



CAROLINE TAMWORTH PLANNING

Planning and Design

**HOUSEHOLDER PLANNING APPLICATION INCLUDING DEMOLITION WITHIN A
CONSERVATION AREA**

**1) FIRST FLOOR REAR EXTENSION 2) DEMOLITION OF EXISTING STABLE
AND REPLACEMENT WITH GARDEN ROOM, PATIO AND SUNKEN
FIREPIT 3) STORE**

33 WILSHAW ROAD, MELTHAM, HOLMFIRTH, HD9 4DZ

HERITAGE, PLANNING, DESIGN & ACCESS
STATEMENT

Prepared by Chorlton Planning Ltd

On Behalf Of

Mr & Mrs Bennett

CT:1062

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1.0 The Site

1.1 The proposed development relates to the rear elevation and 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 chicken coop. An area of tarmac to the west of the dwelling, accessed from Gill Birks, provides vehicular access to a parking area.

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 a first floor bedroom extension to the rear on what is currently a roof terrace accessed from bedroom 2. The footprint of the extension will cover the full area of the existing terrace and be faced with stone to match that of the original dwelling and have a tiled pitched roof with a ridge height to match the existing. The new bedroom will be served by a window within the rear elevation.

2.2 The second element of the proposal involves the demolition of the existing stable within the garden to the north west and its replacement with a vertical timber clad garden room. A patio area will be created along with a sunken firepit.

2.3 The final element of the proposal is the creation of a small store adjacent to the hot tub to the rear to accommodate garden equipment.

2.4 Full plans are provided.

3.0 Background

3.1 There is a complex planning history associated with the site. However, the property is under new ownership and all of the outstanding issues previously raised were addressed during the conveyancing process.

3.2 The applicants secured planning permission for a detached home office to the north eastern corner of the dwelling whilst they were in the process of buying the property (2020/62/92284/W) which has not yet been built.

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. The proposal relates to an existing dwelling with an established residential settlement and will serve to enhance its function and appearance.

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 proposed first floor extension fits neatly into the corner of the dwelling and makes use of an existing underused area of floorspace. The proposed design and materials will ensure that the addition will respect and enhance the dwelling. Whilst the extension will not be visible from Wilshaw Road, its appearance when viewed from the south and east will be minimised as a result of its positioning, design and materials in relation to the backdrop of the main dwelling.

The proposed garden room and associated sunken firepit are small in scale and are of an attractive but simple design. The vertical timber cladding will replicate the character of the stable building that is to be demolished and minimise visual impact. The store is of a minimal size and will not be particularly noticeable.

- 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;*

The proposed extension will not have a significant adverse impact on the amenity of the occupants of the neighbouring property of No. 33A Wilshaw Road by virtue of overlooking or overshadowing. Its position on the existing terrace, and the absence of any windows to the side elevation, will ensure privacy of both the occupants of the application dwelling and their neighbours. At present people standing on the terrace could potentially overlook the garden area of No. 33A. However, this possibility will be removed completely as a result of the proposed development. The building line of the extension will not extend beyond that of the side elevation of the main dwelling and will not lead to a reduction in the separation distance between the two plots.

The garden room will occupy part of the footprint of the existing stable and will not have any adverse impact on the amenity of the nearest dwelling to the west beyond Gill Birks. The main outlook from the garden room will be to the north and east onto the applicants' garden area and the open land beyond and will not pose any intervisibility issues.

The store will not be readily apparent from the public domain or surrounding dwellings.

- 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;

The proposed first floor extension is small in scale and will appear as subservient to the main dwelling which is of a substantial scale, height and massing. As stated above, the corner position will ensure that the extension is viewed against the backdrop of existing built development and will not extend beyond the ground floor building line.

The north facing window will look over the rear garden area and open land beyond which will maximise privacy for the occupants and also safeguard against any overlooking of the neighbouring dwelling and its garden. The glazed window within the northern elevation, along with the proposed skylight, will provide plenty of natural light to the bedroom to create a pleasant and comfortable living space, which will be far more beneficial than the underused terrace area.

The proposed garden room is much smaller in size than the stable to be demolished. The intention of the reduction is to provide a floor space/volume 'allowance' for the first floor extension so that overall the proposed development will lead to a reduction in floor space and only a minimal increase in volume in comparison to what is already present on site. This will be further considered below.

The proposed store is very small in scale when viewed within the context of the dwelling and curtilage and will not cause harm to the openness of the land.

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

- 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 first floor extension will remove the terrace which, now having a young family, the applicants do not feel comfortable having as part of their home. The additional bedroom accommodation will be valuable for their needs as a family and remove the safety concerns surrounding the balcony.

The garden room and adjacent patio 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 extension and garden room building are well designed, small in scale and to be constructed using 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 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

Paragraph 149 of the NPPF sets out exceptions where new built development within the Green Belt can be acceptable. Extensions to existing buildings are acceptable as long as they do not result in disproportionate additions over and above the size of the original building.

4.17 Criteria (a) of Local Plan 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.

4.18 The policy states that the cumulative impact of previous extensions and other associated buildings will be taken into account. The existing stable on the site has a floor area of 40m² and a volume of 116m³. The floor area of the proposed garden room will be 16.8m² and its volume 38.96m³. The existing terrace has a floor area of 18m². The first floor extension will have a volume of 90.60m³. Therefore overall, as a result of the proposal there will be a significant net reduction in floor area of 23m² and a very small increase in volume of 13.56m³. Ensuring that the ridge height and pitch match that of the existing dwelling, which is considered important, has led to this increase. Therefore, the proposed development will not lead to a substantial adverse impact on the openness of the Green Belt and is considered acceptable.

4.19 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.

4.20 As stated above, each of the elements of the proposed development are well-designed, of a small scale, suitable external materials and will appear as subservient to the main dwelling.

4.21 The proposal does not conflict with the five main purposes of including land within the Green Belt as set out within paragraph 138 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.

4.22 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 extensions will provide additional living accommodation for the applicants in the form of an additional bedroom and a garden room.

Amount, Scale, Siting & Layout

5.2 The proposed extension makes use of the footprint of the existing terrace leading from bedroom 2 and the proposed garden room will occupy part of the footprint of the stable that is to be demolished. The store will be created immediately adjacent to the lower ground of the dwelling for convenient access for gardening equipment.

Appearance

5.3 The proposed development has been carefully designed to complement the host dwelling and character and appearance of the location. The chosen materials are appropriate and will minimise the visual impact of the extension and outbuildings.

Landscaping

5.4 The area around the proposed garden room will be hard surfaced to create a patio with the remainder of the garden and land beyond unchanged.

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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