

**Planning Statement for:
Amendments to the Roof Form of The Entrance Area of Windsor Farm, Cold Hill Lane, New Mill, Holmfirth, HD9 7DN.**

There have been two previous planning refusals in the last ten years that apply to this property:

- 2012/62/90795/W – refused on 15th June 2012
- 2017/62/93276/W – refused on 27th November 2012

Both proposed changes to the existing property around the area of the main front entrance.

The 2012 proposals include changes to the roof form of the stair hall, the outward and upward extension of the existing single storey entrance lobby (including the provision of a new oak framed glazed entrance screen and shower room) and an attached single storey extension to the lounge.

The cumulative effect of the proposals was that the existing form and character of the original farm house would have been negatively and unduly affected.

The 2017 proposals include a much enlarged and completely remodelled entrance area, which if it had been approved, would have become by far the most dominant feature of the entrance elevation. The ridge of the new entrance area would have been higher than the existing East-West ridge and there was a large expanse of floor to ceiling glazing at both the ground and first floors and whose design was more contemporary than traditional in appearance.

As with the 2012 proposals, the existing form and character of the original farm house would have been negatively and unduly affected.

Both proposals were primarily driven by a need to increase the headroom above the existing stair. At the head of the stair, the headroom is currently only 1.7m which is further exacerbated by the presence of a purlin in this area and that has the effect of further reducing the perceived headroom. (Current building regulations dictate that there should be 2.0m above a stair). The current proposals also seek to rectify this problem, but in a far more modest way than the previous solutions.

There will be no increase to the footprint of the existing and the total additional volume will be only approximately 16.5 cubic metres. (The estimated existing total volume is approximately 1150 cubic metres and so the proposed extension represents a 1.5% increase). The proposed new ridge line is lower than any of the existing ridge lines. The proposed new mullion and transome window will be traditional in appearance with features and proportions that are consistent with the existing.

It is felt that due to the very small increase in volume and the use of traditional materials and features, that the existing form and character of the property will not be harmed and that the proposals are sympathetic to the appearance of the existing.