

PLANNING APPLICATION SUPPORTING STATEMENT

To support the accompanying planning application for the conversion of existing brick farm building into a dwelling and erection of a double storey extension at;

Hill Farm, Elvington,

Elvington Lane,

Grimston,

York, YO19 5LD.

October 2023

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1.0 Introduction

- 1.1 This statement sets out analysis of the relevant planning policy principles to be considered when determining this planning application for the conversion of this existing Hill Farm brick farm building into a self-contained residential unit and the addition of a double storey extension.
- 1.2 This statement should be read in conjunction with the detailed supporting plans and the planning applications approved for similar conversions in the immediate area.

2.0 The Site Details

- 2.1 The proposed development seeks planning permission for the conversion of an existing farm building into a four bedroom residential dwelling. The current farm building comprise of a two story building and is constructed from red brick work. The roof covering is slate. Anecdotal evidence suggests that the building was first used as living accommodation to shelter farm labourers on the farm; it is for this reason that the building has a chimney stack and fire place to provide heat and cooking facilities, within a separate room. This building then reverted to agricultural storage at a later date; however it is no longer fit for modern agricultural purposes.
- 2.2 The application site is located within York's Green Belt. The site is accessed from Elvington Lane and is located 1km from the edge of Dunnington to the north east and 1.2km from Osbaldwick to the north west. The site lies within the administrative area of York District Council.
- 2.3 There are various farmsteads and buildings in the locality, and the area's character is rural. The building is situated within a cluster of agricultural buildings and is attached to a dwelling already converted for an old Corn Storage Barn. All three neighbouring buildings have already been converted to residential dwellings in the last 6 years. Please see the planning application listed below.

17/01478/FUL | Conversion of barns into 3no. dwellings and erection of garage following demolition of piggery buildings and the erection of a single storey extension to the rear of barn no.3 (revised scheme). The Barns Manor Farm Elvington Lane Dunnington York YO19 5LD

- Millhouse Barn – converted from a Corn Storage Barn
- Dove Cote – converted from a 18th century Dove Cote
- Dove Cote II - converted from a 18th century Dove Cote.

The previous conversion of these three agricultural buildings to residences probably provides precedent for this the final agricultural building to also be converted to a residential dwelling.

- 2.4 The nearest residential property is located next to the site and access to the rear of this building is situated next to Hill Farm House. To the south, a second farm exists, Manor Farmhouse which is Grade II listed at a distance of approximately 60 meters. Immediately to

the south, are the three farm buildings that have been converted recently. To the east of the site lies a line of trees known as the 'The Belt'.

- 2.5 The site is located in the York Green Belt and outside of the development limits and is located within Flood Zone 1. The location of the site can be seen on the image overleaf:



Image 2.1: Site Location

3.0 The Proposal

- 3.1 The current agricultural building is currently attached to a converted Barn: Millhouse Barn. The current dilapidated state of the property is having a very detrimental visual effect on this newly converted barn, the wider neighbourhood and on the wider Green Belt.

This proposal seeks to convert the Hill Farm dilapidated building into a self-contained dwelling, along with a two storey extension (the same as the planning permission granted at Millhouse Barn). The new residence will benefit from its own amenity and parking area. The accommodation will be positioned over 2 floors.

The design of the barn lends itself to provide this level of accommodation and will be well contained and screened from the main road and wider views.

- 3.2 The design of the converted dwelling has sought to provide limited alterations to the original design of the existing building, utilising existing openings where possible to ensure that the present buildings design and form are retained and respected. This ensures that the appearance of the proposed dwelling houses would not be out of character with the existing Barn Conversions on the neighbouring site or the character of the wider area.

In effect, this proposal looks to create a mirror image of the barn conversion already completed next door at Millhouse Barn, to create the same square footage, garden area and extension to the existing building but also ensuring sufficient solar gain and light enters the proposed dwelling.

4.0 Previous Planning Permissions for Postcode YO19 5LD.

- 4.1 As previously stated, the postcode YO19 5LD is located within the Green Belt, so all planning applications from this postcode are subject to the Green Belt rules. A considerable number of planning applications have been granted for this postcode, we hope this application will also receive a positive outcome.

