



**CAROLINE TAMWORTH PLANNING**

**Planning and Design Consultancy**

**HOUSEHOLDER PLANNING APPLICATION**

**PROPOSED SINGLE STOREY BUILDING TO PROVIDE HOME OFFICE/STUDIO**

**33 WILSHAW ROAD, MELTHAM, HOLMFIRTH, HD9 4DZ**

**HERITAGE, PLANNING, DESIGN & ACCESS**  
**STATEMENT**

**Prepared by Chorlton Planning Ltd**

**On Behalf Of**

**Mr & Mrs Bennett**

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Planning Applications and Appeals, Change of Use Applications,  
Development Potential Appraisals, Conservation Areas & Listed  
Buildings, Planning Enforcement Issues

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## **1.0 The Site**

1.1 The proposed development is to take place within part of the rear garden area of No. 33 Wilshaw Road.

1.2 No. 33 Wilshaw Road is a stone-built detached two storey dwelling with substantial lawned garden areas to the front, side and rear. There is a stable building to the north west of the dwelling, beyond which is a container and chicken coop. A tarmac area to the west of the dwelling, accessed from Gill Birks, provides vehicular access to a parking area. Immediately to the rear of the dwelling is a patio with hot tub and outdoor kitchen area which is enclosed by stone walls and planters.

1.3 The land slopes away in a southerly direction.

1.4 To the south of the site, to the opposite side of Wilshaw Road, is St Mary's Church. To the north east are two dwellings accessed via the lane of Gill Birks, which runs along the western boundary of the curtilage of No. 33 Wilshaw Road. There is a row of residential properties along Wilshaw Road to the west and to the east is No. 33A.

1.5 The wider surrounding area is open countryside.

## **2.0 The Proposal**

2.1 The application seeks consent for the erection of a single storey detached building to the north east of the dwelling to provide a home office/studio for the applicants who are in the process of purchasing the property.

2.2 The building will be faced with reconstituted stone and have a slate pitched roof which will have an overhang to the western elevation to provide shelter for the adjacent outdoor kitchen. Dark grey upvc windows and doors will be installed and the northern elevation will be completely glazed to provide uninterrupted views over the rear garden and open land beyond.

2.3 Full plans are provided.

## **3.0 Background**

3.1 As mentioned above, the applicants are in the process of purchasing the property to live in as their new home. Having a home office space is a key requirement.

3.2 Planning permission for a detached garage in a similar location on the site has already been granted under application 2017/62/92124/W. However, the applicants wish to use the building for a home office/studio rather than a garage and the overall design has been altered slightly to better suit their requirements. The building has also been moved slightly further north to tie in with the existing patio area.

3.3 The approved development also included the creation of a new driveway to serve the garage which would run along the eastern boundary of the dwelling, adjacent to the boundary with No. 33A Wilshaw Road. However, this does not form part of this application.

3.4 It is noted that there is a complex planning history to the site. However, this application is completely separate from any ongoing issues and the applicants are keen to move forward and make this their family home within the near future.

#### **4.0 Planning Policy Context**

4.1 The site is located within the Green Belt and also falls within the Wilshaw Conservation Area.

4.2 The following Kirklees Local Plan policies are relevant:-

- Policy LP1 - Presumption in favour of sustainable development
- Policy LP3 - Location of new development
- Policy LP24 - Design
- Policy LP35 - Historic Environment
- Policy LP57 - The extension, alteration or replacement of existing Buildings

4.3 Advice contained within the National Planning Policy Framework (NPPF) is also relevant and the content of the Wilshaw Conservation Area Appraisal has also been taken into account.

#### **Policies LP1 & LP3**

4.4 In line with advice contained within the NPPF, policy LP1 states:-

*“When considering development proposals, the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The council will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.”*

4.5 Policy LP3 builds on policy LP1 and seeks to ensure that proposed development is well located and reflects the size and function of settlements and addresses the need to provide for new homes and jobs.

#### Policy LP24

4.6 Underpinned by advice contained within the NPPF, this policy demands high quality design for all new developments to ensure that they respect the local context and make a positive contribution to the district.

4.7 Looking at each of the relevant policy criterion in turn:-

- a. *the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;*

The principle of the proposed building has already been found acceptable in the granting of the 2017 application. Whilst the proposed internal use is different in nature, it is nonetheless still a domestic use and is of the same dimensions as the building already approved. The building is small in scale and low profile and will be set close to the existing dwelling and rear patio area, respecting the building line of the more formal developed area of the curtilage.

- b. *they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;*

As mentioned above, the siting of the proposed building has already been found acceptable.

Notwithstanding this, the proposed building has been sited immediately adjacent to the existing patio area of the dwelling. Whilst the proposal will bring the built development on the site closer to the boundary with the neighbouring property of No. 33A Wilshaw Road, this will not have an adverse impact on the amenity of the occupants of that property. The driveway of No. 33A Wilshaw Road runs alongside the common boundary with the application site and is used for parking. This creates a separation between the application site and main garden area of the neighbouring property. The windows within the proposed office/studio will not overlook the neighbouring dwelling itself, which is set close to the road frontage and at a higher level than the area of garden within which the proposed building will sit.

