Salt Pie Farm

Introduction

Salt Pie Farm is a stone built detached property situated in a prominent position on Penistone Road between Birdsedge and High Flatts and overlooking the village of Upper Cumberworth and also Emley in the distance beyond. The property is located in an isolated site with a short ribbon of residential properties some distance away to the west. Otherwise, the property is surrounded by open fields.



1. Photograph taken from Upper Cumberworth.

It is understood that original parts of the property are in excess of 100 years old. In a number of respects, the property is tired and in need of modernisation and repair/refurbishment.

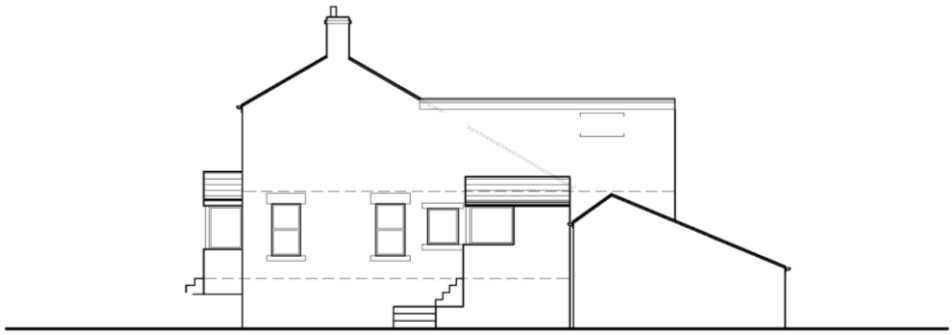
Compared to the downstairs the upstairs of the property is significantly smaller because of the use of a catslide roof on the west facing rear aspect. This roof gives the property a somewhat odd, lop-sided appearance when viewed from the main A629 Penistone Road with it appearing two storey at the front and single to the rear as can be seen in the following photograph.



2. Photograph from A629 Penistone Road.

The intention is to carry out a programme of renovation to the property and at the same time to add an extension to the rear of the property which will provide an additional ground floor room whilst providing more space upstairs and squaring off the rear of the property. To this end an application for a Certificate of Lawful Development was made under application number 2021/CLD/93398/E. The certificate was granted on 28 April 2022.

The Certificate provides for a flat roof to the property as is shown below



The works of renovation and extension are currently being tendered and it is intended to complete them during the spring/summer of 2023.

Current Application

This application seeks consent to the addition of a pitched roof to the extension. Whilst this will add to the cost of the extension and the extensions can be built without such a roof there are a number of reasons for seeking permission for the addition of a pitched roof.

Aesthetics

The present roof to the property is a stone slate roof. The extension will be built with stone to match the existing house and it would be more aesthetically sensitive to the neighboring properties and the area as a whole to finish the extension with a roof that is in keeping with and matches the current roof.

Whilst not in close proximity to Salt Pie Farm there is a row of cottages to the west of the property from the rear of which, and in particular from the rear gardens, the rear of Salt Pie Farm is visible. If the extension is built with a flat roof, in accordance with the current permission, then those properties will look directly on to the flat roof and will see the existing pitch roof and ridgeline behind. The addition of a pitched roof in keeping with the rest of the property, at ninety degree to and joining with the existing roof, will make for a much more attractive vista for the owners of those properties. The photograph below shows the current view looking from the west of the property. This would be looking directly on to the end of the extension and the flat roof, however, the addition of a pitched roof would mean that instead, from this aspect, the gable end of the pitched roof would be seen along with a roofline that flowed into the existing between the chimneys.



