



PLANNING STATEMENT

PROPOSED EXTENSION

AT

KID ROYD HOUSE

50 THE KNOWLE

SHEPLEY

HUDDERSFIELD

HD8 8EA

APRIL 2017

CLIENT:

Introduction

This Planning Statement (PS) has been prepared to support a planning application for an extension at Kid Royd House, 50 The Knowle, Shepley.

The site lies approximately 750m to the north-east of Shepley village centre in the well-established residential area of The Knowle.

The site consists of a detached single storey dwelling that has been (in some instances) unsympathetically extended in the past.

The dwelling is not a listed building and does not lie within a Conservation Area. The site lies within the green belt.

Summary of the proposed development

In brief, the proposed scheme consists of the demolition of part of an existing single storey rear extension and its replacement by a single storey extension with an element of one and a half storeys. The materials to be used in the proposed extension will ensure that the development will be viewed as subservient to the original dwelling.

Planning policy

National planning policy in respect of the proposed development is primarily contained within the National Planning Policy Framework (NPPF).

In Section 9: “Protecting Green Belt land”, paragraphs 87 and 89 state –

87. As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

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 in infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or*
- *limited in infilling or the partial or complete redevelopment of previously developed sites (brown eld 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.*

Local planning policies are contained within the Kirklees Unitary Development Plan (UDP) 1999 (saved policies 2007).

One policy was saved - policy D11 - in relation to extensions to buildings within the green belt -

“Proposals for the extension of buildings within the green belt will be considered having regard to:

- i the impact on the openness and character of the green belt;*
- ii the size of the extension in relation to the existing building which should remain the dominant element;*

*and, in the case of traditional buildings,
iii the effect on the character of the existing building*

In the case of proposals to extend buildings which have already been extended the proposal should have regard to the scale and character of the original part of the building”

Policies BE1 and BE2 of the UDP are also relevant, as they consider the detailed design issues of any proposed development –

BE1 - All development should be of good quality design such that it contributes to a built environment which:

i creates or retains a sense of local identity;

ii is visually attractive;

iii promotes safety, including crime prevention and reduction of hazards to highway users;

iv promotes a healthy environment, including space and landscaping about buildings and avoidance of exposure to excessive noise or pollution;

v is energy efficient in terms of building design and orientation and conducive to energy efficient modes of travel, in particular walking, cycling and use of public transport.

BE2 - New development should be designed so that:

i) it is in keeping with any surrounding development in respect of design, materials, scale, density, layout, building height or mass;

ii) the topography of the site (particularly changes in level) is taken into account;

iii) satisfactory access to existing highways can be achieved; and

iv) existing and proposed landscape features (including trees) are incorporated as an integral part of the proposal.

Development appraisal

The volume of the “original dwelling” (as shown on the 1949 OS map) is held to be 576 cubic metres. The current volume of the dwelling is 1016 cubic metres. The part of the existing single storey extension to the rear that is to be demolished is 117 cubic metres. The gross external area (footprint) of the “original dwelling” is 135 square metres, the current gross external area is 261 square metres, and the gross external area of that part of the extension to be demolished is 44 square metres.

The volume of the proposed extension is 387 cubic metres, giving a net additional volume of 260 cubic metres (387-117). The overall volume on completion will be 1286 cubic metres. The footprint of the proposed extension is 138 square metres, giving a net additional gross external area of 94 square metres.

Whilst the replacement extension could be considered to represent a disproportionate extension to the host dwelling in policy terms, given the historic extensions to the original building, it is contended that policy D11 of the UDP, at part ii), refers primarily to new build extensions rather than to replacement extensions but that parts i) and iii) of this policy are more relevant in this instance.

Part i) of the policy refers to the impact on the openness and character of the green belt. In this instance, and it is contended that each case should be considered on its merits, it is held that the proposed extension has little overall impact on the openness of the green belt nor on its character. Certainly, any additional impact caused by a limited increase in footprint or volume of the proposed scheme will not cause significant harm to the openness of the green belt nor to the reasons for including land within it.

Part iii) of the policy refers to the effect on the character of the existing building (not the “original” building, so this is taken to mean the original building as extended). That part of the policy that deals with previously extended buildings is also very relevant -

In the case of proposals to extend buildings which have already been extended the proposal should have regard to the scale and character of the original part of the building

The use of natural oak and extensive glazing clearly indicates that the proposed extension does not, and never did, form part of the original building. As such, the proposed extension to the extended dwelling will always be viewed as just that - an extension to the extended dwelling. Whilst the one and a half storey element of the proposed extension is larger in scale than the original dwelling, this does not automatically make it incongruous nor out of context. The proposed extension has been sensitively designed to complement and enhance the host building to provide for a more aesthetically-pleasing overall design which will not diminish it's character. Therefore, the scale of the original building has been well considered.

The overall design of the extension is also held to meet the criteria laid out in policies BE1 and BE2 of the UDP. A sense of local identity will be created that will replace an incongruous and incremental building design and the new extension will undoubtedly be visually attractive due to its simple and understated design and its use of high quality natural materials. The building as extended will also be in keeping with surrounding development, which includes a variety of buildings of differing scale and design.

The overall bulk, scale, and mass will be different to the current single storey extension, in that a one and a half storey extension in part is proposed to allow for an increased amount of accommodation on roughly the same footprint. In design terms, this is considered to be appropriate to the site for the reasons set out above. The site is also considered large enough to accommodate the additional amount of accommodation without compromising the overall site layout. The proposed extension will allow for an energy efficient extension that will be of value to the occupiers of the property in terms of providing for a growing family.

Finally, whilst it is accepted that each case should be treated on its merits, there are examples of residential properties nearby that have been extended significantly, not least at the adding property to the north-west. As such, it is contended that the area is capable of accommodating buildings of differing scale and mass without any significant impact on the openness of the green belt or on its character.

Conclusion

For the reasons set out above, the proposed extension is held to represent a high quality, sensitively designed scheme that complements and enhances the host dwelling.

Therefore, the proposed scheme is held to represent the most appropriate development and design solution for this site and is held to be acceptable in terms of principle and detail.