Indeed, the attached neighbouring (Millhouse Barn) secured their fourth planning application success on 01 November 2022 for another two storey rear and balcony extension to their property.

22/01856/FUL – 05 Nov 2022 , **1 New Cottages**, Elvington Lane, Raising of roof ridge to side extension and dormer to Rear.

22/01729/FUL- 01 Nov 2022 - **Millhouse Barn** Elvington Lane, Two storey rear extension and balcony to existing single storey rear extension (30sqm both floors).

21/01020/FUL -30 Jun 2021, **Millhouse Barn** Elvington Lane, Single storey rear extension.

20/01542/FUL- 03 Nov 2020, **Millhouse Barn** Elvington Lane, Erection of outbuilding to rear.

AOD/18/00123 - 19 Jul 2018 - **The Barns Manor Farm** Elvington Lane, Conditions 4 (Site investigation), 5 (Remediation Strategy), 6 (Verification report), 11 (Cycle parking) and 13 (Large scale details) pursuant to 17/01478/FUL.

17/01422/FUL - 04 Sep 2017 - **The Barns Manor Farm** Elvington Lane, Variation of conditions 17 and 18 of permitted application 16/02505/FUL to alter roof covering, external doors and window frames.

AOD/17/00118- 01 Jun 2017 - **The Barns Manor Farm** Elvington Lane, Details submitted in relation to Conditions 3 (Archaeology), 4 (Drainage), 5 (Contamination), 6 (Remediation), 11 (Protected Species), 16 (Cycle parking) and 18 (Large scale details) pursuant to approval 16/02505/FUL

16/02505/FUL. 20 Jan 2017 - **The Barns Manor Farm** Elvington Lane. Planning permission granted for the conversion of barns into 3no. dwellings and erection of garage following demolition of piggery buildings.

- 4.2 We were disappointed that our previous application (see below) was withdrawn without an formal discussions with the planning department. Given that the proposed plans were identical to the plans already passed for our attached neighbour property; Millhouse Barn, in terms of layout, size of property and garage, we are looking for a formal two way open discussion with regard to this application.

22/01118/FUL. 11 Jul 2022 - **Hill Farm Elvington Lane**. Conversion and extension of barn to create 1 no. dwelling. Erection of double garage. Creation of associated domestic curtilage. (Application unsuccessful).

This new application removes the double garage request and limits the associated domestic curtilage to the same size garden (same as Millhouse Barn).

5.0 Relevant Planning Policies and Guidance

- 5.1 The governments National Planning Policy Framework (NPPF) was adopted on 27 March 2012 and represents the principal national guidance document and a material consideration which must be taken into account, in determining planning applications.

This framework replaces all previous national policy statements, which were superseded on its adoption. The statements contained within cannot make irrelevant any matter which is a material consideration in a particular case, but where such statements indicate the weight that should be given to relevant considerations, decision makers must have proper regard to them.

- 5.2 At the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking. Sustainable development encompasses concepts of sustainable economic, social and environmental development which run concurrent with the spatial approach to planning.
- 5.3 The NPPF sets out 12 Core Planning Principles that the planning system should play. The NPPF establishes that this set of core land-use planning principles should underpin both plan-making and decision-taking. One of these core planning principles states that planning should: “support the transition to a low carbon future in a changing climate, taking full

account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy)".

5.4 The site is located within in the Green Belt as such the following paragraphs are relevant to the proposals. In this respect paragraph 79 of the NPPF states "The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Paragraph 80 of the NPPF acknowledges that Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land"

5.5 Paragraphs 89 and 90 set out the forms of development which are considered appropriate within the Green Belt stating "A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt.

These are:

- mineral extraction;
- engineering operations;
- local transport infrastructure which can demonstrate a requirement for a Green Belt location;

- the re-use of buildings provided that the buildings are of permanent and substantial construction; and
- development brought forward under a Community Right to Build Order”

5.6 Planning Officers consideration of this application should give full weight to the NPPF as a material planning consideration and the thrust of this framework.

