

**Conversion of Redundant Coal Yard Building to
Form One Residential Dwelling**

Former Coal Yard, Kirkbridge Lane, New Mill, Huddersfield

Planning Statement

1. The application seeks planning permission for the conversion of a redundant commercial building to be used for residential purposes.

- 1.1 The application building is located within the Green Belt and the application is submitted on the basis that it complies with paragraph 89 of the National Planning Policy Framework which states the following:-

Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuous use (excludes temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development.

- 1.2 The application proposes limited alterations to the existing redundant building in order to comply with the recommendations set out in the Executive Summary of the Flood Risk Assessment.
- 1.3 The use of the application site as a coal yard has been established by the issuance of a Lawful Development Certificate under application reference 2005/91305.
- 1.4 The established use of the site for commercial activity, which could be reintroduced at any time in the future, is considered to carry a fair degree of harm in terms of its impact on the openness of the Green Belt.

2. Development Proposal

- 2.1 The application proposes to convert the existing commercial building and this can be achieved through limited alterations to it.

2.2 Following the production of the Flood Risk Assessment it is proposed to raise the internal floor levels by a minimum of 300mm above the estimated 1 in 100 year flood level of 136.23mOd and raise it by a further 150mm above the adjacent Kirk Bridge Lane. The knock on effect of introducing these measures is the requirement of raising the height of the existing roof and this is shown in the accompanying drawing.

2.3 Any increase in the scale of the building by raising the roof is considered to be outweighed by the removal of an existing commercial building that lies within close proximity to the application building. In terms of impact on the openness of the Green Belt the applicant is of the opinion that there would be no discernible difference in respect of current impact levels and those arising from the proposed development.

2.4 The application site is considered to be in a sustainable location as it is within 600 metres of the centre of New Mill which has a number of different shops providing a variety of services. The site easily links onto Holmfirth Road which also has the benefit of regular bus services such as the 314,435,436,437, H7 and the X7 which connect the application site with Holmfirth, Huddersfield and Sheffield. With the above in mind the applicant considers that the proposed development fully accords with thrust of the National Planning Policy Framework¹.

2.5 The applicant considers that there are a number of other NPPF policies that are relevant to this application such as:-

- Proactively drive and support sustainable economic development to deliver homes, business and industrial units infrastructure and thriving local places that the country needs².
- Encourage the effective use of land by reusing land that has been previously developed, provided that it is not of high environmental value².
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling².
- The application site is within easy walking distance of a number of regular bus services which provides people with a real choice of how they travel³.
- Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances as where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting⁴.
- The application proposes to utilise the existing redundant building and incorporate a number of minor changes to it to find an alternative use for it. The minor changes proposed are limited but result in a proposed dwelling that provides car parking, amenity space and improves visual amenity and the character of the area⁵.

1 – NPPF Paragraph 14 – Presumption in Favour of Sustainable Development

2 – NPPF Paragraph 17 – Core Principles

3 – NPPF Paragraph 29 – Promoting Sustainable Transport

4 – NPPF Paragraph 55 – Delivering a Wide Choice of High Quality Homes

5 – NPPF Section 7 – Requiring Good Design