- c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;

Whilst the proposed building will not be physically attached to the main dwelling, it could still be viewed as an extension to it. The building is small in scale and will appear as subservient to the main dwelling which is substantial in scale, height and massing. Due to the downwards slope of the land towards the north, this will further reduce the visual impact of the building and ensure that it does not appear as an intrusive feature within the garden or wider landscape.

The main window will face north and look over the rear garden area which will maximise privacy for the applicants when using the home office/studio and also safeguard against any overlooking of the neighbouring dwelling and its garden. The glazing within the northern elevation, along with the proposed skylight, will provide plenty of natural light to the interior of the building to create a pleasant and comfortable space to use.

The siting of the building immediately adjacent to the existing patio will provide convenient access to and from the main dwelling and ensure that it reads as part of the existing development on site.

The proposed materials are appropriate to the local context and will create an attractive finish to complement those of the existing dwelling.

- d. high levels of sustainability, to a degree proportionate to the proposal;

The new-build nature of the proposal will enable a fabric first approach to be taken within the construction to maximise energy efficiency. In terms of sustainable travel, the office will enable the applicants to work from home thereby reducing the need to travel by car.

- e. the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places;

The proposed home office is intended for sole use by the applicants. However, the building will be accessible to people of varying levels of mobility and will create a useful extension to the living space away from the activities within the main dwelling.

- i. the retention of valuable or important trees and where appropriate the planting of new trees and other landscaping to maximise visual amenity and environmental benefits;

The proposed development will not impact on the existing trees or hedges on and around the site.

4.8 For the reasons stated above, the proposed development is fully compliant with the provisions of Local Plan policy LP24.

#### Policy LP35

4.9 The application site falls within the Wilshaw Conservation Area and as such the requirements of policy LP35, along with advice contained within the NPPF, have been considered. The content of the Wilshaw Conservation Area Appraisal has also been assessed.

4.10 The introduction of the Wilshaw Conservation Area Appraisal describes Wilshaw as:-

*“...a rural village where the majority of properties date from the mid Victorian period, some built as a result of the philanthropy of Joseph Hirst (1805-1874). The village currently has no centre and is notable for the survival of a number of buildings within a ‘model’ village type development; there are a number of important buildings and a significant natural environment with a wooded setting and attractive open spaces.”*

4.11 Within the character analysis it states:-

*“The village has a linear orientation, this is pronounced due to the continual vehicular traffic flow along Wilshaw Road (B6107). Modern infill development has impinged on the view from the church [St Mary’s] but the buildings do have aspects of vernacular and local architectural style and material; the condition of these buildings is good.”*

4.12 It is assumed that the dwelling on the application site forms part of the ‘modern infill development’ mentioned above. The proposed building is well designed, small scale and of materials that will complement the existing built development on the site.

4.13 The proposed development will not have an adverse impact on any of the key views and vistas listed within the appraisal, nor will it affect the open spaces and tree cover identified as being important to the character of the area.

4.14 As such, the proposed development is considered to have a neutral impact and thereby preserve the heritage asset of Wilshaw Conservation Area and not cause harm to its special character.

4.15 St Mary's Church, which is situated to the south of the application site, is a Grade II listed building. However, the proposed development itself is set well away from this asset and does not fall within its setting. There are several mature trees along the frontage of the church yard which provides a further separation between the Church and the front elevations of the dwellings on Wilshaw Road.

4.16 For the reasons stated above, the proposed development is compliant with the provisions of Local Plan policy and advice contained within the NPPF.

#### Policy LP57

4.17 As stated above, whilst the proposed building will not be physically attached to the main dwelling, in Green Belt terms it would be considered as an extension to the existing built development on the site.

4.18 Criteria (a) of policy LP57 requires the proposed development to be subservient to the original building in terms of size and overall appearance. Criteria (c) states that proposals that do not result in a greater impact on the openness of the Green are usually found to be acceptable.

4.19 Whilst the policy states that the cumulative impact of previous extensions and other associated buildings will be taken into account, the principle of the proposed building, and its use in connection with the dwelling, has already been found acceptable.

4.20 Criteria (d) requires that the design and materials of the proposed development should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting.

4.21 As stated above, the proposed building is well-designed, of a small scale, suitable external materials and will appear as subservient to the main dwelling.

4.22 The proposal does not conflict with the five main purposes of including land within the Green Belt as set out within paragraph 134 of the NPPF. The proposed building will sit within the established curtilage of an existing dwelling and is an appropriate form of development within the Green Belt.

4.23 For the reasons stated above, the proposal will not have an adverse impact on the character and openness of the Green Belt and is compliant with the provisions of relevant local and national planning policy.

## **5.0 Design**

### Use

5.1 The proposed building will provide additional living accommodation for the applicants in the form of a home office/studio.

### Amount, Scale, Siting & Layout

5.2 The proposed building is small in scale and has the same footprint size as the detached garage already approved.

### Appearance

5.3 The building will be constructed of reconstituted stone with a pitched slate roof to match the materials of the existing dwelling.

### Landscaping

5.4 The area around the proposed building will remain grassed or hard landscaped as existing.

## **6.0 Access**

6.1 The existing parking and access arrangements of the dwelling will be unaffected by the proposed development.

**Caroline Tamworth Planning**  
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