The following image forms the proposals maps of the local plan and recognises the site to be within the Green Belt as shown below:

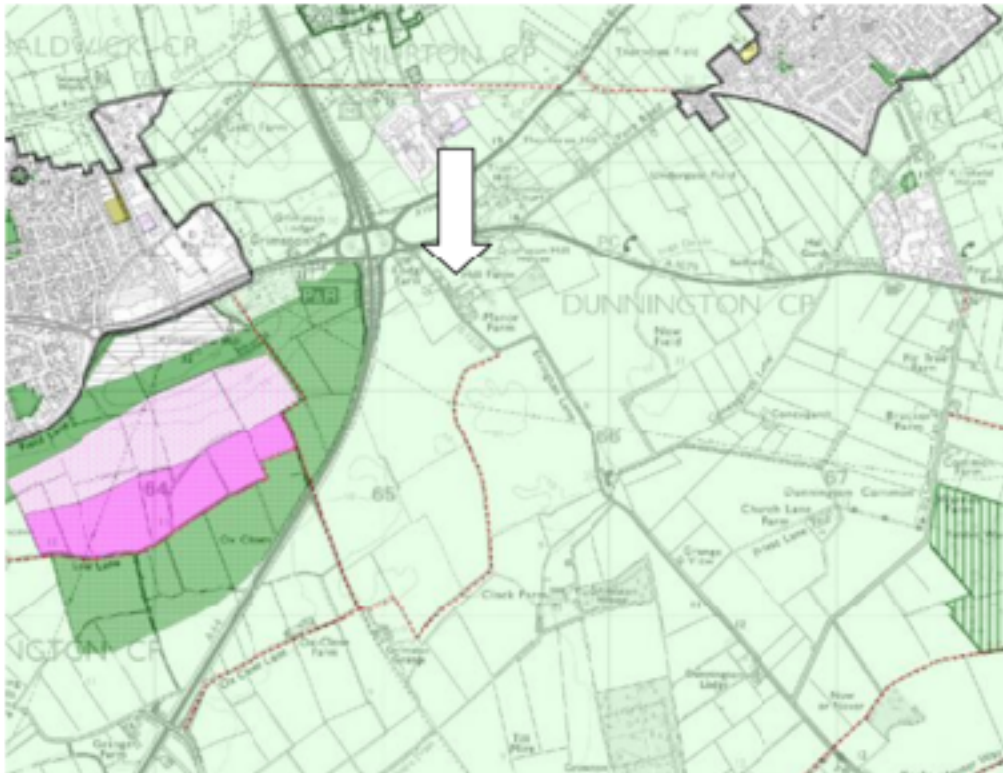


Image 5.1: Proposals Map of York District

- 5.7 The following policies of the development plan are considered to be relevant to the proposal:
- 5.8 SP2: The York Green Belt “The primary purpose of the York Green Belt is to safeguard the setting and historic character of the City of York and is defined on the Proposals Map”.
- 5.9 GP1: Design Development proposals will be expected to :
- a) respect or enhance the local environment;
 - b) be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area, using appropriate building materials;

- c) avoid the loss of open spaces, important gaps within development, vegetation, water features and other features that contribute to the quality of the local environment;
- d) where appropriate incorporate informative landscapes design proposals, where these would clearly have an influence on the quality and amenity and/or ecological value of the development;
- e) retain, enhance and/or create urban spaces, public views, skyline, landmarks, the rural character and setting of villages and other townscape features which make a significant contribution to the character of the area, and take opportunities to reveal such features to public view;
- f) design outdoor lighting schemes, which are energy efficient and provide the minimum lighting level required for security and working purposes, taking into account any adverse impact on residential amenity, the character of the area and night sky illumination and ecological systems;
- g) provide and protect private, individual or communal amenity space for residential and commercial developments;
- h) provide individual or communal storage space for waste recycling and litter collection;
- i) ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures;
- j) accord with sustainable design principles (GP4a) and incorporate the principles of the Building for Life Standard as a fundamental part of the design;
- k) provide disabled toilets/parent baby changing facilities in public, non-residential buildings;
- l) Where opportunities exist, new open space/landscape treatment should be incorporated to close gaps between green corridors and take account of ecological principles through habitat restoration/creation.