3. Photograph of the rear taken from the west.

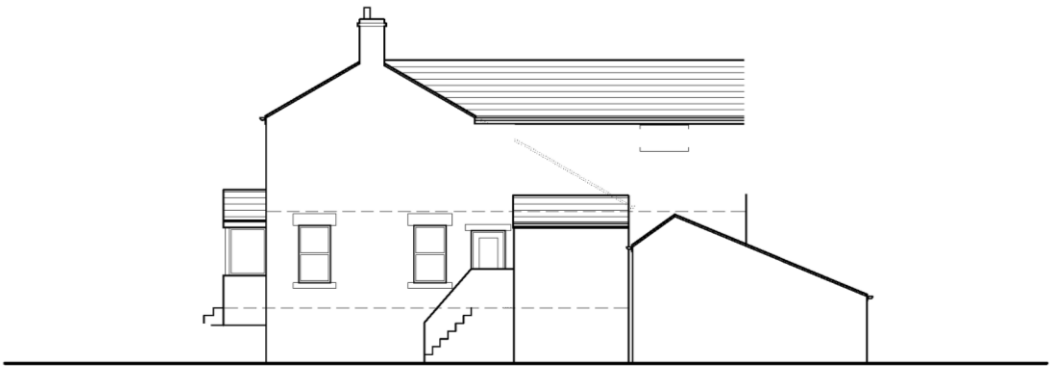


4. Photograph from south of property looking north where the extension roof will sit.

Similarly, as Salt Pie Farm is in an elevated position and visible from much of the surrounding area the addition of a pitched roof to the extension would give the property an overall appearance which is much more in keeping with the surrounding area and, in particular, would be much more in keeping with an old stone farmhouse.

The photograph above shows the line of site through where the extension roof will be and the number of houses in Birdsedge which will directly look at the side view of the extension. It will also be visible from much of the surrounding area, in particular, houses along Carr Hill Road and many in Upper Cumberworth. The addition of a pitched roof will make the extension blend in better with the existing property and accordingly will have less visual impact.

The side view of the property would be as follows



In short, the addition of a pitched roof to the extension would;

i) be much more in context with the character of the landscape;
ii) be in keeping with the existing building;
iii) enhance the appearance of the area;
iv) be sympathetic to countryside character;
v) reflect the character of the original house and adjacent properties, and
vi) minimse the impact on residential amenity of neighbouring occupiers.

Solar PV

In addition to the aesthetic reasons for seeking consent to a pitched roof on the extension there is also an additional important reason for seeking permission which is that the pitched roof would then provide an ideal platform for the installation of solar photovoltaic panels on the property.

The extension will be on the western elevation of the property and the ridgeline of a pitched roof on the extension would run on a bearing of 255 degrees with the consequence that the perpendicular bearing would be 165 degrees or slightly east of due south.

In relation to the installation of solar panels the Energy Saving Trust advise as follows:

> Space is a key consideration. The average system size is around 3.5kWp and this will typically take up around 20m2 roof area.
>
> An unshaded, South facing roof is ideal for maximum electrical output. East or West facing roofs could still be considered, but North facing roofs are not recommended. A system facing East or West will yield around 15-20% less energy than one facing directly South.
>
> Any nearby buildings, trees or chimneys could shade your roof and have a negative impact on the performance of your system.
>
> Finding an unshaded spot is best, however sometimes shading is unavoidable. Some solar PV systems can minimise the impact of shading using 'optimisers'. If you don't have shading, the use of optimisers is not necessary or beneficial, other than the increased monitoring opportunities they offer – they won't generate more energy.

A pitched roof on the extension would be an optimum position for solar panels because;

a) It would face a bearing which was only slightly east of due south;
b) It would have clear unshaded views of the sun, and
c) There would be sufficient space on the southerly facing pitch of the roof to install the panels.

Using the calculator on the Energy Saving Trust web site this indicates that an installation in this position and on this bearing could be expected to generate in the order of 3,399 kWh per year.

Coupled with enhanced insulation that could be fitted throughout the entirety of the pitched roof across the property then the permission for a pitched roof on the extension would enable a significant improvement in the energy efficiency and carbon footprint of the property as a whole.

Reclaiming / Recycling Materials

The cat slide roof is, like the rest of the roof at the property, made from stone. Most of this roof will be removed to facilitate the construction of the extension and, if the extension is constructed with a flat roof, then these materials will be discarded. The addition of a pitched roof could in a major part be achieved by recycling/reusing the materials from the current roof.

Planning Policy

Whilst there is already consent for the construction of the extension to the property with a flat roof the provision of a pitched roof would be in accordance with the provisions of the Kirklees Council Local Plan (adopted February 2019) and in particular the following elements (specifically relevant criteria are highlighted).

