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Planning Development

Planning Statement: Lower Carr Farm, Carr Lane, Shepley, Huddersfield

Site Description

Lower Carr Farm is a two-storey detached L-shaped property constructed of stone with a pitched roof. The property is situated perpendicular to Carr Lane with the front elevation facing east and the rear elevation facing west. Access to the property is via a drive from Carr Lane which runs along the front of the property and leads to a stable block directly north of the dwelling. Gardens are located to the west/rear of the dwelling beyond which is a horse menage. The property is located approximately 975m south-east of Shepley and 795m north-west of Upper Cumberworth in a rural location surrounded by open fields and countryside.



The existing front/east facing elevation

Planning History

2011/90568 – Erection of sunroom extension and alterations – Approved and partially implemented

87/04318 – Extension to form swimming pool, sauna and plant room – Refused

Policy Designation

The property is located in the Green Belt in the Kirklees Local Plan Policies Map.

The Proposals

This application seeks planning permission for the erection of a two-storey rear extension.

The proposed extension would have a 4.5m projection and measure 5.8m wide. The roof would be pitched with the rear elevation forming a gable end. Full height windows incorporated into a bespoke timber frame is proposed on the gable/rear elevation.

The proposed extension would comprise a lounge on the ground floor and a bedroom on the first floor. Large, glazed windows are proposed at ground floor level on the southern elevation and two small windows are proposed on both the northern and southern elevations at first floor level.

Natural stone is proposed for the external walls and natural stone slate tiles for the roof, all to match the existing.



Photograph showing the existing rear/west elevation

Assessment of the Proposals

Green Belt

Paragraph 149 in the NPPF states, 'A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this (include):

c) the extension or alteration of a building provided it does not result in disproportionate additions over and above the size of the original building.'

Policy LP57 in the Kirklees Local Plan (Extension, alteration or replacement of existing buildings) also states that:

'a. in the case of extensions the original building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extensions and other associated buildings will be taken into account. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building;

c. the proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas, including hard standings, curtilages and enclosures, and means of access; and

d. the design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting.'

The footprint of the original house and barn measures 198m². The existing single storey extension at the southern end of the property has a footprint measuring 23m². The footprint of the proposed extension would measure 27m². As such, the proposed extension along with the previous extension would increase the footprint of the original property by 50m², an increase of 25%.

The volume of the original house and barn measures 1085m³. The existing single storey extension has a volume measuring 80m³. The volume of the proposed two storey extension would measure 169m³. As such, the proposed extension along with the previous extension would increase the volume of the original property by 249m³, an increase of 23%.

It is therefore considered that the proposed extension would not result in a disproportionate addition over and above the size of the original building. Furthermore, given the scale of the extension and its location on the rear elevation, the original building would also remain the dominant element in terms of size and overall appearance, particularly significant length of the overall building.

The proposals relate solely to a two-storey extension and would not involve any changes to the outdoor areas. As such, there would be no greater impact on openness of the Green Belt in this regard.

The design and materials of the extension would respect the character and appearance of the existing dwelling and would not detract from its rural Green Belt setting. Further assessment of the design in terms of visual and residential amenity is discussed in the following sections of this report.

Given the above, the proposed development is considered to be appropriate within the Green Belt and complies with relevant local and national policies.

Visual Amenity

Policy LP24 (Design) in the Local Plan also states that,

'Proposals should promote good design by ensuring:

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

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 design of the proposed extension incorporates both traditional and modern elements. The proposed materials (natural stone walls and natural slate roof tiles) would match the existing. The

small windows, with stone surrounds, proposed at first floor level on the northern and southern elevations, would reflect the existing traditional barn style windows found on the property. The roof height and design would also be in keeping with the character of the existing building.

Full height glazing with a bespoke timber frame is proposed on the rear elevation of the extension. This modern design feature would provide visual interest and enhance the appearance of the rear elevation, which is currently rather plain and without any defining features. Furthermore, the large amount of glazing would result in lots of natural light being able to enter the property.

The proposed extension would be located on the rear elevation. As such, the front elevation which contains the main architectural features of the property, including the large arched original doorway, would remain, and be unaffected by the proposals.

With regards to scale, the proposed extension would project out from the rear elevation of the existing dwelling by 4.5m and measure 5.8m wide. The roof would be pitched and at the same height as the existing. The property is a large, detached house with the only previous extension being a small single storey addition on the south elevation (LPA ref: 2011/90568). The proposed extension would therefore be subservient to the original building.

The proposals are therefore felt to be acceptable in relation to visual amenity and complies with Local Plan Policy LP24 and paragraph 130 in the NPPF.¹

House Extensions and Alterations SPD Compliance

The Council's House Extensions and Alterations SPD sets out the relevant criteria upon which two-storey rear extensions will be considered based on the extent of overshadowing, loss of privacy and outlook. The proposed development complies with the guidance in that:

- The original dwelling is a large detached two-storey building situated on a generously sized plot (see Block Plan). The proposed extension would increase the size of the footprint and volume of the original house by 25% and 23% respectively, taking into account the previous single storey extension. The proposed extension would therefore result in a proportionate addition to the size of the original house and garden.
- As the Block Plan shows, the size of the original house and garden is such that the proposed extension would not come close to covering more than 50% of the total area of land around the original house, taking into account the previous extension and outbuildings.
- The proposed extension would project out by 4.5 metres from the rear wall of the original house. This is considered to be acceptable however, given the overall size of the property and gardens, and its stand-alone location i.e. there are no neighbouring dwellings within close proximity that would be affected by the proposals.
- The height of the eaves of the proposed extension is 4.9 metres. This is considered to be acceptable as the extension would not be built within 1.5 metres of the property boundary. Furthermore, as already mentioned, there are no neighbouring properties.

¹ NPPF 130 – a) developments will function well and add to overall quality of the area; b) developments are visually attractive; c) are sympathetic to local character and history.

- As the Location Plan and Block Plan show, the proposed extension would be constructed well within the residential curtilage of the property i.e. more than 1.5 metres away from any boundary.
- Finally, the proposed extension would not overlook any neighbouring properties.

It should be noted that the applicant's property is located along a rural road where properties are fairly spaced out. The closest property to the applicant's is located over 200m east of the property. As such, the proposed extension would not have a detrimental impact on the residential amenity of any neighbouring properties in terms of overshadowing, privacy and outlook.

The proposed development therefore accords with the guidance set out in the SPD and complies with Local Plan Policy LP24 ² and paragraph 130 in the NPPF. ³

Conclusion

This application seeks planning permission for a two-storey rear extension. As discussed in the preceding paragraphs of this report, it is considered that the proposals comply with relevant Green Belt policy thereby ensuring the openness of the Green Belt is safeguarded. The development would also not cause any undue harm to visual and residential amenity.

We therefore respectfully request that planning permission is approved.

Robert Halstead Chartered Surveyors & Town Planners

September 2021

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² LP24 c. proposals should promote good design by minimising impact on residential amenity

³ NPPF 130 f) – developments create places with a high standard of amenity for existing and future users