5.10 GP9: Landscaping Where appropriate development proposals will be required to incorporate a suitable landscaping scheme, and this must:

- a) be planned as an integral part of the proposals;
- b) include an appropriate range of indigenous species;
- c) reflect the character of the locality and surrounding development;
- d) form a long term edge to developments adjoining or in open countryside. Where landscaping is adjacent to a key transport corridor providing access to the city, or other visually sensitive location, it must be ensured that it enhances the attractiveness of the route with substantial planting provided in the initial phase of any development;
- e) include an outline specification in the landscape proposal where planting is an essential component of the development;
- f) state that all planting is to be protected from rabbits where this is a known problem; and

g) include a feasibility study where planting is proposed on contaminated or 'difficult sites'.

Where appropriate applicants will be expected to sign an agreement under Section 106 of the Town and Country Planning Act 1990 to ensure the long term maintenance of landscaping.

5.11 GB1: Development within the Green Belt

Within the Green Belt, planning permission for development will only be granted where:

A) the scale, location and design of such development would not detract from the open character of the Green Belt; and

b) it would not conflict with the purposes of including land within the Green Belt; and

c) it would not prejudice the setting and special character of the City of York; AND it is for one of the following purposes:

- agriculture and forestry; or
- essential facilities for outdoor sport and outdoor recreation; or
- cemeteries; or
- limited extension, alteration or replacement of existing dwelling; or
- limited infilling in existing settlements; or
- limited affordable housing for proven local needs; or
- limited infilling or redevelopment of existing major developed sites; or
- minerals extraction, provided high environmental standards are attainable; or
- highways works or other essential engineering operations including waste disposal; or
- park and ride facilities; or
- reuse of existing buildings.

All other forms of development within the Green Belt are considered inappropriate. Very special circumstances will be required to justify instances where this presumption against development should not apply.

5.12 GB3: Reuse of buildings Outside defined settlement limits planning permission for the reuse of buildings within the Green Belt and open countryside will be granted provided:

a) the reuse does not have a materially greater impact than the present use on the openness of the Green Belt; and

b) the buildings are of permanent and substantial construction and are capable of conversion without major or complete reconstruction; and

c) the proposed reuse will generally take place within the fabric of the existing building and will not require extensive alteration, rebuilding or extension; and

d) the form, bulk and general design of the buildings are in keeping with their surroundings; and

e) the buildings are not in close proximity to intensive livestock units or other uses that may result in a poor level of amenity for the occupier of the building; and

f) there is already a clearly defined curtilage.

Where the proposal involves changing the use to residential, permission will only be granted where criteria (a) to (f) are satisfied; and the building(s) are within 800m of a defined settlement limit, and:

g) it can be demonstrated that the building is unsuited to employment or recreational use and that there is no demand for buildings for these purposes in that area; or

h) the building is of architectural or historical importance and its reuse for residential purposes would be the only way to ensure its preservation as such

- 5.13 At this stage, policies in the 2014 Publication Draft Local Plan are considered to carry very little weight in the decision making process (in accordance with paragraph 216 of the NPPF). An assessment of the application against the relevant policy context for the development can be found in the considerations section of this report.

6.0 Evaluation: Constraints and Opportunities

The Design Process

6.1 As previously identified, the main purpose of this Design, Access and Planning Supporting Statement is to identify the principles of the proposal.

It is, therefore, important to consider the constraints and opportunities which arise from the prospective development of the site, and how the proposed development would satisfy these criteria.

Constraints

- Protection of the traditional fabric of the building.
- Protection of the character and appearance of the surrounding area.
- Protection of the residential amenity of occupiers of the building.
- Positioning of existing openings.

Opportunities

- To provide a suitable use for the derelict building which would conserve its historic interest, bringing the building back into active use.
- Provide living accommodation to meet current living requirements.
- Contribute to the appearance of the area.
- Reuse of existing natural resources in accordance with the NPPF.
- Add renewable energy sources to the existing building to further protect the environment and the Green Belt.

Design Objectives

6.2 The objective of the design has been to ensure that the alterations required to the existing brick building to bring it back in a viable use maintains its visual appearance and ensures that the appearance of the barn and the extension does not significantly change the character provided by the site.

6.3 The proposed design of the dwelling has also sought to retain and secure the existing fabric of the barn with the use of the existing openings to provide natural light where possible.

The design of the extension is aimed to retain the look of a brick barn, with small windows to the north and wooden sliding doors so it retains the look of a barn from a distance.

Indeed, the historical Manor Farm Barn provides an example for a two storey (L shaped) barn but also provides an insight into the look of the new extension.

