

Robert Halstead

Chartered Surveyors & Town Planners

N.C. Willock MRICS MRTPI

Office G of H, Bridge Mills, Huddersfield Road, Holmfirth, HD9 3TW

Tel: 01484 686322 e mail: nick@roberthalstead.co.uk

Planning Development

Planning Statement: The Sanctuary and Orchid House (adj. former Busk Farm), Northfield Lane, Highburton, HD8 0QT

Summary

A planning application was recently submitted for the change of use of land to form parking and turning, plus the erection of 2 x double garages for two recent Class Q barn conversions. However, the Council's policy team objected to the simultaneous granting of planning permission for both aspects on Green Belt grounds.

Although the applicant disagreed with the Council's reasoning in this regard, the garage element of the proposals was withdrawn and permission was granted for the change of use aspect only. It is important to note that this planning permission has now been lawfully implemented and the area of land granted the change of use is now being used for the parking and turning of vehicles as per the photo below dated 22/6/23.

This new application therefore seeks planning permission for the garage element, given that the land in question is now being used in conjunction with the domestic use of the two dwellings, thereby addressing the policy objections raised in the previous application.

Site Description

The application site comprises of two former agricultural barns that have been converted into dwellinghouses with a shared parking/turning area. The barns, now known as The Sanctuary and Orchid House, both have stone facing walls and pitched slated roofs. Both dwellings are accessed via a shared driveway from Northfield Lane.

The application site is situated within a semi-rural location, largely surrounded by fields. There is however, one residential dwelling located directly west of the application site, and one dwelling located north-east of the application site. There are also a couple of former agricultural buildings that still remain on this former farm site.

Planning History

2023/90763 – Change of use of former farm yard to parking/turning area in connection with The Sanctuary and Orchid House – Approved



Photo of implemented permission for change of use of land to parking / turning area in association with The Sanctuary and Orchid House

2018/92621 – Prior approval for proposed change of use of agricultural building to 1 dwelling – Deemed Consent

2018/92620 – Prior approval for proposed change of use of agricultural building to 1 dwelling – Deemed Consent

Policy Designation

The application site is located within the Green Belt in accordance with the Kirklees Local Plan.

The Proposals

This application seeks planning permission for the erection of a detached quadruple garage (double garage for each dwelling).

The proposed garage would be located in the western area of the application site. The garage would measure 6.6 metres (w) by 15 metres (l). The garage would be constructed using stone with a pitched stone slate roof to match the existing dwellings. Four black aluminium garage doors are proposed on

the front elevation. Half of the garage would be associated with The Sanctuary and the other half associated with Orchid House.

Assessment of the Proposals

Green Belt

Paragraph 149 in the NPPF states that,

'A local planning authority should regard the construction of new buildings as inappropriate development 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.'

Local Plan Policy LP57 also states that,

'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;

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;

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 existing dwellings have not been extended previously. They both have a footprint measuring 225m². The proposed garage would have a footprint measuring 99m². The addition of the garage would therefore equate to a 20% increase in the size of the footprint for each dwelling (and less so in relation to volume given the single storey nature of the garages). The proposed garage would therefore not result in a disproportionate additions over and above the size of the original buildings. The existing dwellings would remain the dominant elements on the application site in terms of size and overall appearance.

With regard to Green Belt openness, the proposed garages are also considered to be acceptable. The garages would be located on an existing hardstanding area recently granted to be incorporated into the curtilage of the two dwellings. Access to the proposed garages would also remain unchanged.

The garages would be constructed using stone walling and stone slates which would be in keeping with the existing dwellings. Seamless metal guttering, sawn stone corbels and black aluminium doors would also be sympathetic design features that would enable the building to blend in well within its Green Belt setting.

The garages would also be located within an existing building envelope as it would be surrounded by built development on all sides. As such, the garages would not encroach any further into the Green Belt and would not result in a prominent feature on the landscape.

Given the above, the proposed development is considered to be appropriate development in the Green Belt and accords with both national and local Green Belt policy.

Household Extensions and Alterations SPD compliance

The Council's Householder Extensions and Alterations SPD sets out the relevant criteria upon which outbuildings will be considered. The proposed development complies with the guidance in that:

- The existing dwellings have not been extended previously. The proposed garage building would measure 6.6 metres (w) by 15 metres (l) by 4.8 metres (h). The footprint and scale of the proposed garage building would therefore result in a subservient building to the existing dwellinghouses, which would remain the dominant features.
- Due to the location of the application site, the siting of the proposed garages would have no impact on the character and appearance of the street scene.
- The proposed garages would be erected on an existing hard standing area in the western part of the application site. As such, the existing private outdoor amenity space for both dwellings would be unaffected by the proposals and no garden space would be lost.

Visual and Residential Amenity

Local Plan Policy LP24 (Design) states that, *'Proposals should promote good design by ensuring:*

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 garages in respect of visual amenity are considered to be acceptable and would be in keeping with the overall character and appearance of the original dwellings in relation to scale, materials and architectural detailing. The garage building would also be hidden from view due to its location and proximity to other buildings, and as such it would not affect the visual amenity of the wider area.

The only neighbouring dwellings within close proximity to the application site are Lavender House, Busk Farm which is located directly west of the application site, and No. 35 Northfield Lane which is located north-east of the application site. Due to the scale, siting and proximity of the garage building to these dwellings, it would have no impact on the residential amenity of these properties and their occupants.

The proposals are therefore deemed to be acceptable with regards to visual and residential amenity and comply with Local Plan Policy LP24 and paragraph 130 in the NPPF.

Highways

The existing access from Northfield Lane to the dwellings would remain unaltered. The proposals would not increase the volume of traffic using the site. The proposed garage building would contain two parking spaces for each dwelling. The existing parking/turning area to the front of the garages provides ample turning for vehicles to be able to enter and exit the site in a forward gear.

The proposed development would cause no undue harm to highway safety matters and is therefore acceptable and in accordance with Local Plan Policy LP21 and the guidance within the Kirklees Highways Design Guide.

We also note that in connection with the previous application, the Highways Service raised no objection.

Conclusion

This application seeks planning permission for the erection of a detached quadruple garage to serve the two dwellings known as The Sanctuary and Orchid House, following the grant of planning permission to change the use of the land to domestic use in connection with the two residential dwellings in question.

As discussed in the preceding paragraphs of this report, it is considered that the proposals are acceptable in relation to Green Belt policy, visual and residential amenity and highways. The proposed development is considered to comply with all relevant local and national policies and guidance.

We therefore respectfully request that planning permission is approved accordingly.

Robert Halstead Chartered Surveyors & Town Planners

June 2023