



Supporting Planning Statement

Drub Lane

Gomersal

**Demolition of Existing Barn and Erection of New
Dwelling**

Introduction

This statement has been prepared by **AKPlanning** in support of a planning application for the demolition of an existing barn and erection of new dwelling. This statement will cover green belt policy considerations as these have been identified as the single most relevant planning policy. This fact has been established through previous planning applications.

Site Location and Description

The site is located in Drub a small village on the edge of Gomersal. The barn and its location are shown on the aerial view below.



It is within a rural area but there are residential properties to the north and south of the barn.

Site History

Planning permission has previously been granted (in 2015) for the conversion of the barn to a single dwelling. During the preparation for carrying out this development it was found that underpinning would be required and it was considered that this made the proposal financially unviable.

As the barn was not used for agricultural purposes a Certificate of Lawfulness was submitted to confirm the use as domestic purposes.

Following consideration by the LPA the Certificate was issued in October 2018 for the following use: -

“Mixed use of agriculture and domestic storage/workshop”

Planning Policy

The site lies within the green belt as defined by the Kirklees Unitary Development Plan (UDP). National planning policy is contained in the National Planning Policy Framework (NPPF) which states the following: -

143. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

145. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

– not have a greater impact on the openness of the Green Belt than the existing development; or

– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

The LPA is currently producing anew Local Plan, the advice in which closely follows the above policy.

We have highlighted the appropriate section above and advised the architect to produce a design for the new dwelling that does not have a greater impact on the openness of the green belt than the existing barn.

