

2024/0271

Mr and Mrs M and V Cottam

Conversion of single storey detached garage/workshop to annex accommodation

Nine Hole Cottage, Dean Head Farm, Dean Head Lane, Hunshelf, Sheffield, S36 8YR

Planning History

2020/0829 - Increase the size of a kitchen window; form a new window and conservation roof light to first floor landing; increase the size of a window and form a new window to the lounge and replace all windows and door to the cottage; replacement of lintel and cills to 2no windows, 1no serving dining/kitchen on the southern elevation and 1no serving the lounge on the western elevation; rake out existing Portland cement pointing and re-point in lime mortar and to add new solid fuel fire to lounge with metal flue and flue terminal. Remove a container and construct a new garage/workshop/store and stable – Approved with conditions

2021/0964 - Increase the size of a kitchen window; form a new window and conservation roof light to first floor landing; increase the size of a window and form a new window to the lounge and replace all windows and door to the cottage; replacement of lintel and cills to 2no windows, 1no serving dining/kitchen on the southern elevation and 1no serving the lounge on the western elevation; rake out existing Portland cement pointing and re-point in lime mortar and to add new solid fuel fire to lounge with metal flue and flue terminal. Remove a container and construct a new garage/workshop/store and stable (Listed Building Consent) – Approved with conditions

2021/1004 - Increase the size of a kitchen window; form a new window and conservation roof light to first floor landing; increase the size of a window and form a new window to the lounge and replace all windows and door to the cottage; replacement of lintel and cills to 2no windows, 1no serving dining/kitchen on the southern elevation and 1no serving the lounge on the western elevation; rake out existing Portland cement pointing and re-point in lime mortar and to add new solid fuel fire to lounge with metal flue and flue terminal. Remove a container and construct a new garage/workshop/store and stable – Approved with conditions

Site Description

The site is located in a rural setting to the south of Oxspring and comprises of a complex of converted barns and farm buildings which include Nine Hole Cottage, the application site and 3 other residential properties. The Laithe, The Stables and Nine Hole Cottage form a standard elongated barn with Dean Head Farm House and Dean Head Cottage, located to the north which is detached from these. Nine Hole Cottage is the first of the properties heading North, along Dean Head Lane from Hunshelf Hall Lane. The curtilage of Nine Hole Cottage is split into two parts, divided by the existing access road. Nine Hole Cottage comprises the cottage that is attached to 'The Stable', which is grade II listed, and the garage/workshop is detached and separated by the access drive to Dean Head Farm.

The application is in relation to an existing outbuilding/garage which is located to the south of the applicant's dwelling and within the curtilage of Nine Hole Cottage. The building is currently used for storage/garaging in connection with the applicant's property.

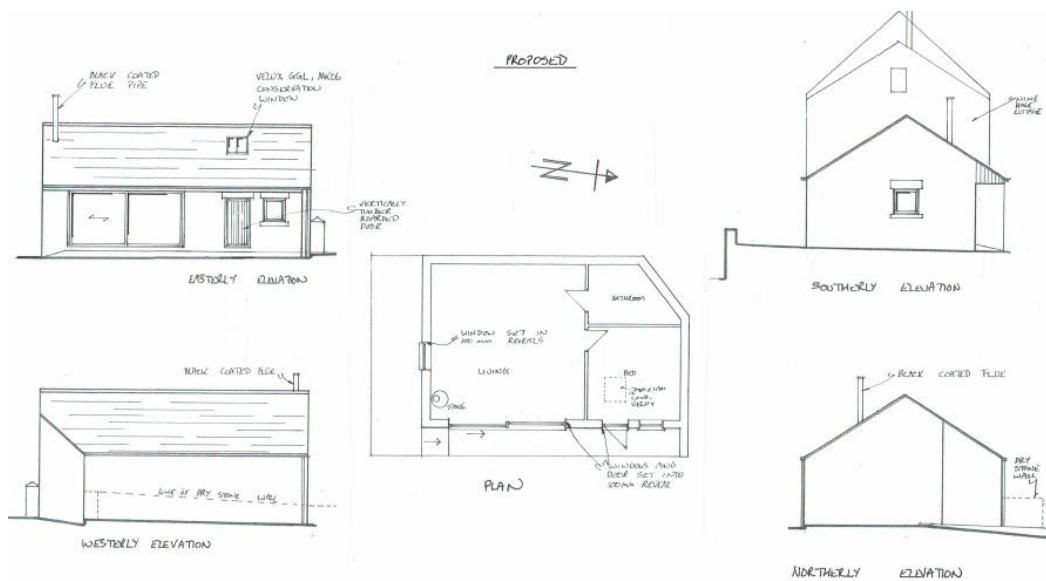
The outbuilding is a natural stone walled structure with stone slates to the pitched roof and is separated into 3 rooms internally. The existing elevations feature a large garage door and window.

