



Mountain Way
Kirkheaton
Supporting Planning Statement
Single Dwelling

Introduction

This statement has been prepared by **AKPlanning** in support of a planning application for the erection of a single dwelling on land off Mountain Way, Kirkheaton.

This is a second application following a refusal for an identical proposal, this was refused for the following reason: -

1. The application site is located within the designated Green Belt, whereby, as set out in the National Planning Policy Framework (NPPF), the construction of new buildings, subject to certain exceptions, is regarded as inappropriate development. Policy D13 of the Kirklees Unitary Development Plan and paragraph 89 of the NPPF sets out when 'infill' development in the Green Belt may be acceptable. However, based on observations of the pattern of development within the vicinity of the site, it is not considered to be within an existing settlement as required by Policy D13 or within a village as required by the NPPF. The proposed dwelling would therefore constitute inappropriate development in the Green Belt. The dwelling would harm the openness of the Green Belt and would extend built development into what is at present open countryside, and would thereby undermine the purposes of including land within it as set out in paragraph 80 of the NPPF. Very special circumstances to justify the development that would clearly outweigh the harm caused to the Green Belt by reason of its inappropriateness, and any other harm, have not been demonstrated. The proposal is therefore contrary to part 9 of the NPPF and Policy D13 of the Kirklees Unitary Development Plan.

In this statement we will submit evidence on the history of the site to address the historical patterns of development in the location and therefore the local development pattern.

We would ask that all other matters are taken as per the previous submission.

