
2024/0529

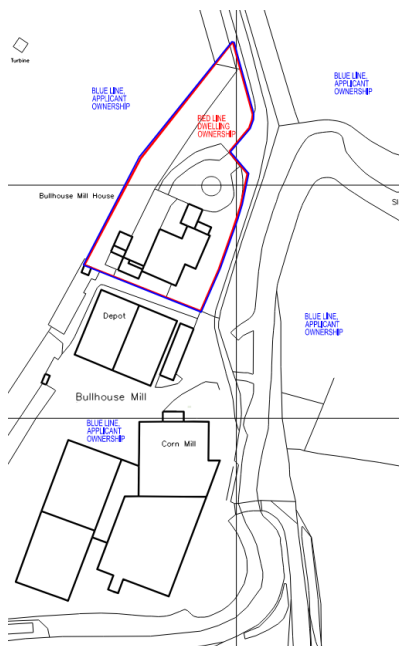
Applicant: C & S Booth

Address: Bullhouse Mill House, Bullhouse Mill, Lee Lane, Millhouse Green, S36 9NN

Description: Recladding and roofing of entrance building, part infilling of undercroft and changes to window and door arrangements, converting store to boot room and WC, alterations to garage and car port and internal alterations to 2 storey detached dwelling

Site & Location Description:

Located on the outskirts of Millhouse Green, leading off the B6106 Lee Lane, the large dwelling is located adjacent to Bullhouse Mill Business Park, a complex incorporating an old corn mill and stable block with more modern industrial buildings. The dwelling itself is a large, stone-built house, believed to have been constructed in 1862 but featuring several later extensions and additions to the dwelling. Two of these additions are an annexe style wooden clad structure, attached to the existing dwelling, and a wooden car port. From the Provided site plan, It appears as through the owner of the dwelling also owns the surrounding land and business park, but this application relates to the dwelling and curtilage within the red line boundary.



Planning History:

- 2023/0064 - Conversion of swimming pool to kitchen/diner, additional openings, and alterations to roof - Approved with conditions 24th March 2023
- B/03/2205/PU - Erection of extension to house to provide garden room with games room over, storage loggia and garage - Approved with conditions 5th February 2004
- B/03/1237/PU - Erection of outbuilding containing garage, car port, games room, storage facilities and potting shed - Refused 28th August 2003
- B/00/0875/PU - Erection of conservatory extension - Approved with conditions 9th November 2000
- B/95/1061/PU - Erection of extensions and internal alterations - Approved with conditions 12th October 1995
- B/83/0607/PU - Formation of hardstanding for parking of vehicles – Refused 14th July 1983

Proposed:

Much of the proposed works would be internal work which as the building is not listed would not require planning consent. Equally some adjustments to window and door openings would be considered as permitted development. The infilling of the undercroft, and both the cladding, and reroofing using different materials are subject to planning consent. Although there is a proposed of infill of an existing structure, the footprint of the dwelling/outbuildings remains unchanged.

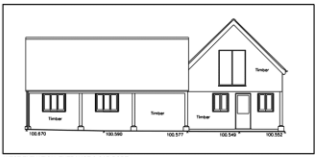
Existing and Proposed Floor Plans and Elevations



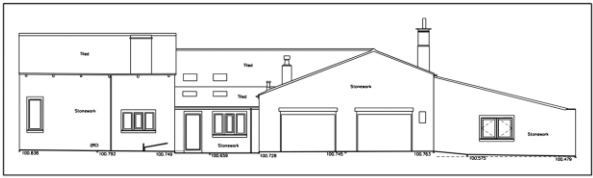
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EAST ELEVATION



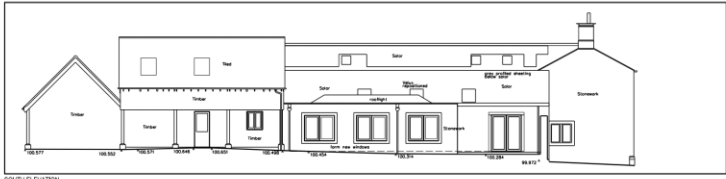
WEST ELEVATION, ENTRANCE & CAR PORT



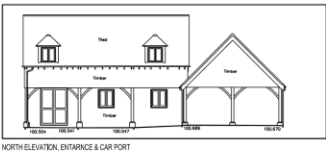
WEST ELEVATION



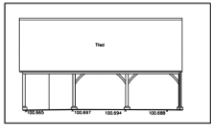
NORTH ELEVATION



SOUTH ELEVATION



NORTH ELEVATION, ENTRANCE & CAR PORT



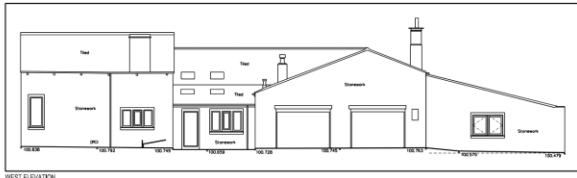
CAR PORT EAST ELEVATION



EAST ELEVATION



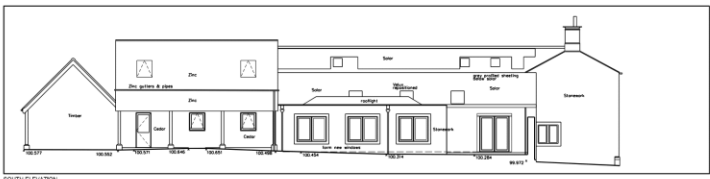
WEST ELEVATION, ENTRANCE & CAR PORT



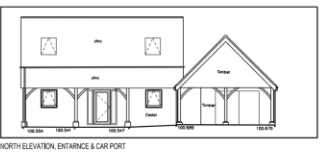
WEST ELEVATION



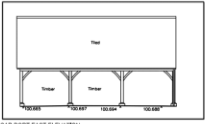
NORTH ELEVATION



SOUTH ELEVATION



NORTH ELEVATION, ENTRANCE & CAR PORT



CAR PORT EAST ELEVATION

Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; No comments were received.

