



Supporting Planning Statement for demolition of existing dwelling and erection of replacement dwelling on land at Cliff Road, Holmfirth.

For;

Holmefield Properties Limited

SHF.1320.001. P.R.001



Contact Details:

Enzygo Ltd.
Samuel House
5 Fox Valley Way
Stocksbridge
Sheffield
S36 2A

Suite 1
Wellington House
Lincoln Street
Huddersfield
HD1 6RX

tel: 0114 321 5151

email: david.storrie@enzygo.com

www: enzygo.com

Supporting Planning Statement for planning application for the demolition of the existing dwelling and erection of replacement dwelling at Cliff Road, Holmfirth

Project:	Replacement dwelling
For:	Holmefield Properties Limited
Status:	Report for submission to local planning authority
Date:	2.08.16
Author:	David Storrie
Reviewer:	David Storrie

Disclaimer:

This report has been produced by Enzygo Limited within the terms of the contract with the client and taking account of the resources devoted to it by agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

Enzygo Limited Registered in England No. 6525159

Registered Office Stag House Chipping Wotton-Under-Edge Gloucestershire GL12 7AD

Contents

1 Introduction.....	1
2. Proposals.....	3
3. Relevant Planning Policy.....	5
4. Comments in support of the application	7

1 Introduction

- 1.1.1 This Supporting Planning Statement has been prepared by Enzygo Environmental Planning Consultants on the instructions of the client, Holmefield Properties, to support a planning application for the demolition of the existing dwelling and erection of replacement dwelling at Cliff Road, Holmfirth.
- 1.1.2 This report sets out the proposal and considers it in the context of the development plan for the area and national planning policy.
- 1.1.3 The proposed layout and site plans are set out below. The site is designated as Green Belt within the Kirklees Unitary Development Plan adopted in March 1999 (UDP). This is the development plan for the area.
- 1.1.4 The appeal dwelling is part of a larger land holding, which is bounded to the north by Cliff Road and to the south west by the public bridleway of Piginers Lane.



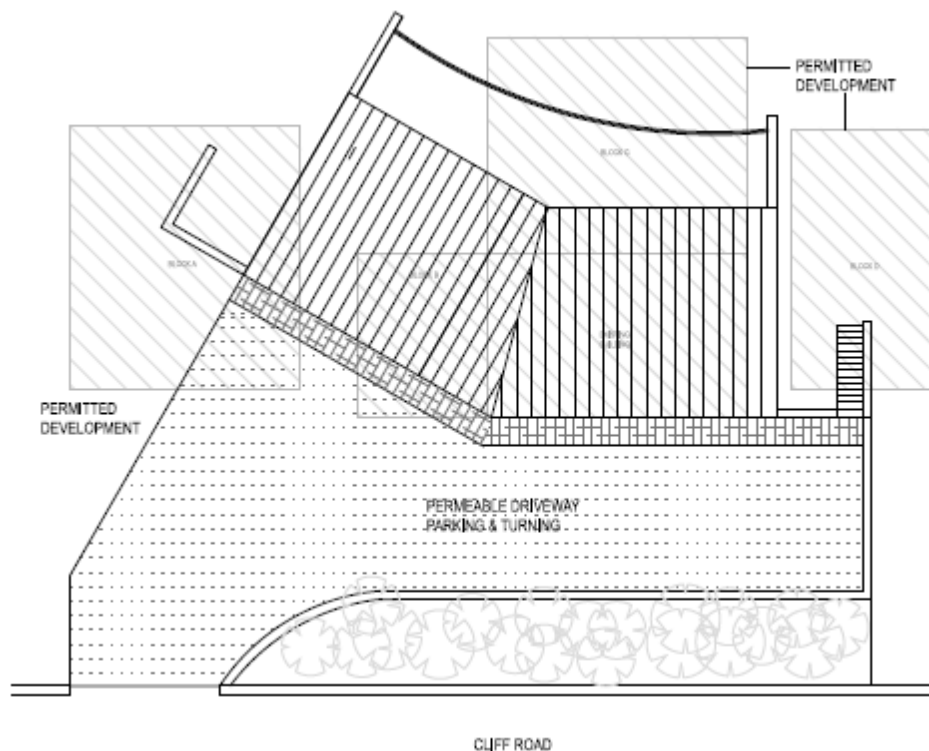
- 1.1.5 Work has started on extensions to the existing property to the side and rear under permitted development (see photograph below).



