

## The Mansion, Storthes Hall, Storthes Hall Lane, Kirkburton, Huddersfield HD8 0PR

### Additional local and national level documentation: PLANNING STATEMENT:

#### Contents:

- Planning History of the application site.
  - A description of the development
  - The context of the site and development
  - The Principles behind and justification for the proposed development
  - An explanation of how the proposal complies with relevant national, and local planning policies.
- Given the small scale of the proposed, this statement is of according size.

#### Recent Planning History:

Application 2017/92996  
Dead or Dangerous Tree  
The Mansion Storthes Hall, Storthes Hall Lane, Kirkburton, Huddersfield, HD8 0PR  
Received on 30-Aug-2017  
Application other

Application 2017/91767  
Work to TPO(s) 17/89  
The Mansion Storthes Hall, Storthes Hall Lane, Kirkburton, Huddersfield, HD8 0PR  
Received on 24-May-2017  
Application other

Application 2016/94215  
Erection of raised tree house and decking (within the curtilage of a Listed Building)  
The Mansion Storthes Hall, Storthes Hall Lane, Kirkburton, Huddersfield, HD8 0PR  
Received on 15-Dec-2016  
Application refused, comment period has ended

Application 2014/93257  
Installation of aerial bunched conductor  
Storthes Hall Lane, Kirkburton, Huddersfield, HD8 0PR  
Received on 16-Oct-2014  
Application other

Application 2011/92854  
Change of use and alteration to redundant outbuilding to form new dwelling  
The Mansion, Storthes Hall Lane, Kirkburton, Huddersfield, HD8 0PR  
Received on 28-Oct-2011  
Application approved, comment period has ended

Application 2011/92855  
Listed building consent for Change of use and alteration to redundant outbuilding to form new dwelling  
The Mansion, Storthes Hall Lane, Kirkburton, Huddersfield, HD8 0PR  
Received on 28-Oct-2011  
Application approved, comment period has ended

Application 2006/92173  
LISTED BUILDING CONSENT TO REPLACE EXISTING HANDRAILS TO EXTERNAL BALCONY THE MANSION, STORTHESS HALL LANE,  
KIRKBURTON, HUDDERSFIELD, HD8 0PR  
Received on 24-May-2006  
Application approved

Application 2005/91551  
LISTED BUILDING CONSENT FOR ERECTION OF DETACHED GARAGE BLOCK WITH STORE OVER  
THE MANSION, STORTHESS HALL, STORTHESS HALL LANE, KIRKBURTON, HUDDERSFIELD, HD8 0PR  
Received on 14-Apr-2005  
Application other

Application 2005/91550  
ERECTION OF DETACHED GARAGE BLOCK WITH STORE OVER (WITHIN THE CURTILAGE OF A LISTED BUILDING)  
THE MANSION, STORTHESS HALL, STORTHESS HALL, LANE, KIRKBURTON, HUDDERSFIELD, HD8 0PR  
Received on 14-Apr-2005  
Application approved

Application 2002/92945  
LISTED BUILDING CONSENT FOR ERECTION OF MAIN ENTRANCE GATES  
THE MANSION, STORTHESS HALL, STORTHESS HALL LANE, KIRKBURTON, HUDDERSFIELD, HD8 0PR.  
Received on 21-Aug-2002  
Application approved, comment period has ended

#### Development description:

This statement is in support of an application for the erection of a detached, single storey, timber framed domestic building, constructed by TG Escapes Ltd. This building is similar in conception and construction to many hundred individually designed buildings granted planning consent in all areas of the UK.

This 34.7 sqm building features a flat roof with canopy over the attached deck area. A sliding / folding screen opens to this deck. Internally accommodation consists of a main space with kitchenette, and a WC.

No other landscaping is proposed.

The proposal will not affect vehicle parking / local vehicle use.

#### Principles and Justification of Development:

The client approached TG Escapes with the desire for a new building to provide additional space for recreational use in association with the main dwelling and to replace an elderly brick built structure that is inadequate for today's needs.

#### Context of the Site:

The site is located in extensive private grounds within the curtilage of The Mansion of Storthes Hall, a grade II listed substantial country home in West Yorkshire. It is accessed from Storthes Hall Lane and lies roughly central between the villages of Farnley Tyas, Highburton and Kirkburton - most of which feature Conservation Areas. It is about 5KM southwest from Huddersfield town centre. Emley Moor transmitting tower lies to the east. The area for the proposed is adjacent to a wooden area and occupied by a simple brick, flat roofed building which is some 30 plus metres from the main (listed) house.

A separate heritage statement is included with this submission.

#### Planning Policy:

This Planning Statement identifies the context and need for the proposed development and includes an assessment of how the proposed development accords with relevant national, regional and local planning policies – specifically the National Planning Policy Framework (NPPF) 2018. The planning statement identifies how the principle of sustainable development has influenced the design proposal.

**Planning Policy consulted:**  
**National Planning Policy Framework (2012)**  
**DCLG Planning Practice Guidance (2014)**

#### NPPF SECTIONS: (boldened text indicates those sections relevant)

1. Introduction
- 2. Achieving sustainable development**
3. Plan-making
- 4. Decision-making**
5. Delivering a sufficient supply of homes
- 6. Building a strong, competitive economy**
7. Ensuring the vitality of town centres
- 8. Promoting healthy and safe communities**
9. Promoting sustainable transport
10. Supporting high quality communications
- 11. Making effective use of land**
- 12. Achieving well-designed places**
13. Protecting Green Belt land
- 14. Meeting the challenge of climate change, flooding and coastal change**
- 15. Conserving and enhancing the natural environment**
- 16. Conserving and enhancing the historic environment**
17. Facilitating the sustainable use of minerals

#### 2. ACHIEVING SUSTAINABLE DEVELOPMENT

We believe development of the nature proposed achieves the 2018 NPPF's – and the planning system's primary goal of *Sustainable Development* - i.e. paragraph 7 of the NPPF which the italicised text below is taken from - in its economic, environmental and social roles. Good educational buildings help meet the aspiration of *growth, innovation and improved productivity* by offering an environment where learning is easily undertaken with good acoustics, plentiful natural light and stimulation through the use of natural materials.

Improved public facilities aid the provision of *supporting strong, vibrant and healthy* communities by promoting social inclusivity and cohesion through improved facilities which the wider community can make good use of. And good quality architecture, which we believe TG Escape buildings represent, achieve the goal of *contributing to protecting and enhancing our natural, built and historic environment*. Moreover, their use of prudent design, minimal site disturbance and conscientious materials (outlined in the statement below) help *minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy*.