North facing L shaped barn |



We are concerned that if the proposed extension is any smaller then it would look like a 1950's toilet block stuck on the back of a row terraced houses. This would lack architectural design and would limit the visual look of the barn to the surrounding area. Should the proposed (barn appearing) extension be visible from the A1079 then it would have an

appearance of a barn with sliding doors. Most of the traffic using the A1079 appear to be commuters from East Yorkshire, wishing to gain access to the York Ring road (to access Leeds/Harrogate) or are commuting into York. While the planning rules should probably assist local people who live or wish to live within the Green Belt area. There are many examples in East Yorkshire where new dwellings have been designed to look like converted barns to ensure they blend into the existing countryside. Furthermore, being visible from the A1079 precedent has probably been set as the new outbuilding (Log cabin) to the rear of Millhouse Barn is currently visible from the A1079. Planning permission for this building was agreed in Nov 2020 - 20/01542/FUL.

The final design ensures that the development would retain the existing character and appearance of the surrounding area (see the above photo of the Manor Farm barn) and would relate to the rural and agricultural nature of the area whilst providing housing to contribute to the York housing supply.

Furthermore, as the existing barn structure runs North to South and windows (on the west side) must be limited to ensure privacy to Hill Farm, the majority of windows can only exist on the east side of the existing building. However, this limits natural sun light from entering the existing building beyond 11am in the morning, as the sun moves from East to West. The proposed south facing extension is required to ensure sufficient solar gain and natural light enters into the proposed open plan living area.

Furthermore, the suggested extension (15% of original building) is the smaller in size than the extension granted next door at Millhouse Barn – see 21/01020/FUL. Moreover, planning permission for a two story extension has also been approved next door at Millhouse Barn – see 22/01729/FUL. Both extensions are considerably smaller in size when compared to the L shaped barn at Manor Farm pictured above, and probably should be acceptable given the various precedent's that have been agreed above.

Overall, the requested square footage of this conversion will be 20.8sqm, which is a lower square meterage of next door at Millhouse Barn (180 square metres).

Without the suggested two storey extension (15% of the original building), there will be no south facing roof (without shade) to install solar panels to provide sufficient power to install a ground source heat pump. The use of renewables satisfies one of the NPPF golden threads as the environmental impact on the Green Belt should be minimised as much as the visual look.

The NPPF also states:

‘the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building’.

The proposed extension is not over or above the size of the original barn as the extension is limited to 15% of the original building size.

Furthermore, additional trees will be planted to extend the existing leylandii hedge further to the west to screen the proposed extension from the north in order for the new dwelling to be protected further from any noise pollution from the A1079 road. All properties within this postcode seem to have already planted trees, shrubs and hedges in an attempt to reduce the traffic noise coming from the A1079. However, to ensure the ‘open nature’ of the green belt (requested by the NPPF) is maintained the field between the current building and the A1079 will be retained as a paddock for

horses and other farm animals to graze. The garden area of the proposed new dwelling will be limited to the area immediately behind existing building to ensure children have a safe and secure area to play. Any outdoor play equipment will be restricted to the rear garden so children playing can be supervised from the dwelling. The proposed garden will be limited to the same size as Millhouse Barn next door.

7.0 Consideration

- 7.1 In assessing this application with respect to the relevant national and local planning policies, the proposal will be considered in relation to the principle of the development and its potential impact.

Principle of the proposed development

- 7.2 The starting point in determining if this proposal should be supported is to determine if the principle of the conversion of the existing barn to a dwelling house is acceptable in this location. The site is located outside of the development limits and within the Green Belt.

An assessment of the application with regards to current policy therefore follows.

- 7.3 The National Planning Policy Framework (NPPF) encourages the reuse of buildings as an existing resource stating within one of the core principles that planning should “support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy)”

- 7.4 The decision making process when considering proposals in this context is a three stage proposal, as follows:

- Consideration as to whether development is appropriate or inappropriate in the context of the designation
- If appropriate, the application should be determined on its own merits; or
- If not, and the development is inappropriate by definition, the presumption against inappropriate development applies, and the development should not be permitted unless there are very special circumstances which outweigh the presumption against the proposals.

