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**2016/1074**

**Applicant:** Mr J Pears C/o Michael Clynch

**Description:** Change of use of agricultural storage building to 2 no dwelling houses with external alterations.

**Site Address:** Unused agricultural buildings at Leapings Lane, Rockside, Thurlstone, Sheffield

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**No objections have been received**

**Councillor Unsworth has requested that the application is decided at the Planning Regulatory Board**

### **Description**

The site consists of a one/two storey stone built agricultural building which is currently vacant. The buildings curtilage is defined by dry stone boundary walls. Two dwellings are set within close proximity to the site. A recently refurbished Grade II Listed Weavers Cottage is to the west and Leapings Cottage is set to the north east. Both properties are owned by the applicant as indicated by the blue-line boundary of the site and are currently being used as holiday lets. Further to the north there are two further properties separated by Leapings Lane, including Leapings Lodge directly to the north and to the north west, Leapings View.

The site is located south of Manchester Road and Plumpton Mills, and is surrounded by a few large detached properties at the end of Leapings Lane and off Rockside Road. The Trans Pennine Trail runs to the south of the site as does the Green Belt Boundary. Vehicular access and parking is currently shared with Leapings Cottage and is taken from Leapings Lane. The site is screened from the Trans Pennine Trail by mature trees.

### **Proposed Development**

It is proposed to convert the agricultural storage building into 2no. dwelling houses. It is the intention that the properties would be used as holiday lets.

The single storey element of the building (unit 1) would be converted to provide a 1 bedroom dwelling, with a bathroom and an open plan kitchen living/dining area. The two storey element (unit 2) would be converted to provide a two bedroom dwelling, with the two bedrooms and ensuites being set on the ground floor and living accommodation, including an open plan kitchen, living, dining area at first floor. A small extension of approximately 9.5sqm is to be added to the front elevation of the single storey unit to allow for a larger living space.

The building appears to be in a good structural condition, however the roof structures are to be replaced to allow for adequate head height internally and to allow for sufficient insulation within the building. This would result in a change to the ridge line and a small increase in height of approximately 300mm. A small number of openings are proposed which would match the existing windows and doors.

The properties would utilise an existing shared access with Leapings Cottage, where parking and turning areas are provided in front of the units. Allocated amenity areas are proposed to serve each unit.

A bat survey has been submitted with the application.

## **Policy Context**

UDP allocation - Housing Policy Area

Planning decision 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 development plan consists of the Core Strategy and saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

The Council has produced the Publication Consultation Document of the Local Plan. It establishes policies and proposals for the development and use of land up to the year 2033. The document is a material consideration and represents a further stage forward in the progression towards adoption of the Local Plan. As such increasing weight can be given to the policies contained within the document although this is still limited by the need to consider any comments received during the consultation and with the knowledge that the Inspector can require changes to the plan.

### Core Strategy

CSP 26 – New Development and Highway Improvement – New development will be expected to be designed and built to provide safe, secure and convenient access for all road users.

CSP29 – Design – High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley. Development should enable people to gain access safely and conveniently.

### Saved UDP Policies

Policy H8 (Existing Residential Areas) – Areas defined on the proposals map as Housing Policy Areas will remain predominantly in residential use.

H8A – The scale, layout, height and design of all new dwellings proposed within the existing residential areas must ensure that the 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, landscaping and access arrangements.

H8D – Planning permission for infill, backland or tandem development involving single or a small number of dwellings within existing residential areas will only be granted where development would not result in harm to the local environment or the amenities of existing residents, create traffic problems or prejudice the possible future development of a larger area of land.

### SPDs/SPGs

SPD ‘Designing New Housing Development’

SPD ‘Parking’ provides parking requirements for all types of development.

SPD ‘Barn Conversions’

## Other Material Considerations

South Yorkshire Residential Design Guide - 2011

### 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:

General principles para 17  
Design para 58 – 65

### **Consultations**

Penistone Town Council – No comments received

Ward Councillors – Cllr Unsworth requests that the application is taken to the Planning Board for a decision

Drainage – No objections

Yorkshire Water – No comments received

Highways DC – No objections subject to conditions

Conservation – No objections

### **Representations**

The scheme was advertised by press notice, site notice and by neighbour notification letters. No representations have been received.

### **Assessment**

#### Material Consideration

Principle of Development

Residential Amenity

Highway Safety

Visual Amenity and Impact on Listed Building

Impact on Protected Species

### Principle of Development

The site lies within a Housing Policy Area where infill residential development is acceptable in principle in accordance with saved policy H8D of the Unitary Development Plan and the NPPF, providing the proposal is not considered significantly detrimental to visual amenity, residential amenity or highway safety. In this case the proposal also represents re-use of existing buildings and as such would be considered re-development of brownfield land which is also encouraged by the NPPF.