Proposed Development

The applicant is seeking planning approval for the conversion of the existing outbuilding into an annex. The annex would utilise the existing floorplan and 3 rooms, to provide a living area, bedroom and bathroom. The proposal involves the insertion of glazing to the garage door opening, 2 small windows, a timber door and a rooflight. Alterations are to be made using matching materials.

In support of the application, the agent has provided the following justification:-

'The accommodation will become flexible living accommodation with a dedicated bedroom/office, separate bathroom and living space that will be used as music room (the daughter has a full drum kit) /gym and or living space. The applicant love their house and intend to stay for many years but both applicants have aging parents who may need care in the next few year, they have siblings and their families that visit from abroad one a year for a month at a time and finally the applicants are young and have two children but may have more in the future and they wish to support their children through to adulthood, which would include an element of living at home but independently. The building itself is connected to the domestic services of Nine Hole Cottage and is in no way intended to be separated from the property.'



REV A - NOTES ADDED ABOVE: SEE WORKBOOK, REVISED, FILE #1-154 23-6-24
 AND DATE CHANGED.



Client: M & M'S COTTAGE
 Address: NINE HOLE COTTAGE
 DEAN HEAD BURN

Drawing Number: R.25/181 A Scale: 1:100 @A3 Date: 6-3-24

Excludes: If Building Design is not acting as the 'Principal Designer' as defined in the CDM Regulations 2015, it is the client's responsibility to fulfil this role. Note: Every effort has been made to ensure the accuracy of this plan, any doubt about dimensions/drawings should be reported with the Building Design.



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.

The site is set within Green Belt as shown on the Local Plan Maps, therefore the following polices are of relevance:-

GD1: General development – Proposals for general development will be approved providing there is no significant adverse effect on residential amenity, highway safety, the current or future use of nearby land and it upholds good quality design in accordance with local plan policy D1.

SD1: Presumption in favour of sustainable development – The Council will take a positive approach to proposals that reflect the presumption in favour of sustainable development contained in the NPPF.

D1: High quality design and place making – This policy sets the overarching design principles for the borough. Development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of the local area.

GB3: Changes of use in the Green Belt - We will allow the change of use or conversion of buildings in the Green Belt provided that:

- The existing building is of a form, scale and design that is in keeping with its surroundings;
- The existing building is of a permanent and substantial construction and a structural survey demonstrates that the building does not need major or complete reconstruction for the proposed new use;
- The proposed new use is in keeping with the local character and the appearance of the building; and
- The loss of any building from agricultural use will not give rise to the need for a replacement agricultural building, except in cases where the existing building is no longer capable of agricultural use.
- All such development will be expected to: Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety; and Preserve the openness of the Green Belt.

HE1: Historic Environment - We will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk.

HE3: Developments Affecting Historic Buildings – Proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance. In such circumstances proposals will be expected to respect historic precedents of scale, form, massing, architectural detail and the use of appropriate materials that contribute to the special interest of a building.