7.5 Paragraphs 89 and 90 of the NPPF set out what does not constitute inappropriate development in the Green Belt.

Paragraph 90 of the NPPF states that “certain other forms of development are also not inappropriate in Green Belt provided they preserve openness of the Green Belt and do not conflict with the purposes of including land in Green Belt”.

These include:

- Mineral extraction
- Engineering operations
- Local transport infrastructure
- Reuse of buildings provided that the buildings are of permanent and substantial
- construction; and
- Development brought forward under a Community Right to Build Order

- 7.6 Therefore, it is clear that the principle of converting buildings is one which is supported by the NPPF and national policy. Similarly, Policy GB3 of the local plan also accepts that the conversion buildings is acceptable in principle. The principle of reusing buildings in this location is therefore one which is supported by Local Policy.
- 7.7 Whilst it is acknowledged that the policy seeks number of requirements which are considered in detail below the policy also requires that “Where the proposal involves changing the use to residential, permission will only be granted where criteria (a) to (f) are satisfied; and the building(s) are within 800m of a defined settlement limit g) it can be demonstrated that the building is unsuited to employment or recreational use and that there is no demand for buildings for these purposes in that area; or h) the building is of architectural or historical importance and its reuse for residential purposes would be the only way to ensure its preservation as such”
- 7.8 However, the NPPF which recognises that the conversion of buildings is acceptable and that the reuse of buildings should be supported as a natural resource do not include these stringent tests as such, it is considered that the burdensome tests of GB3 should be given limited weight in the consideration of this application due to the clear conflict between policy GB3 the NPPF.
- 7.9 In addition, the proposal seeks the conversion of existing building and seeks only minor alterations to its external appearance to allow the conversion to a residential unit, with a double storey extension. The existing building currently makes a negative contribution (appearance of decay) to the landscape character of the countryside and as a converted dwelling will resolve this issue, with increased maintenance through its occupancy ensuring they do not fall in to a state of disrepair again. The current building is negatively impacting upon the character of the area, the visual amenity of the Green Belt and on the three converted barns next door.
- 7.10 In addition to the above, paragraph 187 States “Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible”. The proposal is inherently sustainable as it proposes the reuse of existing built form to provide residential accommodation. It therefore does not need to rely on new resources to be built as new build properties would.
- 7.11 In addition to the above, national government within the NPPF has acknowledged that the reuse of existing resources to provide a dwelling should be supported and this is demonstrated by the recent inclusion of Class Q into the General Permitted Development Order. This class allows the conversion of agricultural buildings into dwelling houses subject to meeting various criteria. This strict criterion however does not include a requirement for these agricultural buildings to be located in close proximity to services or on a regular bus route. In most circumstances these buildings, which may be converted under prior approval and therefore no formal planning permission would be required, are located in places remote of services given the nature of their original use. The explanatory memorandum to the order states that these changes are to promote the provision of new homes. Therefore, this supports the fact that developments which are inherently sustainable such as the conversion of existing buildings to residential properties should be supported by local planning authorities in principle.

Other Considerations

Design

- 7.12 The policy context for the area seeks to ensure that proposals positively contribute to the landscape and the character of the area.

In addition the policy context requires that the proposed reuse will generally take place within the fabric of the existing building and will not require extensive alteration, rebuilding or extension; and that the form, bulk and general design of the buildings are in keeping with their surroundings. In addition Green Belt policy requires that proposals do not have a negative impact upon the visual amenity and openness of the Green Belt

- 7.13 With this in mind the proposed design of the dwelling has sought to ensure that the character of the area is retained and reflected. The proposed design is sympathetic to its surroundings and has looked to guarantee that the character of the countryside would be retained.

- 7.14 Also, the alterations proposed look to retain the character of the building and ensure that the fabric of the buildings is maintained. The design of the building and its existing opens allows for limited alterations to allow for the conversion. Roof lights have been kept to a minimum. The biggest alteration to the building is the introduction of an extension to allow the proposed unit to benefit from solar heat gain, natural light and installation of solar panels on a south facing roof. In addition, a number of openings are proposed within the north east elevation, whilst existing openings are to be utilised they are minimal openings are required to facilitate the conversion. All openings will be provided in accordance with the details submitted.

