



# **PLANNING STATEMENT**

**ERECTION OF EXTENSIONS, EXTENSION OF  
EXISTING FIRST FLOOR BALCONY, AND  
ALTERATION OF ACCESS**

**AT**

**THE WINDMILL INN  
BUSKER LANE  
SKELMANTHORPE  
HD8 9EP**

**MARCH 2022**

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*CLIENT:*

## Introduction

This Planning Statement has been prepared to support a planning application for the erection of extensions at the Windmill Inn, Busker Lane, Skelmanthorpe. A Design Statement has also been produced to support the application, and that document should be read in conjunction with this Planning Statement.

## Summary of the proposed development

The Windmill Inn is currently undergoing extensive renovation and refurbishment works and, as part of these works, a part two storey side and part single storey side extension is required to allow for improved and disabled toilet facilities at ground floor level and toilet facilities at first floor level. The front porch will be demolished and replaced in a slightly different position and the existing rear balcony at first floor level will be extended across the whole width of the rear elevation to provide additional outdoor seating.

The site is located on the junction of Busker Lane and Highbridge Lane. To the north is Windmill Farm and to the south is Trinity Evangelical Church. To the east is Windmill Bowling Club, whilst to the west are residential properties on Windmill Crescent across Commercial Road.

The site is located in the green belt in the development plan.

## Planning context

**National planning policy** is provided by the National Planning Policy Framework (NPPF) 2021.

In relation to the proposed development, the site of which lies within the green belt, the most relevant section of the NPPF is Section 13: “Protecting Green Belt land”.

At paragraphs 147 and 148 it states that –

*Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.*

*When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.*

However, paragraphs 149 and 150 outline exceptions which may be allowed. As the application relates to an extension to an existing building then paragraph 149 applies -

*149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*

.....

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

.....

At Section 6: “Building a strong, competitive economy”, the NPPF states at paragraph 84 states (author’s emphasis) –

*Planning policies and decisions should enable:*

.....

*d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, **public houses** and places of worship.*

**Local planning policy** is provided by the Kirklees Local Plan (LP). National planning policy on green belts is deemed to provide the necessary policy guidance on this issue.

The relevant policies within the LP are held to include -

- LP1 Presumption in favour of sustainable development
- LP21 Highway safety and access
- LP22 Parking
- LP24 Design
- LP57 The extension, alteration or replacement of existing buildings

Policy LP57 is held to be the principal policy consideration, particularly parts a) and d) -

*Proposals for the extension, alteration or replacement of buildings in the Green Belt will normally be acceptable provided 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 of 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;*
- b. in the case of replacement buildings, the new building must be in the same use as and not be materially larger than the building it is replacing;*
- 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.*

## Development appraisal

The proposed extensions form part of a package of refurbishment and renovation works currently being undertaken at the Windmill Inn, which has been vacant for some time. The side extension will allow for improved toilet facilities for all users, including disabled access at ground floor level.

### ***1. Principle of development in the green belt***

In the context of paragraph 149 of Section 13 of the NPPF, the proposed extensions are held to be not disproportionate extensions to the original building.

The accompanying Design Statement indicates that the original building is approximately 697 cubic metres (the existing single storey side extension was built before 1948 - it forms the ground floor of the previous two storey extension). The extensions to the original building are the single storey rear extension at 52 cubic metres and the front porch at 9 cubic metres, totalling 61 cubic metres (or 9% by volume).

The cumulative percentage volume increase of extensions to the original building is 32% (for full calculations, see the supporting Design Statement), which is considered to be within the broad parameters of not disproportionate extensions, noting that there is no definitive definition of what represents disproportionate extensions to an original building.

### ***2. Impact on residential amenity***

It is contended that the main issue in relation to residential amenity is the extension of the existing balcony area across the whole width of the rear elevation to provide additional outdoor seating.

The nearest residential properties to the site are to the north, west, and south. In terms of the potential for additional noise and disturbance to

neighbouring residential properties, it is held that the nearest properties are at 1 and 3 Highbridge Lane, some 40 metres to the south east, with other residential properties even further away on the other side of Windmill Bowling Club or on Windmill Crescent across Commercial Road. It should also be recognised that there is already an existing outdoor seating area at first floor level to this rear elevation which has an open screen fence.

Visually, the site is considered to be far enough away from properties to the south, west, and east for the visual impact of both the side extension and the balcony extension to be minimal.

### **3. Access**

Access to the existing car park on the site is directly from Busker Lane. It is proposed to move this access slightly to the east to allow for better visibility into and out of the site and to move it further away from the bend at the junction of Commercial Road / Busker Lane / Highbridge Lane. The spaces within the car park will be properly marked out.

### **4. Design**

Matters of design are dealt with fully and comprehensively within the accompanying Design Statement.

The conclusion to this Statement is that it is considered that the contemporary nature of the proposed two storey side extension, using materials such as glazing and timber boarding, is appropriate to both the host building and to the character and appearance of the local area, noting that the commercial nature of the site requires “presence” and “interest” in order to attract and retain customers and also that there is no one over-riding characteristic to the area in terms of design or materials etc. As such, it is held that the Design Statement represents a justification for the proposed works.

## Conclusion

To conclude, it is considered that the proposed development meets the exception to green belt policy as set out in the NPPF and also meets the policy requirements of the development plan.

As such, the proposed development is capable of approval subject to any reasonable and necessary conditions.