T3: New development and sustainable travel – New development is expected to be located and designed to reduce the need for travel, be accessible to public transport and encourage smarter ways to travel rather than unsustainable use of the private car.

T4: New development and highway improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Poll1: Pollution Control and Protection - Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people. We will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against.

Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

BIO1: Development will be expected to conserve and enhance the biodiversity and geological features of the borough.

SPDs:

- Parking
- Cawthorne Village Design Statement
- Barn Conversions
- House Extensions and Other Domestic Alterations

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.

The National Planning Policy Framework (NPPF) paragraph 194/5: Identify and assess heritage significance including the setting and the effect of a proposal

NPPF para 199: Great weight given to an asset's conservation, irrespective of the degree of harm

NPPF para 200: Any harm to or loss of significance will require clear and convincing justification

Consultations

Hunshelf PC – No observations

Conservation Officer – No objection

Representations

Neighbour notification letters were sent to surrounding residents and a site notice placed nearby; no comments were received.

Assessment

Principle of development

The building is set within the Green Belt as allocated within the Local Plan Proposals Map. Inappropriate development within the Green Belt will be refused unless it is shown that there are very special circumstances that justify setting aside local and national policy. An exception to this is Local Plan Policy GB3 which allows 'the re-use of buildings provided that the buildings are of permanent and substantial construction'. This proposal would fall into this category as the building is of a permanent and substantial construction. The external alterations proposed are minimal and no extensions are proposed, and as such the proposal would not be

considered inappropriate development in the Green Belt. The current use of the building is for domestic storage purposes in connection with the applicant's land and property, therefore its use as additional accommodation for Nine Hole Cottage is considered to be acceptable.

In addition to the above principle of the development, any development should uphold an excellent and appropriate standard of design whilst not having a detrimental impact on neighbouring buildings/dwellings or the highway. The building is also set close to the Grade II listed buildings therefore the proposal is expected to protect or improve the character and/or appearance of Listed Buildings in accordance with policy HE3 of the Local Plan. These aspects are assessed within the following sections.

Visual Amenity/Impact on Historic Environment

Nine Hole Cottage is attached to a Grade II listed building and sits within the Green Belt. Given the historic importance of the building the proposed works must protect or improve the character and/or appearance of the heritage asset in order to be considered appropriate.

The Laithe, The Stables and Nine Hole Cottage were first listed in 1970 and amended in 1986 and are Grade II listed. However, it is considered that Nine Hole cottage is a later addition and is 'not of special interest', according to the listing statement. It appears that the areas of interest are principally the timber structure inside the Laithe and Stables.

The Laithe and The Stables were significantly adjusted externally and have undergone some quite far reaching rebuilding works. As Nine Hole Cottage was a newer addition, it most likely required less repair and re-building in 1995 compared to The Laithe and The Stables and so is likely to be more original. The Laithe, The Stables and Nine Hole Cottage form a standard elongated barn and have been listed in recognition of its special architectural and historical significance. Dean Head Farm House is located to the north which is detached from these also forms part of the complex is also listed under its own entry.

Local Plan Policy HE3 identifies the importance of securing the continued protection and improvement of the boroughs listed buildings, therefore provided that such works are carried out in a sensitive manner which is respectful of the buildings special character the works are acceptable.

The building is existing and is not being extended in any way, with all of the works being internal and minimal changes proposed which is in compliance with Local Plan Policy GB3. The use of the building as an annex, used ancillary to the main dwelling, should not have any significant increased impact upon the openness of the Green Belt as no additional garden areas or parking/accesses are required. The external works are considered to be minimal and are primarily centred around making the building useable for the intended annex with the insertion of windows/rooflights and doors.

Given the proximity of the annex to the Grade II Listed Building mentioned above, the Conservation Officer has been consulted and has provided the following comments:- 'This application seek permission to convert a relatively recent garage building adjacent to (7m south) Nine Hole Cottage. The cottage is attached to the end gable of the listed barn (NHLE 1287074) that itself is just south of the separately listed Dean Head Farmhouse (and Cottage).