- 7.15 The proposed design, scale and form of the extension is in keeping with the rest of the building. It is not readily visible from the public realm and would not be considered to impact on the openness of the Green Belt. The proposal provides for limited alteration to the external appearance through a restricted amount of additional openings, which are required in order to make the building useable. Refurbishment and conversion are at the heart of the proposal. The proposed alterations ensure that the traditional character of the building is retained and conserved. The residential curtilage is well contained preventing a negative impact upon the Green Belt. Current no garage is proposed. It is considered that the proposed design has sought to ensure that the development would not have a detrimental impact on the appearance of the site or the character of the area, and the visual amenity of the Green Belt, and all reasonable steps have been taken to provide a suitably designed scheme in Use and Amount.

- 7.16 In terms of use, the proposal seeks to convert an existing derelict building into residential accommodation.

- 7.17 In respect of amount, this has been influenced by the size of the barn and it is considered that the size of the building lends itself to be converted to a dwelling without any adverse impacts. Providing the proposed dwelling ensures an efficient use of land whilst also ensuring that the proposal would not result in overdevelopment of the application site and that an appropriate amenity and parking areas would be available. In addition it also allows that the permanent car parking areas and residential curtilage of the dwelling will be confined to the same size as Millhouse Barn (next door).

Appearance

- 7.18 When considering whether the materials and appearance of a proposal are acceptable or not it is important to bear in mind paragraph 60 of the NPPF which states that "Planning

policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.” The materials selected for this particular development have been selected based on the fact that they are commonly found within the local area hence reinforcing local distinctiveness. Furthermore, the materials selected will replace unsympathetic materials added to the barn since it was originally constructed.

Access

- 7.20 The NPPF requires “safe and suitable access to the site can be achieved for all people”. It is proposed that the existing access (with drop down curb and white dotted lines) from Elvington Lane would be utilised to serve the new dwelling. Given that the current access provides sufficient vision 140 metres in both directions (within a 40 MPH restriction) there will be no impacts on highway safety. Visibility is unhindered in both directions as the entrance is located on the outside edge of a natural curve in the road, allowing full visibility in both directions. In addition, all construction materials can be stored within the site without any impact upon highway safety. As such, the proposal is considered to be acceptable in this respect and in accordance with the NPPF.

The Impact on the Residential Amenity of Neighbours.

- 7.21 The policy context for this application seeks to ensure that there would not be an unacceptable impact on residential and general amenity. The nearest residential property next door (Millhouse Barn) and they have already previously provided a letter of support to the development of the redundant building next door. The next nearest property to the south, known as Manor Farmhouse. Given the separation distance to this property, the proposed development would have no impact on this property’s residential amenity. The residents of Manor Farmhouse have also provided positive support to the York Planning Department previously.

The Impact on Ecology and Protected Species

- 7.23 An ecology report accompanies the application. The ecology report raises the point that the existing building is fully open to the elements so can be used by wildlife for shelter. The derelict nature of the existing building, probably raises the possibility it is being used by single bats to shelter. As not one bat dropping was found within the barn, this reduces the evidence that bats are using the derelict building.

In order to reduce/remove any potential impact on a bat, 6 wooden bat roost boxes have already been erected around the site, see pictures below.





Furthermore, 3 long lasting bat roost boxes have also been strategically located around the existing building. Two bat boxes (coloured black) added to Hill Farm House, and a hard wearing black bat box added to the rear of the Millbarn House new garage (see pictures below) .



- 7.24 As such it is considered that subject to the implementation of appropriate mitigation and compensation measures which will be agreed through the European licence process that the application is acceptable in respect to its impact on protected species. But the erection of these 9 bat boxes already demonstrates our resolve that all mitigation measures will be added to the surrounding area to encourage as much wildlife to move into the area as possible.

Flood Risk and Ground Water

- 7.25 The site is located within Flood Zone 1 as identified by the Environmental Agencies Flood Risk Maps shown below:



- 7.26 As the application seeks the conversion of an existing agricultural unit to one dwelling and is located within Flood Zone 1 it is not at risk of flooding, therefore no further information is required in this respect.

