



HG/JC/2393/3

23rd November 2018

Kirklees Council
Development Management
PO Box B93
Huddersfield
HD1 2JR

Dear Sir/Madam

**Application for Change of Use of Barn to a Dwellinghouse and formation
of new access, at Stalley Royd Farm, Staley Royd Lane, Jackson Bridge,
Holmfirth, HD9 7HX**

Please find enclosed a planning application for the change of use of a barn at Stalley Royd Farm to a dwelling house. The proposal also includes a new access to the site with visibility splays of 19m south and 16m north onto Stalley Royd Lane. The proposals also include the widening of Staley Royd Lane to the north and south of the proposed point of access, which is currently a narrow bend with poor visibility. A separate highways technical note accompanies this planning application which provides further information on the highway improvements.

The site comprises an agricultural building which in recent years has no formal use. The change of use will provide a single storey three bedroom house. A full set of drawings accompany this planning application.

Whilst the site is within the Green Belt, the proposed development accords with paragraph 145 and 146 of the National Planning Policy Framework as the proposed development comprises the development of previously developed land and would not have an impact on the openness of the Green Belt. It also comprises the re-use of a building that is of permanent and substantial construction.

A Draft Preliminary Ecological Appraisal has been prepared to accompany this planning application. The report is prepared by Brindle and Green who will issue a final report once they receive the data search, however the report recommends further survey work as the building has been deemed to hold moderate potential to support roosting bats. It recommends that two further surveys, one dusk emergence and one dawn re-entry, should be carried out between May and September.

Also enclosed with this planning application is a structural survey for the building which concludes the property appears to be in good structural condition with no signs of any downward movement or outward movement of walls. The roof appears to be in good condition with no signs of significant roof movement. The trusses have deflected slightly, and providing no additional loads are applied to the trusses these will be

acceptable. The floor also appears to be in good condition, though a full inspection could not be made. The building however, does lend itself readily to be converted into a domestic dwelling.

It is worth noting that this is one of three separate applications being submitted that affect this farm. One is for a prior approval for a proposed change of use of an agricultural building to a dwelling house and the other is for the change of use of the barn which is adjacent to the farm house to a dwelling house, including a new access and the same highway improvements associated with this planning application.

The proposed development sees the re-use of a vacant building that complies with National Planning Policy as well as providing significant highway improvement for a narrow and dangerous stretch of road.

For and on behalf of Acumen Designers & Architects Ltd.

Hamish Gledhill BSc (Hons), Dip TP, MRTPI