Together the buildings form a small historic farmstead enclosure and all are listed due to attachment or common curtilage with Nine Hole Cottage being a slightly later addition. Nine Hole Cottage has had a number of recent permissions and consents in 2020 and 2021 for works including the erection of the garage structure (as built 2020/0815 & 0829) this application is the focus of.

A recent pre-application submission we looked at included a substantial extension and remodelling of the garage as a new dwelling, but this was not supportable due to the overbearing scale and design in the setting of the listed building and other greenbelt issues. This proposal is by contrast much more restrained and retains the entirety of the existing garage envelope generally unaltered. There are some minor changes including a new rooflight, a small gable window and the infilling of the garage door with a sliding glazed unit. These changes and the addition of a black stove flue are the only the external alterations but obviously the building will include new accommodation. Consequently, I see no issues with this conversion given the setting of Nine Hole Cottage and the other listed buildings remain generally unchanged. The openings facing east will be seen in context with the older buildings to the north, but these are under a canopy, and this allied to mounting the glazing deeply in the reveal (suggested condition) should minimise their visual intrusion into the setting.

However, I note that the single access door adjacent to the large, glazed opening is also a glass door. Given the amount of glazing proposed to be on show I'd request this be a timber door (not fully glazed) to limit the overall extent of new glazing and its impact. The small gable window faces away from the courtyard, so this is unlikely to cause harm. Overall, I see little negative intrusion or harm to the setting but assuming the issue with the door is agreeable, I'd suggest the following to ensure the impact of the openings and their details are adequately mitigated.

- The frames to the new windows and doors shall be mounted into the reveal a minimum of 100mm.
- The single door used to access the bedroom shall be in vertically boarded timber.
- The single new rooflight shall be a genuine conservation specification window, low in profile, vertically emphasised, with a single vertical divider decorated black.
- The flue pipe for the stove shall be decorated black.'

The plans have been amended to show the change to the door to timber as requested by the Conservation Officer. Overall the proposal is acceptable in terms of visual amenity, impact upon the Green Belt and the adjacent Listed Buildings, in accordance with Local Plan policies GB3, HE3 and D1.

Residential Amenity

The building is detached and is existing. It is located to the immediate south of the applicant's property, Nine Hole Cottage and the building has very little impact on the other dwellings located within the complex.

The Supplementary Planning Document – House Extensions and Other Domestic Alterations (SPD) states that *'Granny Annexes' may be permitted where it would not occupy a disproportionate amount of the garden and would not have its own separate access or garden area. An annex should normally have a close physical relationship with the host dwelling, be single storey and in all circumstances should only have 1 bedroom and no more than 3 rooms in total.*

The proposed annex has been designed with only 3 rooms and has the minimum room sizes permitted in the South Yorkshire Residential Design Guide. The proposed annex is located immediately adjacent to the host dwelling and is therefore considered to have a close physical relationship with the main dwelling and its use as additional accommodation for the main dwelling, would be acceptable. The property also shares the same access, amenity areas and parking as the existing dwelling. A condition should be included to ensure that the building is not to be sold or rented as a separate independent dwelling in the future.

The proposal is considered acceptable in terms of residential amenity in accordance with policy GB3 of the Local Plan.

Highway Safety

The annex would share the existing access and parking with Nine Hole Cottage which is acceptable. The application proposes to convert an existing farm building to provide a 1 bedroom annex, which is unlikely to generate significant additional vehicle movements in accordance with policy T4 of the Local Plan.

Impact upon Protected Species

The building is a new build garage and it is unlikely that there will be any impact upon protected species in accordance with policy BIO1. An informative should be included to remind the applicants that the granting of planning permission does not affect the status of species such as owls and bats, which have protection under other legislation. These may be present, and it is the applicant's responsibility to seek advice on how to avoid damaging operations.

Recommendation

Approve with conditions