Impact upon Heritage Assets

- 7.29 Where any development may affect designated or undesignated heritage assets, there is a legislative framework to ensure the proposals are developed and considered with due regard for their impact on the historic environment. This extends from primary legislation which requires decision-makers to have regard to the desirability of preserving the character of listed buildings and their setting.
- 7.30 In relation to listed buildings, any proposal will be considered by the local authority in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 66), which requires decision-makers to have regard to the desirability of preserving the setting of listed buildings.
- 7.31 Planning applications must be determined in accordance with the Statutory Development Plan, unless material considerations indicate otherwise. If the Development Plan contains material policies or proposals and there are no other material considerations, the application should be determined in accordance with the Development Plan. Where there are other material considerations, the Development Plan should be the starting point, and other material considerations should be taken into account in reaching a decision. One such consideration is whether the planning policies are relevant and up to date.
- 7.32 The government's National Planning Policy Framework (NPPF) was adopted on 27 March 2012 and represents the principal national guidance document and a material consideration which must be taken into account, where relevant, in determining planning applications.
- 7.33 The NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or

development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I and II* listed buildings, Grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

- 7.34 Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits). Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 7.35 The overriding principles of the NPPF are to preserve and conserve heritage assets such as listed buildings and conservation areas. The nearest Listed building is Manor Farmhouse to the south of the site the location of which is shown on the following image



Image 7.2: Nearby Listed Buildings

- 7.36 Manor Farmhouse (formerly listed as Manor Farm) is a Grade II 18th Century listed Farmhouse. The property is two storeys with 4 bays constructed from pinkish-brown brick in English garden wall bond with cast tile roof. Given the separation distance to this property and the intervening features such as the large modern agricultural barn to the south of the site, the proposed development would have no interaction with this listed building as such the proposal would have no impact upon the setting of this building. The proposal would therefore be acceptable in respect to impacts upon heritage assets.

Public Rights of Way

7.37 No public rights of way are affected by the development.

8.0 Conclusion

8.1 The principle of the development is supported by one of the core planning principles of the National Planning Policy Framework (NPPF). This encourages the reuse of existing resources, including the conversion of existing buildings. The local policy for the area also promotes the conversion of existing buildings. We are looking to return the building to residential use as the existence of a chimney indicated the build was used for farm hands many years ago. Furthermore, the proposed extension is limited to 15% of the original building size.

Additionally the NPPF sets out that the reuse of existing buildings is seen as appropriate development within the Green Belt and as such the principle of the development within the Green Belt is considered to be appropriate and is in line with both the development plan and national guidance. In addition, the proposal is considered to be inherently sustainable as it proposes the reuse of existing built form to provide residential accommodation. It does not need to rely on new resources to be built, as a new build property would. The proposal also ensures the following:

- The proposed development would not have a detrimental impact on the character and appearance of the Green Belt, (field to be retained as a Paddock, proposed garage removed from original application). The proposal would not result in the loss of agricultural land and would not impact on the setting of any nearby settlements.
- The design of the proposed development has sought to protect the appearance of the existing building, retaining the existing appearance of the site and provide a scale of development appropriate to its surroundings. The two storey proposed extension design gives the appearance of a barn with the proposed sliding wooden doors and the small windows facing north. The planning approvals precedents set by Millhouse Barn would suggest a two storey extension at this size is allowable.

The southern aspect to the extension allows natural light and solar gain into the proposed living area and also solar panels to be added to the roof. The solar power energy generated will allow ground source heating to be installed to reduce the environmental impact of the dwelling going forward. The use of proposed renewable energy sources is very much in line with the NPPF as the environmental savings will offset any impact potential on the Green Belt. An extension any smaller will mean the solar panels will not be economical on the roof which may mean solar panels may need to be located in the paddock area.

- Due to the location of the development, the proposal would not result in a significant impact on neighbouring residential amenity. The square meterage of the proposed extension is the same size as the extension approved next door at Millbarn House – see application 21/01020/FUL.
- The proposed development would not have a significant impact on matters of ecological. Additionally, the proposal would not have any impact on highway safety.

8.2 The Council recently approved planning application reference 22/01729/FUL- 01 Nov 2022 for a two storey rear extension and balcony to Millhouse Barn, which is a similar application to this submission. Indeed Millhouse Barn has benefitted from their fourth successful

planning approval being granted. Therefore, it is considered that the principle of this proposed development should be supported and this application should be approved.