Consultees:

Public Rights of Way: The proposals are not believed to affect the public right of way (PROW) however it has been noted by the PROW team that the PROW is used for vehicular access. They would like it known that the maintenance of the PROW is maintained to a pedestrian and not vehicular access standard. Therefore, the maintenance of the PROW to a vehicular access standard or repairs to any damage caused to the pedestrian standard of the PROW by vehicular use of the PROW would be the responsibility of the landowner.

Penistone Town council: No comments or objections received.

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 on 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.

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.

In respect of this application, relevant policies include:

Section 12: Achieving well-designed and beautiful places -

The creation of high quality, beautiful and sustainable 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates:-

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

GB1 - Protection of Green Belt: The general extent of the Green Belt is set out on the Key Diagram. The detailed boundaries are defined on the Policies Map. Green Belt will be protected from inappropriate development in accordance with national planning policy.

GB2 - Replacement, extension, and alteration of existing buildings in the Green Belt:

Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:

Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces.

Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building.

Dividing an existing house to form smaller units of accommodation.

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; and

Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.

GD1 - General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

Policy GS2 - Green Ways and Public Rights of Way We will protect Green Ways and Public Rights of Way from development that may affect their character or function. Where development affects an existing Green Way or Public Right of Way it must:

Protect the existing route within the development;

or Include an equally convenient and attractive alternative route.

Where new development is close to a Green Way or Public Right of Way it may be required to:

Provide a link to the existing route; and/or Improve an existing route; and/or Contribute to a new route.

SD1 - Presumption in favour of Sustainable Development: When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

D1 - High Quality Design and Place Making: Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

T4 – New Development & Highway Safety: 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.

Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

Principle of development

The site is located within land designated as Green Belt. In addition to the standard policy of alterations and extensions to residential properties being considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity, or on highway safety; such work within the Green Belt must not be considered as inappropriate development, affect the openness of the Green Belt, and not exceed a maximum increase of size over the original dwelling, as it stood in 1948, by more than an 100%. The 100% limit includes all current outbuildings and extensions but excludes outbuilding from the 1948 calculation.

Residential Amenity

Due to the unique location of the dwelling, adjacent to a business park in semi-secluded location beyond the extent of the closest village of Millhouse Green; With no neighbouring dwellings, there would be no impact on the residential amenity of neighbouring dwellings. Equally, the proposals would have no or an insignificant effect on the adjacent business park and the businesses located within.

Visual Amenity

Although within the Green Belt, the dwelling is semi-secluded and not overtly visible from the main road of Lea Lane whilst what is visible is diffused by the tree line surrounding the site. From an alternative view from just outside the village of Millhouse Green, about 0.5km away, near to where the A628 crosses the River Don, the side gable and part of the front elevation may be seen, which remains in keeping with a traditional stone building.

With no proposed footprint extensions to the dwelling, the potential impact would be limited to the partial infill of an undercroft, changes to the car port, and the addition of unusual cladding and roofing materials. On review of the plans, much of the previously mentioned works occur in the most publicly unviewable aspect of the site, although the cladding and roof works, may be seen from the business park, and on the access road to the business park. However, unlike the proposed timber, which is already used as an existing material, the proposed cladding and roofing material of zinc is unusual and reasonably out of character with the dwelling. In mitigation of the zinc material,

as mentioned, the proposed area for the cladding and roof are within a broadly unseen area by the public and are largely shielded by the tree line. Where the cladding and the roofing material would potentially be seen; from within the business park or on the access road to the business park, or if the proposals were or became more visible from beyond the dwelling's curtilage, they would relate well to the metal structures located directly adjacent to the dwelling and found within the business park. For example, on the access road, when the Zinc cladding would come into view on the east elevation, you would also see the large green metal warehouse within the business park, while trees would protect the view when looking from Millhouse Green.

Highway Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact upon Highway Safety.

Green Belt

With no proposed size increase to the footprint of the dwelling, and the original size of the dwelling undetermined, there would be no current concern over the size limitation of the dwelling, but to protect the openness of the green belt and to prevent potential inappropriate or oversized development, permitted development rights for extensions and outbuildings would be removed through a condition on the decision notice.

The current proposals do not reflect inappropriate development, nor do they in overall consideration have a negative impact upon the openness of the green belt. Where in many situations the proposed material choices of zinc in particular may be of concern within the Green Belt, with limited visibility of the material from outside of the site, and with the site being adjacent to a business park consisting of large metallic structures, on this specific occasion the material would be considered acceptable and deemed not to have a negative impact upon the Green Belt.

Recommendation: Approve with conditions