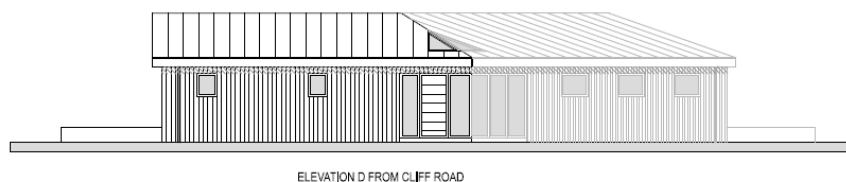
- 1.1.6 The planning history of the site is pertinent to consideration of this planning application.
- 1.1.7 Application HO.2566 - Outline planning permission to erect dwellinghouses at Cliff Road, Holmfirth –Granted 23 August 1960.
- 1.1.8 Application HO. 2836 –Erection of a detached bungalow –Granted 25 April 1961.
- 1.1.9 Application Ref; 2008/91609 –Erection of single storey extension, replacement of cedar board cladding with natural stone, formation of parking spaces and access track – Granted with conditions 18 June 2008.
- 1.1.10 Note that condition 5 of the above permission removed ‘permitted development rights’ for buildings, extensions, walls, fences or other structures. As the permission was never implemented the condition removing permitted development rights never became effective.
- 1.1.11 Given the above, the dwelling still has full permitted development rights.
- 1.1.12 Application reference 2014/93677 – Prior approval application for single storey rear extension 8m deep – Refused 5 December 2014. Appeal allowed 24 November 2015.

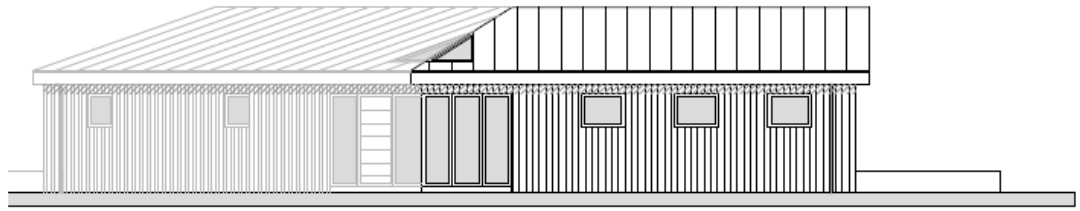
2 Proposals

- 2.1.1 The application seeks full planning permission for the demolition of the existing dwelling on the site and the erection of a replacement dwelling in a similar position on the site. Given the level changes on site, opportunity is being taken to create a lower floor level to the new dwelling.
- 2.1.2 The plan below shows the site plan/layout of the proposal with the existing dwelling and permitted development extensions overlaid.

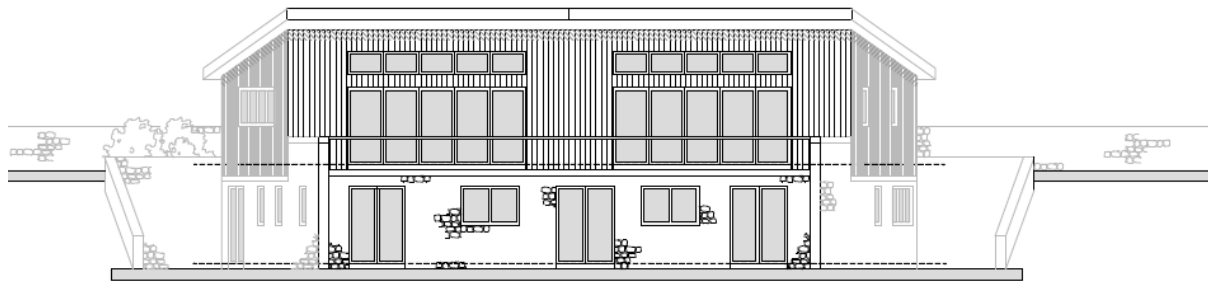


- 2.1.3 The proposed design is detailed below.





ELEVATION E FROM CLIFF ROAD



ELEVATION A

3. Development Plan

- 3.1.1 The development plan for the area is the Kirklees Unitary Development Plan adopted in March 1999. Whilst the Council are in the process of preparing a new Local Plan, it is still at the consultation stage and carries no weight in the consideration of this planning application.
- 3.1.2 The site lies within designated Green Belt in the UDP. There are no relevant Saved Green Belt policies in the UDP relevant to the consideration of this planning application.
- 3.1.3 Advice in the National Planning Policy Framework (NPPF) is relevant to the consideration of the planning application. Replacement buildings are considered appropriate (Paragraph 89).

89. 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.

4 Comments in support of the application

- 4.1.1 The applicant's intention was to construct the permitted development extensions to improve the overall floorspace of the property. Indeed, foundations were put in place to do this pending approval of the prior approval application for the rear extension detailed at 1.1.12 above.
- 4.1.2 However, much to the applicant's surprise, the prior approval application was refused by the Council in December 2014. Whilst this was subsequently allowed on appeal in November 2015, the significant time lapse in the Planning Inspectorate dealing with the application has given the applicant an opportunity to reconsider options on the site.
- 4.1.3 Implementation of the permitted development extensions provides an increase in floor space but would not result in a well-designed property. Replacement of the building provides a real opportunity to produce a building that takes more account of the landscape and levels within which the property sits. The following imagery shows this.