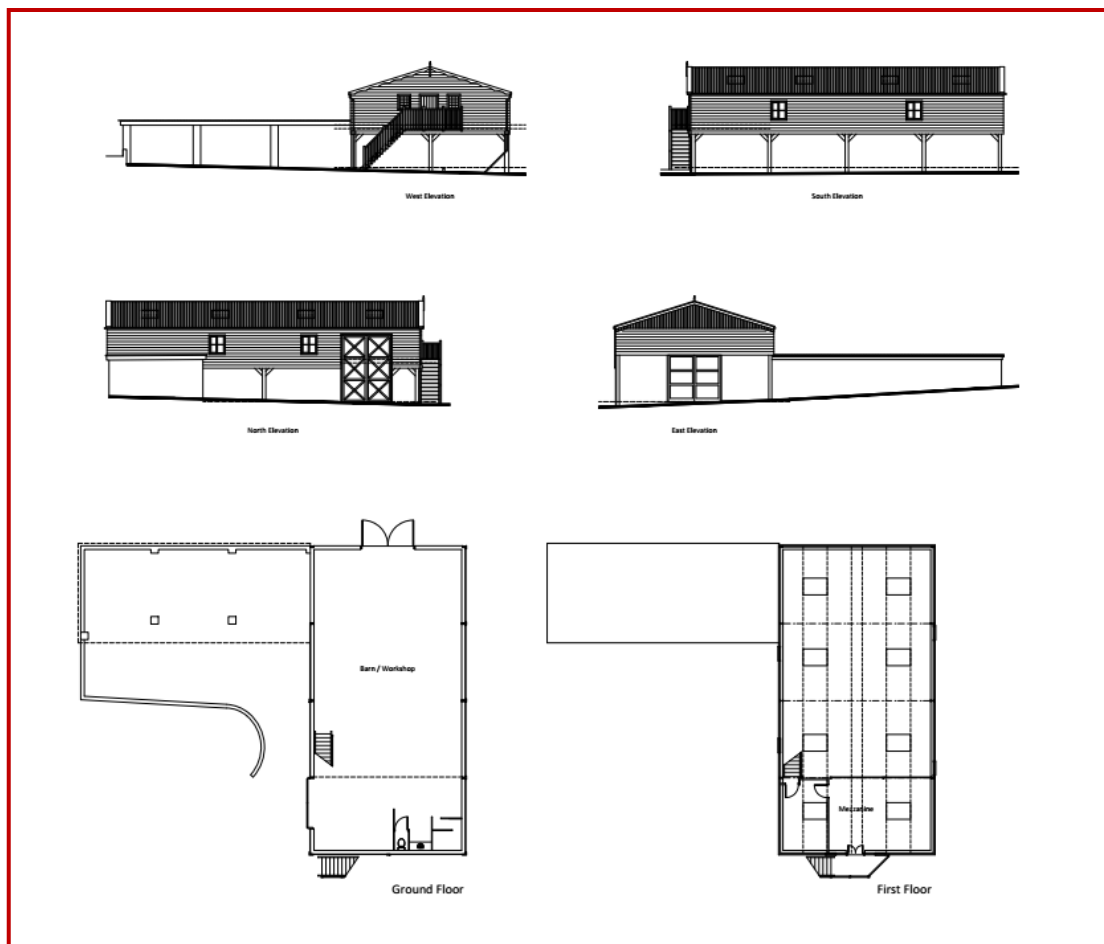
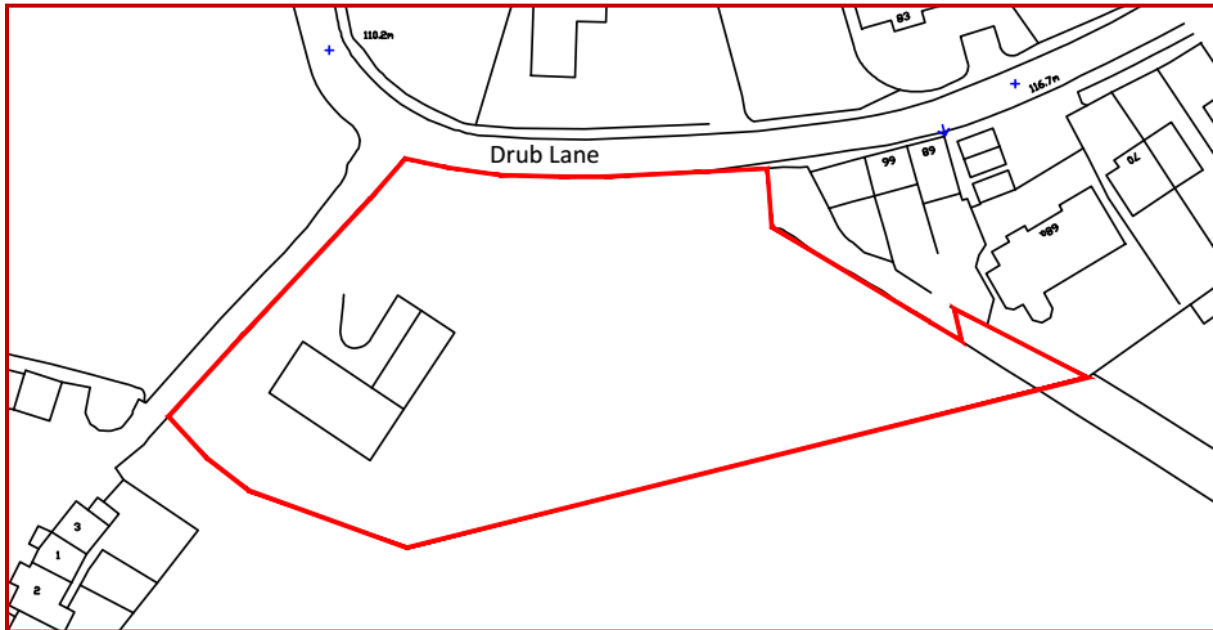
The purpose of the Certificate of Lawfulness was to establish that the barn was “previously developed”. The definition of previously developed in the NPPF is as follows: -

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Buildings last used for agriculture are specifically excluded from the definition. However, it was agreed with the LPA that a mixed use of agriculture and domestic storage was within the definition of “previously developed” and therefore if a new dwelling did not have more effect on openness it could be appropriate development and granted.