### Residential Amenity

The nearest neighbouring dwellings, Weavers Cottage and Leapings Cottage, are currently used as holiday lets and are owned by the applicant as indicated within the blue-line boundary. Whilst there will be an increase in car movements and residential activity close to these properties, as the previous and last known use of the building was for agricultural purposes, it is not felt that this increased residential activity will be detrimental to amenity of these properties given the existing accepted use of the site.

There will be no significant loss of privacy or overshadowing to the neighbouring dwellings from the proposed new windows or the proposed small front extension and it is felt that the proposed dwelling will not suffer from significant overlooking from the other existing dwellings. It is acknowledged that the amenity spaces proposed to each dwelling are awkward in shape, particularly the linear garden area to unit 2. However, they do meet the area requirements for the size of garden areas relating to one and two bed properties and given that they are most likely to be used as holiday lets they are considered sufficient to meet the amenity purposes of the properties. The internal room sizes are acceptable, which is in line with guidance given within the SPD 'Designing New Housing Development'.

### Highway Safety

The highways section have been consulted and raise no objection to the proposal subject to conditions. There is adequate space within the curtilage of the buildings to park 2 vehicles as required within the SPD.

The building was previously used for an agricultural use, therefore any increase in vehicular movements from the proposed dwellings would not be of any significant detriment to highway safety given the existing use. The proposal is considered in accordance with policy CSP26 of the Core Strategy.

### Visual Amenity and Impact on Listed Building

In terms of design, the proposal includes the replacement of the roof and a small increase in ridge height of approx. 300mm. A small number of sensitively designed additional openings are proposed and are necessary in order to provide sufficient light to the new rooms, in line with the Barn Conversion SPD.

The building is set adjacent to the Grade II Listed former Weavers Cottage which has been recently refurbished to a high standard. The Conservation Officer has been consulted on the scheme and has stated that 'that the principle of the conversion and the additions are not harmful to the setting of the Listed Weavers Cottage' and raises no objections to the proposals, subject to the submission of material samples.

The overall changes to the building are minor and would not significantly affect the appearance or setting of the adjacent Listed Building and would improve the visual amenity of the area as a whole, subject to matching materials being used. The proposal is considered acceptable in terms of the impact on the Grade II Listed Weavers Cottage and the visual amenities of the area in accordance with CSP29 and CSP30.

#### Impact on Protected Species

Due to the nature of the building, a bat report has been submitted with the application. The Bat report states that, 'no bat droppings or field signs were identified inside or outside of the buildings and all were assessed to have a low potential for roosting bats, limited to the small gaps between the stone roof slates. No bats emerged from the buildings and therefore there are no bat roosts present in the buildings.' Due to there being no evidence of bats roosting within the building, there is no requirement at present for a Natural England License. The report does recommend that a bat box be erected on site which can be conditioned.

#### Conclusion

The agricultural building is no longer required for agricultural purposes and as the building is located within a Housing Policy Area and within close proximity to adjacent dwellings; it is felt that the re-use of the building for residential purposes is the most appropriate way of re-using the building. The proposal would not harm the visual amenity of the area nor have any significant impact upon residential amenity and highway safety in accordance with saved UDP Policy H8D and the NPPF.

#### **Recommendation**

**Grant** subject to conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
**Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.**
- 2 The development hereby approved shall be carried out strictly in accordance with the plans (A1, A2, A3, A4, A5, and the plan showing car parking areas, specifically areas A and B, and plan showing amenity areas.) and specifications as approved unless required by any other conditions in this permission.  
**Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.**
- 3 No development shall take place until full details of the proposed external materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
**Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29, Design.**
- 4 Pointing mix (new or repair) to be lime (NHL 3.5) : aggregate at a ratio of 1:3. Sand / aggregate should be well graded or river sand. Preparation of the joints will require careful removal of any cement by hand at a depth equal to twice that of the width. Pointing mix to be of the same colour or as close as possible to the original lime and to be finished slightly back from arms of surrounding stonework and brushed off or stippled to remove laitance and expose aggregate to a depth of 2 or 3 mm.  
**Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29, Design.**

- 5 Windows and doors shall be timber mounted in the reveal by a minimum of 75mm and decorated as agreed.  
**Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29, Design.**
- 6 Gutters shall be ogee section with circular black downpipes and mounted on traditional metal brackets (rise / fall) and verges will be finished in a mortar fillet  
**Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29, Design.**
- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.  
**Reason: To safeguard the amenities of adjacent residential properties and the visual amenities of the site and its surroundings in line with CSP29.**
- 8 The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.  
**Reason: To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement.**
- 9 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.  
**Reason: In the interests of the amenities of local residents and in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.**
- 10 The development hereby approved shall be carried out in accordance with the recommendations outlined in the submitted bat report by Whitcher Wildlife Limited dated 9th September 2016. In particular, the recommended bat box shall be provided before the occupation of any of the dwellings.  
**Reason: In the interests of biodiversity in accordance with CSP36.**