

Supplementary Planning Document

Barn Conversions

Adopted May 2019



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1. Introduction

- 1.1** The National Planning Policy Framework (NPPF) indicates that Local Development Documents form the framework for making decisions on applications for planning permission. Decisions have to be taken in accordance with the development plan unless other material considerations indicate otherwise. NPPF advises that a local planning authority may prepare Supplementary Planning Documents to provide greater detail on the policies in its Local Plan. Supplementary Planning Documents are a 'material' consideration when planning applications are decided.
- 1.2** As required by the Planning and Compulsory Purchase Act 2004 we have prepared a Statement of Community Involvement (SCI) which sets out how we will involve the community in preparing our Local Plan and consulting on planning applications. In accordance with the SCI we have involved people who may be interested in this Supplementary Planning Document and asked them for their comments. We have produced a consultation statement which summarises all the comments people made to us and our response. This is available on request.
- 1.3** This note offers design guidance to anyone seeking to convert a farm building to residential or other use. By their nature they are normally located in rural areas and within the Green Belt.

2. Policy

- 2.1** This document supplements the following Local Plan policies :

Policy 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;

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- 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

In addition to the above, when a residential use is proposed, we will allow the change of use provided that:

- There are not strong economic reasons why such development would be inappropriate; and
- Residential use would be a more appropriate way of maintaining and improving the character and appearance of the building than any other use.

We will not generally allow the change of use of Green Belt land to extend residential curtilages for use as gardens.

Policy D1 High Quality Design and Place Making

Design Principles:

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 Barnsley, including:

- Landscape character, topography, green Infrastructure assets, important habitats, woodlands and other natural features;
- Views and vistas to key buildings, landmarks, skylines and gateways; and
- Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design development should:

- Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;
- Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;
- Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;
- Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;
- Provide clear and obvious connections to the surrounding street and pedestrian

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network;

- Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;
- Promote safe, secure environments and access routes with priority for pedestrians and cyclists;
- Create clear distinctions between public and private spaces;
- Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;
- Make the best use of high quality materials;
- Include a comprehensive and high quality scheme for hard and soft landscaping; and
- Provide high quality public realm.

In terms of place making development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.

Policy HE3 Developments affecting Historic Buildings

Proposals involving additions or alterations to listed building 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:

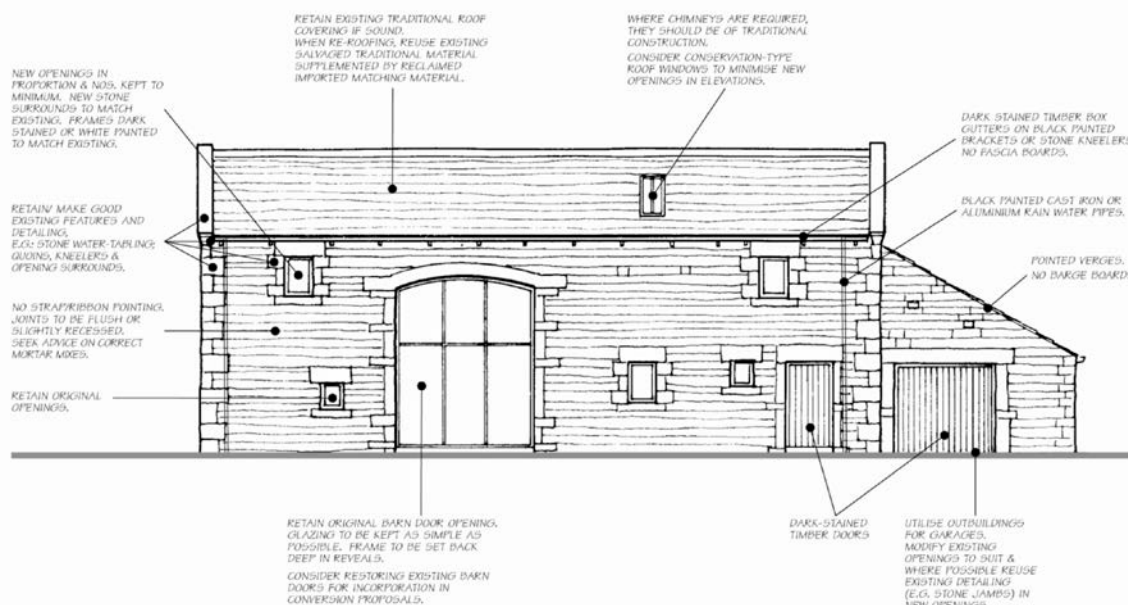
- Respect historic precedents of scale, form, massing, architectural detail and the use of appropriate materials that contribute to the special interest of a building. Capitalise on opportunities to better reveal the significance of a building where elements exist that detract from its special interest.

2.2 Proposals to convert farm buildings will be considered against the requirements of these policies. It is advisable to contact Development Management at an early stage to discuss whether your building is likely to be suitable for conversion to the use you propose.

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3. Design guidance

Figure 3.1



3.1 Although individual buildings vary, traditional or historic farm buildings within the Borough tend to be characterised by external stone walls with relatively few window and door openings. Roofs tend to be simple in form, un-hipped and covered with natural stone slates or sometimes natural grey slate. It is important that conversions are designed so that the character of the building is preserved and to ensure that the impact upon the Green Belt, historic significance, and the visual amenities of the area is kept to a minimum. The illustration at figure 3.1 provides detailed design guidance.