The Proposal

It is proposed to demolish the existing barn and erect a new dwelling. The existing barn is shown on the plans and photographs below: -

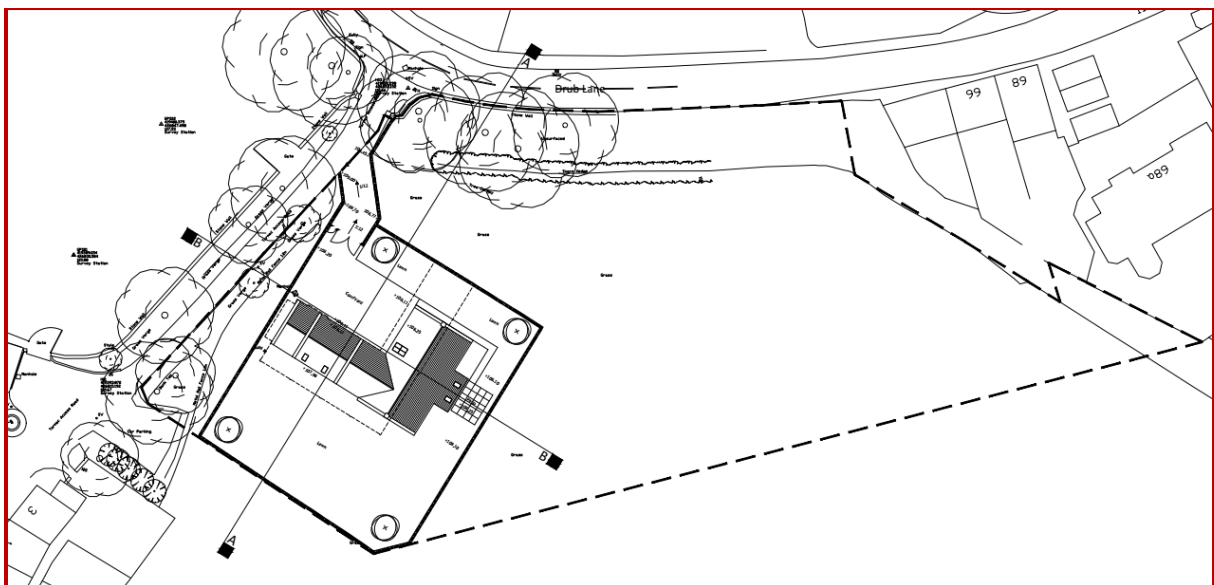




The barn is a substantial structure that has a cubic content of 1,150 cubic metres.

In designing the proposal advice was given that the new proposal should not substantially increase the volume, that the building should be in a similar location and the height comparable.

In considering the effect on openness it has been established in appeal cases that these are prime considerations. It is not just a volumetric calculation but a larger consideration of the design and setting of the proposal. The plan below shows the proposed location: -



This is in the same location as the barn and does not intrude into any open countryside.

The new building will be in the local vernacular and have hints of the agricultural source with a large barn like door. Proposed plans are below: -



It is two storeys with side elements that reduce in levels down to a single storey. This reflects the original shape of the barn. The proposed volume is 1,457 cubic metres. This is an increase of less than 1/3rd the original volume of the barn. It is established that existing buildings can be extended by approximately 1/3rd their original volume within policy and it is, therefore, reasonable to design a new building that has 1/3rd additional volume. It is fully expected that permitted development rights will be withdrawn preventing further house extensions.

Finally, it is important to consider the provision of a garden as this can have an impact on openness. It is proposed to restrict the garden tightly to the front of the property where it connects with the highway. To the rear a larger area is proposed but this is still a reasonable size in comparison to the house. The rear garden also matches the proposed ownership and it is logical, in this location, to provide a single fence/wall delineating ownership and garden. A smaller area would require two separate delineations.

Conclusions

The new proposal has been designed with green belt policy in mind. The existing building has an established mixed use which falls within the definition of previously developed land. It does not have ***a greater impact on the openness of the Green Belt than the existing development*** and can therefore be considered as appropriate development within green belt policy.

The design of the proposal is in the local vernacular and access is acceptable. There is no effect on neighbouring residents amenity and it is our conclusion that the application can be granted.

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