



Supporting Planning Statement

Goat Hill Farm

Briestfield

WF12 0NU

Erection of Single Dwelling

AMENDED PROPOSALS

Introduction

This statement has been prepared by **AKPlanning** in support of a planning application for the erection of a single dwelling at Goat Hill Farm, Bristfield. It will identify and comment on relevant planning policy. It will then describe the proposal and conclude on the appropriateness of the development.

Please refer to the addendum at the end of this statement for consideration of the amended proposals

Site Location and Description

The site is located off Sowood Lane and comprises an existing dwelling and a number of farm and domestic outbuildings. The aerial view below shows the approximate location of the site which is outlined in red.



We have had a full topographical survey of the site carried out and this is submitted as part of the application. We will fully describe the buildings that are affected by the proposals later in this statement.

Relevant Planning Policy

The Local Plan for the area is the Kirklees Unitary Development Plan (UDP) which was adopted in 1999.



The proposals map (adjacent) shows the site as being located within the green belt.

National Planning Policy is contained in the National Planning Policy Framework (NPPF) which contains the following written policy on green belt: -

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.

Appropriate development is defined as follows: -

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.*

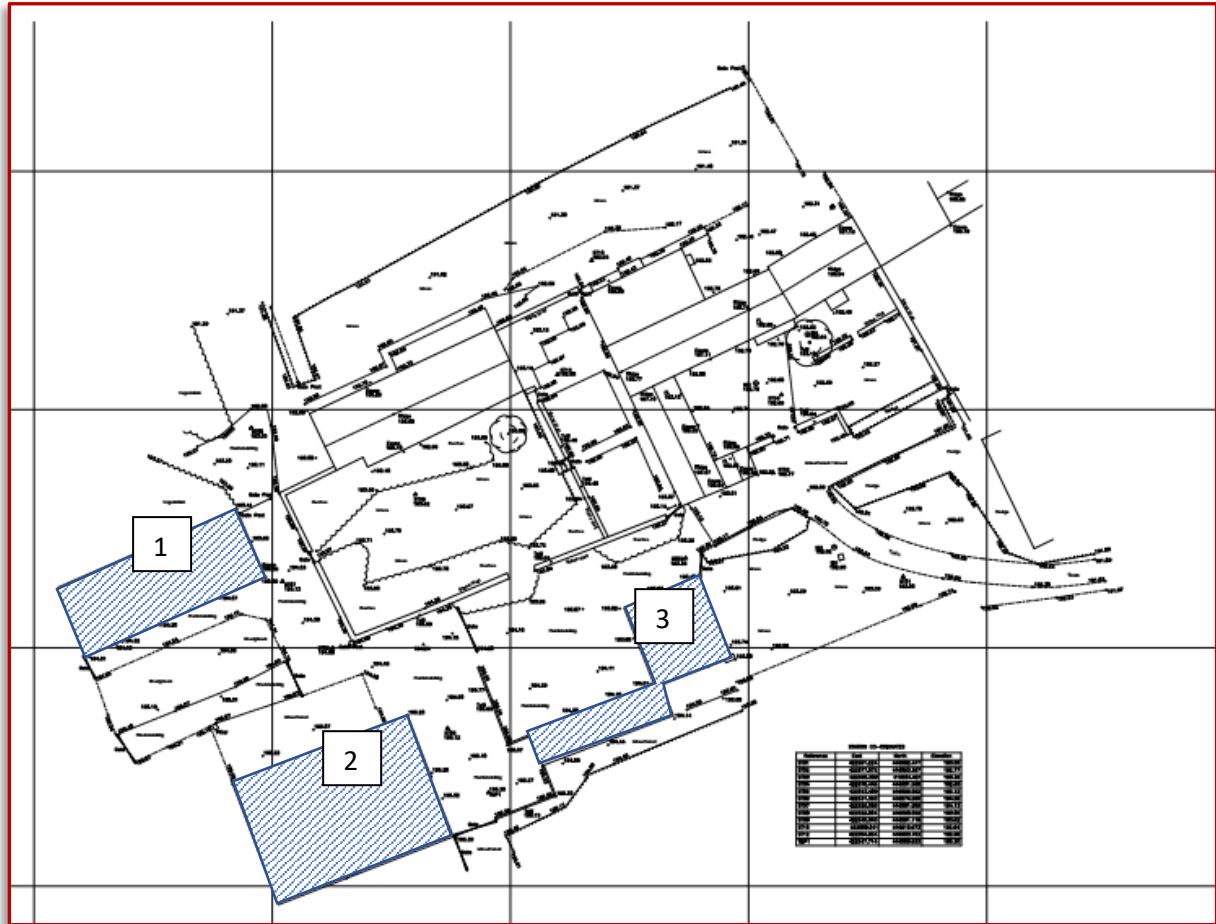
Green belt policy only allows for new buildings within the definition of appropriate development unless there are very special circumstances.