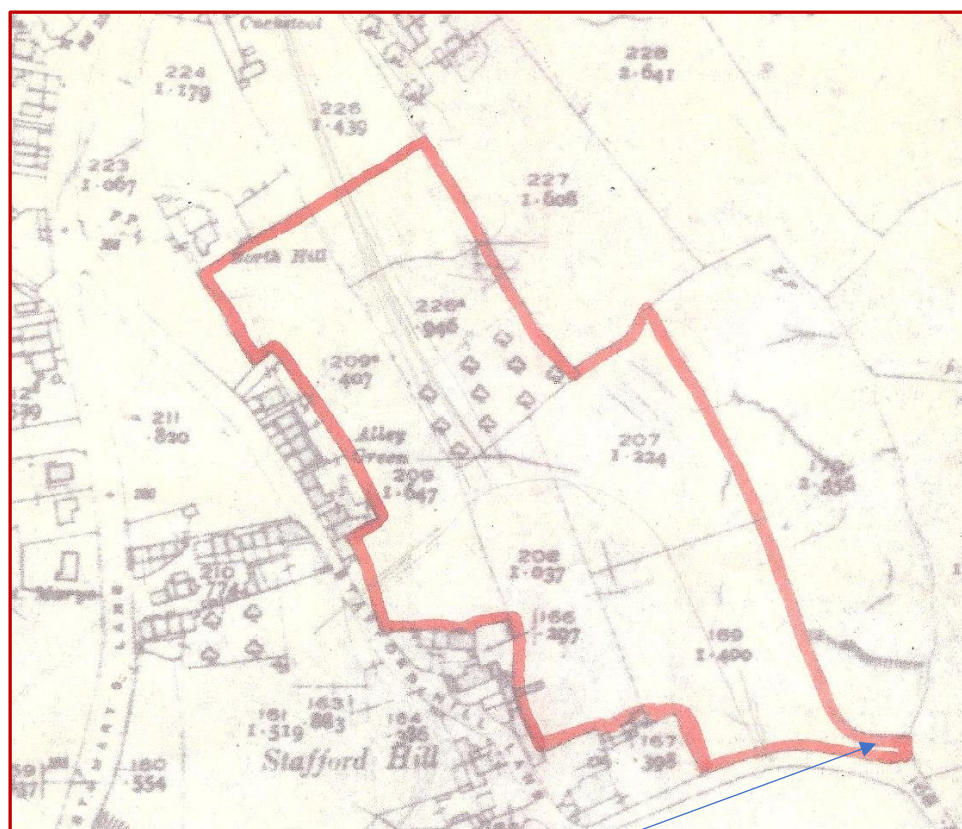
Site History

The plan below shows the site: -



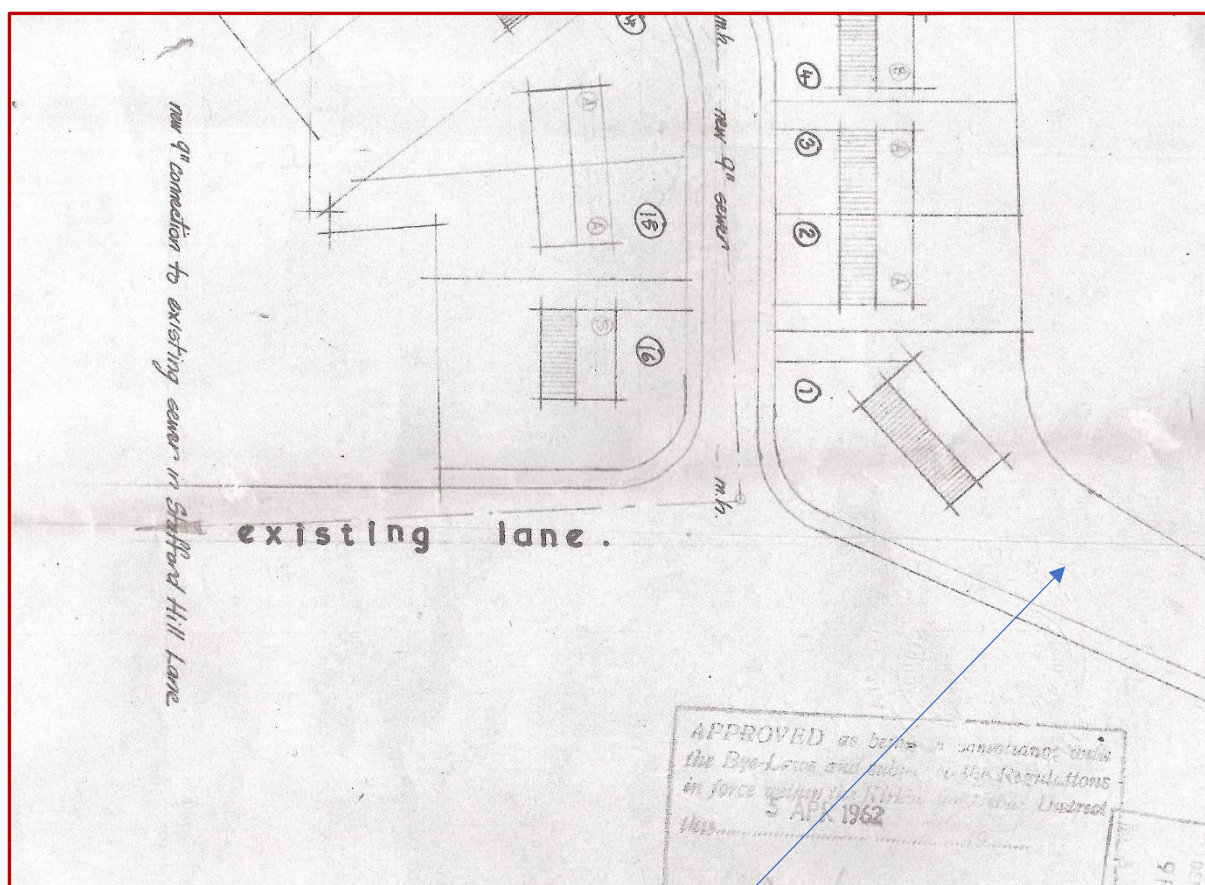
As can be seen the land is behind number 2 Orchard Road and opposite number 8 Mountain Way.

The plan below is taken from an application that was submitted in 1962: -



The application site is within the red line

The plan below shows the layout that was approved on the 5th April 1962: -



The site is within the garden of the end property

As the 1962 planning permission has been implemented it can be said that the site has planning permission for use in connection with residential purposes.

We would therefore ask that the Local Planning Authority reconsiders their view that the site is not within an existing settlement.

Conclusions

The site has planning permission for use for residential purposes. It is therefore considered that the site lies within the existing settlement and can therefore be considered as infill.

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