- A structural survey will be required as part of the planning application. A thorough understanding of how the building is constructed and its present condition is essential to inform the extent and nature of repairs and its limits for alteration.
- The existing appearance of the building(s) should be retained. With any adaptation or conversion a balance must be struck between practical requirements of a new use and protection of the special character, significance, and appearance of the barn and its setting.
- Existing openings should be used and minimum of new openings would be expected. In particular, glazing and frames should be deeply recessed, or bedded directly into or behind masonry to reduce reflections and visual impact. Wherever possible, existing joinery should be repaired and retained. New doors and window frames should be timber, and doors should be vertically boarded, ledged and braced.
- The introduction of dormer windows is generally inappropriate unless evidence clearly exists of their use.

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- Rooflights may be appropriate, but these should be traditional in design, of low profile, vertically emphasised, and with a single vertical divider.
- Wall and roofing materials should match the existing materials (generally coursed sandstone or stone flags/slates to the roof), and pointing should be lime mortar and recessed in the joint.
- The building should be capable of alteration with the minimum of extensions.
- Extensions (when required) should normally be located on the short or gabled elevation of the barn, typically incorporating a single pitch or 'lean to roof' avoiding deviations from a single rectangular plan.
- Where proposals include any extension on the longer elevation, clear and convincing justification for this departure must be provided. This should include robust design rationale and evidence of locally occurring historic precedents (such as side aisled barns) that show the proposal reflects and enhances the locality and the building.
- A survey of existing trees and hedgerows and proposals for their retention should be submitted where appropriate.

4. Permitted development rights

- 4.1** Where planning permission is granted for conversion to residential or other use, it is likely that permitted development rights for extensions, alterations and outbuildings would be removed.

5. Barn owls and bats

- 5.1** Farm buildings provide a valuable habitat for some species of bats and barn owls, both of which are protected under the Wildlife and Countryside Act 1981 (as amended). Barn Owls are listed in Schedule 1 of the Act and for Barn Owls it is an offence to disturb them while they are nesting, building a nest, in or near a nest that contains their young, or to disturb their dependent young. All UK bat species are also covered by the higher level of protection afforded to 'European Protected Species' under the Conservation of Species and Habitats Regulations 2017 (as amended), which not only directly protects individual bats but also any roost (whether in use or not), plus their flight lines and foraging areas in so far as it could affect their ability to reproduce. It is therefore important that you establish at an early stage whether these species are present so that you can take measures to secure their wellbeing. If the presence of these species is only established at a late stage, then costly delays can result. Bat surveys supporting planning applications or listed buildings applications will not be conditioned.
- 5.2** Over the years, the conversion of farm buildings has resulted in a loss of habitat for barn owls, and applicants should, therefore, make provision for them in conversions (unless the site is within an urban area or more than 300 metres above sea level).
- 5.3** Provision will be required in all cases where there is evidence of current or previous use of the site by barn owls or bats. Advice for developers on site surveys should come from licensed experts. With regards to provision of new bat features, sensitive lighting must also

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be utilised to ensure features installed are useable for their intended function (i.e. protect entry/emergence points and foraging/commuting lines (see BCT Guidance Note, 2018)

- 5.4** For further advice on this matter contact BMBC Biodiversity Officer, Planning Policy on 01226 772606. Advice on site surveys can be obtained by viewing Natural England's standing advice which can be found using this link:
<https://www.gov.uk/topic/environmental-management/wildlife-habitat-conservation>

6. Archaeology

- 6.1** Older farm buildings are often of archaeological interest. In some cases buildings will have been erected over or incorporating earlier buildings. Some farm buildings may be of sufficient age to warrant archaeological interest in their own right. When this is the case and where significant alteration is proposed, a building recording exercise may be required by a qualified specialist. This is particularly likely if the building is also listed. For further guidance please contact South Yorkshire Archaeology Service on 0114 273654.

7. Drainage

- 7.1** Where possible, connection should be made to a public foul sewer. If a public foul sewer is not available, groups of houses should be drained to a small Sewage Treatment Plant and single houses to a septic tank designed to BS 62 97 : 1983 (available from HMSO). In addition, Local Plan Policy CC4 indicates that all development will be expected to use sustainable drainage systems to control surface water run-off.

8. Flood Risk

- 8.1** Barns converted to a use more vulnerable to flood risk, including residential, are required to demonstrate through a Flood Risk Assessment (FRA) that the development is not at unacceptable flood risk. If this cannot be demonstrated the conversion is not appropriate and should not be granted planning permission.
- 8.2** Please see the Planning Practice Guidance on Flood Risk and Coastal Change: <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>. The PPG makes clear where Flood Risk Standing Advice (FRSA) applies and where consultation with the Environment Agency is required.
- 8.3** A flood risk activity permit may be required, under the Environmental Permitting Regulations, from the Environment Agency for any proposed works or structures in, under, over or within eight metres of a 'main river'. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>
- 8.4** Local Plan policy CC3 Flood Risk also provides further information on how the extent and impact of flooding will be reduced.

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9. Impact upon neighbours and highway safety

- 9.1** Your proposal should be designed so that any impact upon the amenities of neighbours is kept to a minimum and so that there is no adverse impact upon highway safety. A separate guide on Infill Residential Development is being revised which provides advice on these matters. For further advice on highway safety please contact Highways Development Control on 01226 772177.

10. Further information

- 10.1** For further information please contact Development Management on 01226 772595 in the first instance.