It also states that the following forms of development are acceptable: -

90. Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:

- *mineral extraction;*
- *engineering operations;*
- *local transport infrastructure which can demonstrate a requirement for a Green Belt location;*
- *the re-use of buildings provided that the buildings are of permanent and substantial construction; and*
- *development brought forward under a Community Right to Build Order.*

It is proposed to demolish three existing buildings and erect a single dwelling. The buildings to be demolished are shown on the plan below.



Over the page we include photographs which show the appearance of these buildings.

Building 1 photographs

This is a former stable. It is constructed of blockwork and render with a sheeting roof.



Building 2 photographs

This is a former agricultural building with a roof and two walls (plus central wall), constructed of blockwork.



Building 3 photographs

This has two elements, a tall square structure and a long single storey, mono pitch roof, building. Both are block built with a tin sheet roof.



Consideration of Planning Policy

Building 1 has always been stables and as such can be considered as brownfield. The NPPF states that the following is appropriate: -

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.*

Thus, a proposal to demolish and replace this building would be appropriate if it had no more impact on openness than the original.

Buildings 2 and 3 have not been used for agricultural purposes for some time, however, they remain standing and are well kept and structurally sound. The NPPF states the following form of development is appropriate: -

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

146. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

a) mineral extraction;

b) engineering operations;

c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;

d) the re-use of buildings provided that the buildings are of permanent and substantial construction; (our highlight)