LP24 Design

Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable. Where appropriate and in agreement with the developer schemes will be submitted for design review.

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;

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;

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;

d. high levels of sustainability, to a degree proportionate to the proposal, through:

i. the re-use and adaptation of existing buildings, where practicable;

ii. design that promotes behavioural change, promoting walkable neighbourhoods and making walking and cycling more attractive;

iii. considering the use of innovative construction materials and techniques, including reclaimed and recycled materials;

iv. where practicable, minimising resource use in the building by orientating buildings to utilise passive solar design. This includes encouraging the incorporation of vegetation and tree planting to assist heating and cooling and considering the use of renewable energy;

In addition the installation of a pitched roof would satisfy the requirements of Kirklees Supplementary Planning Document relating to House Extensions and Alterations (June 2021).

1 Information and purpose

1.1 High-quality house extensions and alterations can enhance the appearance of an area and help improve well-being and quality of life. Well-designed development which responds to the local context, character and climate emergency can enhance your home, the quality of the neighbourhood and help mitigate and adapt to climate change.

1.2 The importance of good design is promoted through the National Planning Policy Framework and the National Design Guide which require good design to be considered in all types of development to encourage inclusivity, create a sense of place, develop safe, secure and accessible environments and respond to local character and history. This document therefore supports and applies these national documents by applying local context to ensure excellence in developments in local communities.

1.3 This Supplementary Planning Document (SPD) has been prepared to help householders, developers, agents and architects who are planning and designing an extension or alterations (householder development) to an existing residential property, including conservatories and outbuildings, such as garages. It provides detailed guidance regarding the standard of development that will help achieve a well-designed house extension or alteration as required by the council.

Green belt

2.11 One of the purposes of the Green Belt is to safeguard the countryside from encroachment. Any application for the extension of a building in the Green Belt must therefore have regard to its Green Belt setting so care should be taken to ensure that the design is sympathetic to countryside character, both on the building itself and in the treatment of any outside space. It should not introduce or proliferate the use of unsympathetic discordant or incongruous domestic or urban features such as porches, balconies or dormer windows. Suburban boundary treatments, such as close boarded fences, should also be avoided and hard surfaced areas should be kept to a minimum.

3 Site Appraisal

3.1 A full site appraisal should be undertaken to assess the characteristics of the existing house, the site and its immediate surroundings before making design decisions about an extension or alteration. This will help to understand the constraints and opportunities. Site appraisals will inform the proportion, position, size and scale of the extension and will provide a well-designed scheme that makes optimum use of the existing building which reflects the character of the original house and adjacent properties.

3.2 The site appraisal should include an analysis of:

The existing house - assess the features and characteristics of the house and site and how this affects the proposed extension or alteration, including the:

- **General characteristics of the existing house** - architectural style, materials, size and form, roof pitch and features

- **Views and landform** - views into, within, across and out of the site and site levels, including differences within the site, such as significant dips or rises and slopes

4 General design principles

4.1 The council will encourage proposals for house extensions and alterations to implement the key design principles set out below relating to development context, character and the relationship with the built and natural environment. Proposals should aim to achieve a balance between these principles to create sustainable, well-designed extensions and alterations which will have a positive impact on the quality of life for both occupiers and neighbours.

4.3 The following considerations should help ensure that proposals are appropriate to the local character and street scene of the area:

- **Local character** - Extensions should appear in keeping with the local character including the use of materials, windows form and size, architectural style and roof pitch. The use of contrasting materials, architecture styles and roof pitches will be considered on a case-by-case basis.

- **Enhance appearance** - Where practical, opportunities should be taken to improve the appearance of existing buildings, particularly by the removal or replacement of existing unsightly extensions or alterations.

4.5 Proposals for extensions should normally be smaller in scale than the original property and set back from the existing building line. Two-storey extensions should be set down from the ridge line and generally smaller in footprint. The materials, design, roof pitch and detailing should normally match the existing house detailing.

