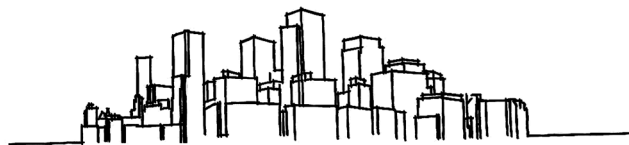


August 2022

PLANNING
STATEMENT

DEMOLITION OF STORE AND STABLE BLOCK
AND ERECTION OF DWELLING AT LAND OFF
CARR HILL ROAD, CUMBERWORTH
HUDDERSFIELD.

Job Ref: 2799



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1. This statement has been prepared to support a planning application for the demolition of a store and stable block and the erection of a dwelling at land off Carr Hill Road, Cumberworth, Huddersfield.
2. The proposed development falls on the edge of the village of Cumberworth, in south Kirklees, approximately 1.5 miles to the west of Denby Dale.
3. Access to the proposed development will be via an existing track that runs to the site from Carr Hill Road.
4. The proposed development comprises the erection of a single storey 2-bedroom dwelling that sits on the footprint of the stable block that is to be demolished. The proposed dwelling will be constructed from course natural stone, interspersed with timber cladding to ensure the building reflects the agricultural and equestrian buildings in the area. The front of the building will have regular large aluminium framed windows, which again reflects the repetitive character of the stable block that sits on the site. The large windows will ensure the building will receive the maximum amount of sunlight to reduce the amount of artificial light and heating required for the building.
5. As shown on the proposed plans and elevations, the building is marginally higher than the existing stable block, which will allow a comfortable ceiling height, whilst allowing insulation within the roof space. The width of the building is slightly wider than the stable block to allow more spacious living accommodation.
6. In planning policy terms, the main policy issue is that the site is within the Green Belt. Chapter 13 of the NPPF sets out a presumption against development within the Green Belt. However, within the provisions of paragraphs 149 and 150 of the NPPF, several exceptions are set out. It is considered that the proposed development falls within one of these exceptions. As the application constitutes the demolition of the existing store and stable block, this should be classed as previously developed land, para 149 (g) is considered relevant which states that limited infilling or the partial or complete redevelopment of previously developed land can be considered as appropriate development within the Green Belt subject to the development:
 - Not having a greater impact on the openness of the Green Belt than the existing development; or
 - Not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

7. In this situation the former is considered relevant. Whilst the proposed dwelling is marginally larger than the existing stable block, the proposed development includes the demolition of a building used as a store, located a few metres to the south of the stable block. This store building is wider than the stable block, and more than compensates for the additional volume of the proposed development. Furthermore, the store building is in an elevated position and is visually more prominent than the stable block. We therefore conclude that the proposed works would not result in a greater impact on openness than the original buildings, and it is considered that openness would not be harmed. A small amenity space would be provided within the curtilage of the stables and the plan demonstrates that there would be ample space for the occupant to park.