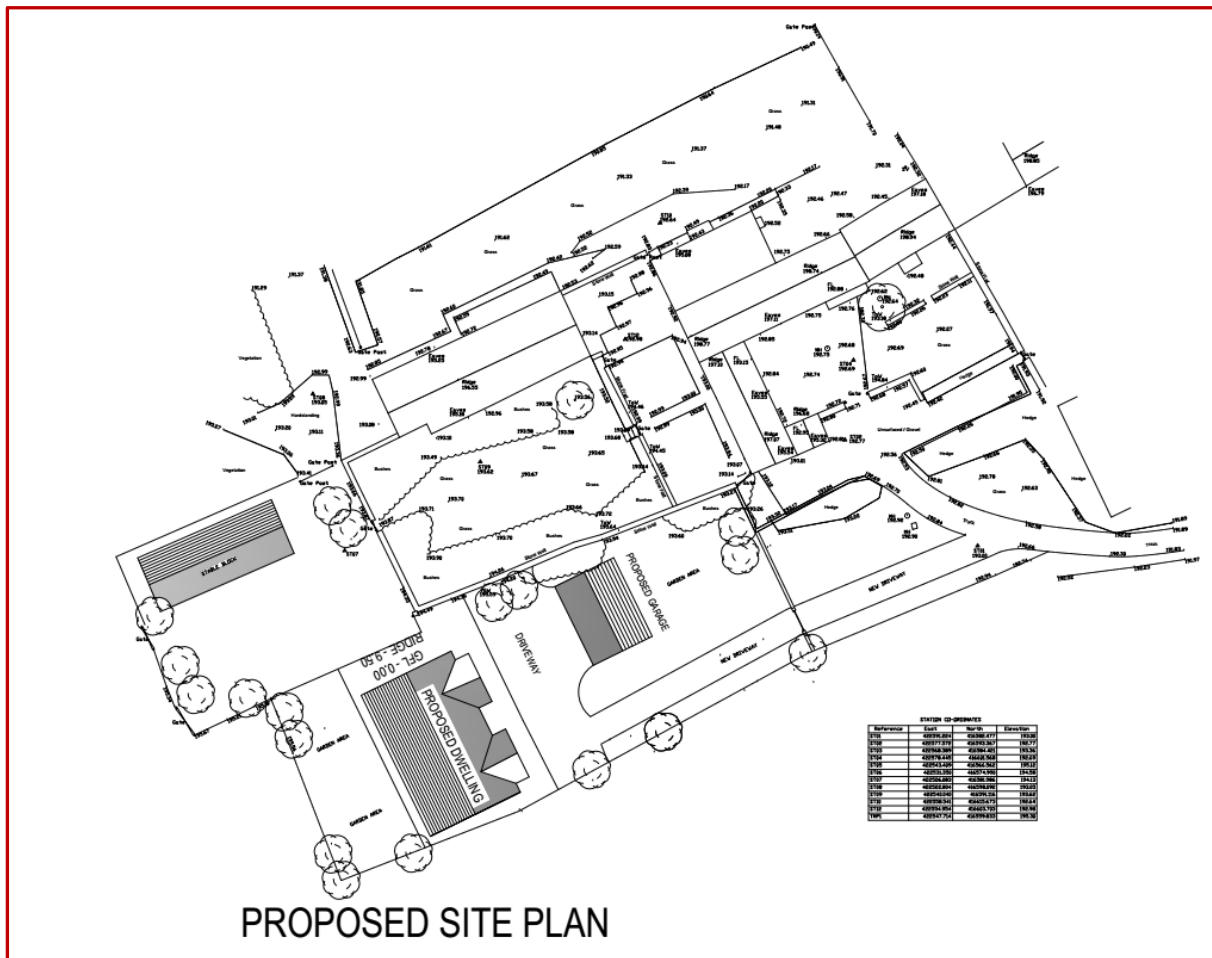
e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and

f) development brought forward under a Community Right to Build Order or Neighbourhood Development Order.

Buildings 2 and 3 are, in our opinion, of a permanent nature and substantial construction. They could therefore be re-used as this would be appropriate development. Alternatively, buildings 2 and 3 could be demolished, re-built, extended and used for agriculture.

The Proposal

It is proposed to demolish the three buildings as previously described and erect a single dwelling as shown on the plan below: -



The proposal will be two storey and located in a similar position to buildings 2 and 3. This position also allows easy access and for the formation of a group of buildings around a central area without it intruding into open countryside.

Consideration of Policy

The proposal does not easily sit into a single definition of appropriate as contained in the NPPF. As such we put forward that the accumulation of various parts of the policy represents very special circumstances under which planning permission can be granted for this single dwelling.

The arguments are as follows: -

The stables can be demolished and replaced as appropriate development. We therefore take this volume and “move” it into the proposed new house which is located in a position that has less impact on the openness of the green belt.

This is acceptable under green belt policy, but the volume of the proposal is more than the volume of the existing building 1, even after making an allowance for a potential 1/3rd extension to the stables.

We therefore ask that the additional volume within the proposal is allowed as buildings 2 and 3, which are sound and re-useable, are to be demolished and the overall volume of the proposal is significantly less than the accumulated volumes of buildings 1, 2 and 3.

Whilst this does not strictly sit into any definition of appropriate it is a definitive gain as the effect that the proposal has on the openness of the green belt is significantly less than the effect that buildings 1, 2 and 3 have on openness.