4.4 Sustainable design

4.23 Planning for climate change is an important part of a successful response to the climate emergency. The council is committed to a target of zero carbon by 2038. Sustainable design can influence the amount of greenhouse gas emissions produced, both during construction and through the development's lifecycle. All development proposals, however small the footprint of the development, should embed key sustainable design principles for mitigating and adapting to climate change. Consideration should be given to opportunities to further embed energy efficiency measures into the existing building.

4.24 The design of a building can greatly affect the consumption and use of energy within it. Buildings should be designed to stay warm in the winter and cool in the summer, without the need for air conditioning or excessive heating. Proposals for extensions and alterations therefore should seek to achieve the following principles:

- Maximise solar gain;
- Maximise natural light, and
- Maximise natural ventilation and cooling.

4.25 To achieve the principles above, proposals for housing extensions and alterations should consider adopting a fabric-first approach to maximising energy efficiency. The following opportunities should be considered to help achieve energy efficiencies and plan for climate change:

- Siting buildings and extensions to minimise overshadowing;
- Orientating buildings so that they broadly run east west and face south;
- Locating garages on the north side of homes to act as additional thermal buffers;
- Ensuring that the roof structure includes south facing slopes to facilitate the installation of solar panels;
- Locating main rooms on the south side of the building;
- Optimising glazing on the south side of buildings while providing appropriate shading opportunities such as blinds or external louvres;
- Minimising the area of north-facing windows;
- Careful design to avoid excessive surface area and associated heat loss;
- Using construction materials with a high thermal mass, such as concrete, tiles and stone, which absorb excess heat during the day and release it slowly;
- Using landscaping and porches to provide shelter from winds;
- Extra insulation of walls, roofs and floors;
- Advanced glazing systems such as triple glazing;
- High efficiency heating boilers that respond to solar gain and have multi-zone temperature control; and
- Considering low energy/emissions build standards where appropriate to ensure the development meets the required real-world performance expectations.

4.27 Microgeneration of renewable energy can support a strong reduction in household greenhouse gas emissions. Household extensions should strongly consider the opportunities for microgeneration of renewable energy. Proposals should have regard to opportunities to include renewable microgeneration technologies such as solar

photovoltaics, solar water heating (aka solar thermal), ground, air and water source heating/cooling systems and hydro-electric generation in new extensions.

Summary

Work to build the extension to Salt Pie Farm will be commencing in the spring of 2023 in accordance with the extant approved design. This extension can be built as approved and will achieve the aims in terms of better utilization of space within the existing footprint of the house coupled with the relatively modest increase in size as a consequence of the extension to the rear.

The house and the extension are surrounded by garden and field and are sufficiently far away from the next property so as to have no impact at all in terms of proximity, light etc. The only impact will be aesthetic amenity in that the extension will be visible to the adjacent properties and indeed will be visible from many parts of the locality including much of Birdsedge, Carr Hill Road, Upper Cumberworth and points in between.

A pitched roof will be much more in keeping with the surrounding area and is likely to be more aesthetically pleasing to the residents of other properties from which Salt Pie Farm is visible.

Further, having regard to the specific requirements of the Kirklees Local Plan (February 2019) and Kirklees Supplementary Planning Document relating to House Extensions and Alterations (June 2021) the addition of a pitched roof to the extension would seem to be more in line with the Council's planning policies and objectives than a flat roof for the following reasons;

a) It would enhance the character of the landscape more than a flat roof;
b) It would provide a higher standard of visual amenity for neighbouring occupiers – it would look better than a flat roof;
c) It would be in keeping with the existing building;
d) It would be in keeping with buildings in the surrounding area;
e) It would facilitate the reclamation and reuse of the existing roofing materials;
f) It would be more sympathetic to the countryside character in green belt;
g) It would reflect the character of the original house and adjacent properties;
h) The roof pitch would match the existing detailing;
i) Better insulation and thermal efficiency – the natural ventilation underneath the top roof layer significantly improves the thermal efficiency of a building;
j) Pitched roofs are built to allow natural ventilation between the outer layer and the building thereby preserving energy, and
k) It would provide an opportunity to include renewable microgeneration technologies by providing a roof structure that includes a south facing slope thereby facilitating the installation of solar photovoltaics on the most efficient south facing bearing.