

Consultation Response from: Planning Policy Group		
Address: 5 Town Gates, Holme Lane Slaithwaite		
Proposal: Erection of extensions and alterations and formation of access		
Date Responded: 31 July 2019	Responding Officer: Andrea Lane	Responding Ref:
<p>The proposal is for the erection of extensions and alterations to an existing house and the formation of access. The existing house is unallocated on the Kirklees Local Plan whilst the associated private curtilage and garden, where the extensions are proposed, are allocated as urban green space (UGS) site ref UGS381.</p> <p>Local Plan Policy LP61 protects urban green space from development unless specific exceptions can be met. The policy states that:-</p> <p>“Development proposals which would result in the loss of urban green space (as identified on the Policies Map) will only be permitted where:-</p> <ul style="list-style-type: none"> a. an assessment shows the open space is clearly no longer required to meet local needs for open space, sport or recreational facilities and does not make an important contribution in terms of visual amenity, landscape or biodiversity value; or b. replacement open space, sport or recreation facilities which are equivalent or better in size and quality are provided elsewhere within an easily accessible location for existing and potential new users; or c. the proposal is for an alternative open space, sport or recreation use that is needed to help address identified deficiencies and clearly outweighs the loss of the existing green space. <p>The protection set out in this policy also applies to smaller valuable green spaces not identified on the Policies Map.”</p> <p>The proposed extensions and access do not accord with Local Plan policy LP61 and would represent a departure from the development plan. At the Local Plan Examination the Inspector indicated that development in connection with an existing use in UGS may be considered as a material consideration. In this case, the primary purpose of the allocation of UGS381 allocation is in relation to educational and sporting use (playing pitch) relating to the function of Slaithwaite CE Junior and Infant School and grounds. The residential curtilage/garden adjoins the school grounds but does not form part of it and the proposed extensions would not affect the function and quality of the primary UGS allocation. Consideration will need to be given to whether these circumstances constitute material considerations in this instance and what weight can be attached to them given the UGS allocation in the development plan.</p>		