In our opinion this results in a common-sense interpretation of policy and a reasoned and argued very special circumstance.

Conclusions

It is our opinion that the proposal can be allowed as a very special circumstance. It has been located in a position close to existing buildings and has a significantly less volume than the existing buildings that are to be demolished.

In our opinion this gain in openness represents very special circumstances and green belt policy is complied with.

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Addendum

Following discussions with the LPA consideration has been given to the scale of the proposals.

For clarification building number two does have more than one wall. The photograph below shows this building.

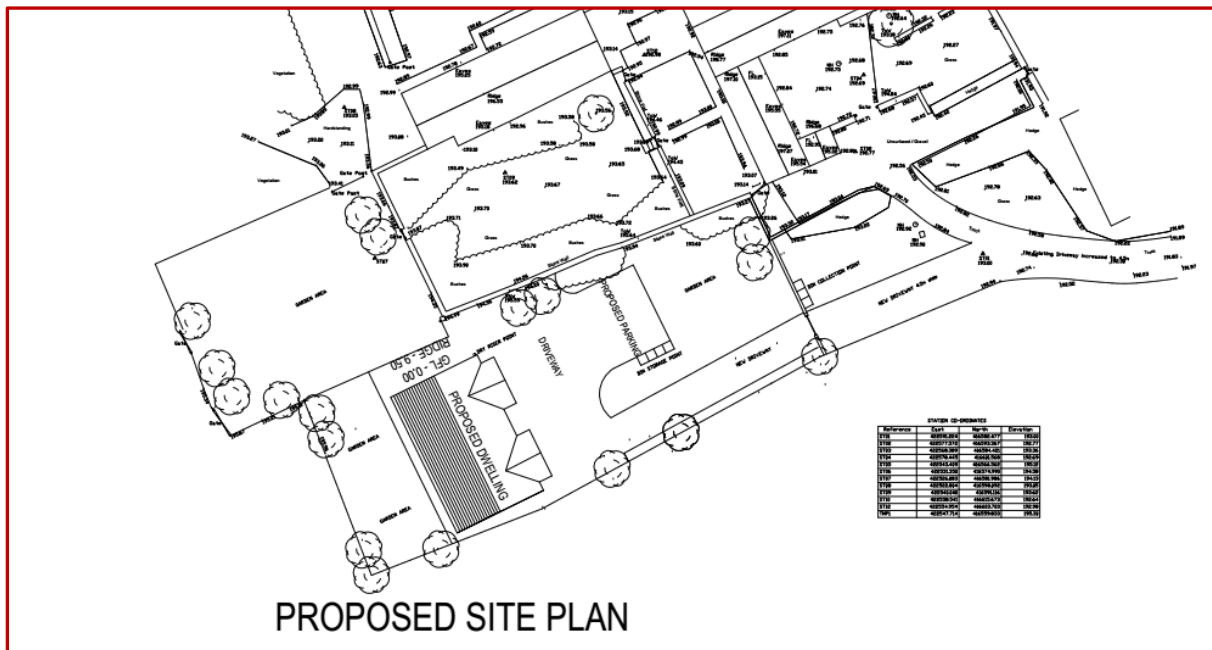


As can be seen it does consist of more than one wall, one half of it has three walls.

The volume of the various buildings and the proposal (as amended) are shown below: -

Proposed Dwelling	1040 m3
Building A.	438 cubic meters
Building B.	125 cubic meters
Building C.	460 cubic meters (only half)
Building D (stables)	407 cubic meters
TOTAL	1430 m3

The proposals have been amended by removing the proposed stables (thereby making this volume “available”) and removing the proposed double garage. The plan below shows these amendments.



The proposals are now significantly less in size than the existing buildings. The location of the new dwelling is close to the existing group of buildings and the effect on openness is minimal. When this is considered against the removal of the existing building the overall impact of the proposal on openness is positive i.e. it has less impact than the existing buildings.

In these circumstances the planning application can be granted.