive group of buildings in a vernacular style that is appropriate to the setting. Their restoration along with appropriately designed new buildings and the removal of a number of unsightly dilapidated buildings will result in a positive impact upon the character and appearance of the local countryside.

The proposals are compliant with Planning Policy and are capable of delivering much needed housing in a desirable and attractive rural location that will provide good quality family homes and preserve the life of the buildings well into the future.

We look forward to receiving the councils support with regard to these proposals.



**M Booth**  
**MBooth Design Ltd**