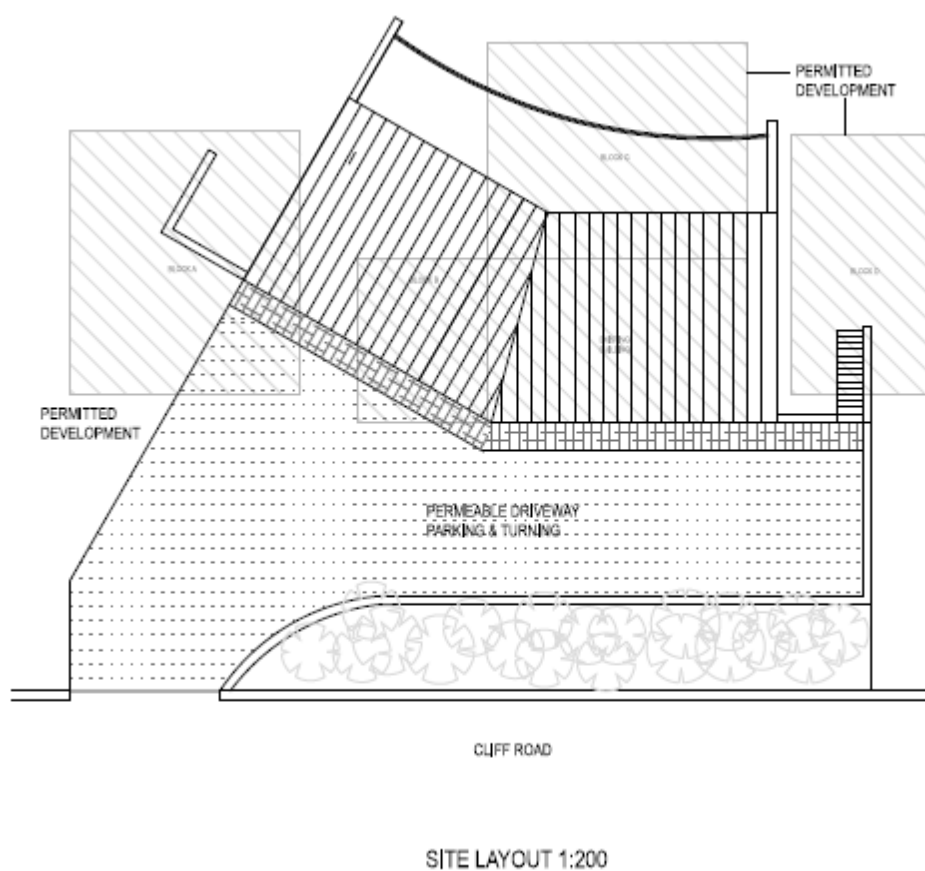


4.1.4

The test in the NPPF is to demonstrate that the new building will have no greater impact on the openness of the Green Belt than the existing. In looking at this in this case, it is reasonable to take into account the permitted development extensions even though only the foundations have been built at this stage. In doing this the volume of the existing building is 948 cubic metres whilst the volume of the replacement building is 841 cubic metres, some 11% less. Given that the volume of building on the site is less

than the replacement building, it would have less impact on the openness of the Green Belt and be compliant with advice in the NPPF.

4.1.5 In terms of footprint, the graphic below shows that the building would be much more compact than the extended building, again reducing the overall impact on openness.



4.1.6 Taking all the above into account we consider the proposed replacement building to be appropriate in the Green Belt that would have no greater impact on the openness of the Green Belt than the existing building. As a bonus, the development offers an opportunity to improve the aesthetics of the site.



Enzygo specialise in a wide range of technical services:

Property and Sites

Waste and Mineral Planning

Waste Technologies and Renewables

Landscape and Visual Impact

Environmental Assessment Co-ordination

Hydrology and Flood Risk

Waste Contract Procurement

Noise and Vibration

Environmental Permitting and Regulation

Development Planning & Policy

Ecology Services

Contaminated Land and Geotechnical

Traffic and Transportation

Planning Services

BRISTOL OFFICE

The Byre,
Woodend Lane,
Cromhall,
Gloucestershire GL12 8AA
Tel: 01454 269 237

SHEFFIELD OFFICE

Samuel House,
5 Fox Valley Way,
Stocksbridge,
Sheffield S36 2AA
Tel: 0114 321 5151

MANCHESTER OFFICE

76 King Street,
Manchester,
M2 4NH

Tel: 0161 413 6444

Please visit our website for more information.

enzygo.com

