



Supporting Planning and Heritage Impact Statement

**Proposed extension and alterations to
existing dwelling to provide essential
facilities at
Strines Lodge, High Flatts, Birdsedge.
Huddersfield, HD8**

Date: Aug 2023

Reference: HPS 4722

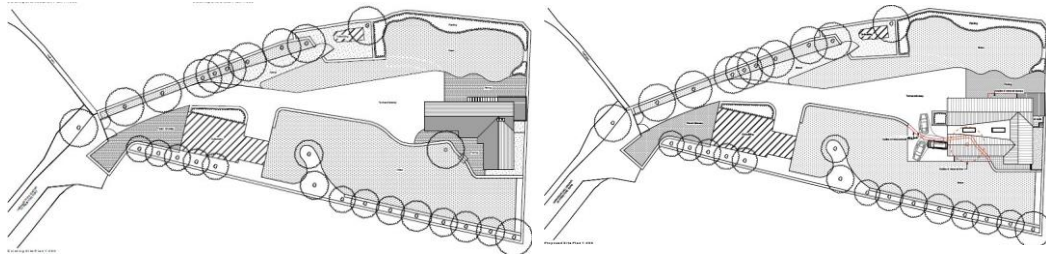
1.0 Introduction

- 1.1 This Supporting Planning Statement has been prepared by *Householder Planning Services* on the instructions of Transform Architects. The statement sets out the proposal and relevant town planning policy to be considered in the determination of the application.
- 1.2 The application is supported by full plans showing the existing and proposed layouts and elevations along with the site plan.
- 1.3 We explain the background for the application and the very specific requirements of the proposed extension to meet the needs of a family member. The accommodation proposed within the extension is designed for
- 1.4 Her care needs necessitate the proposed extension to provide essential facilities for her that don't compromise family living in the rest of the home.

2.0 Site Location and proposed development

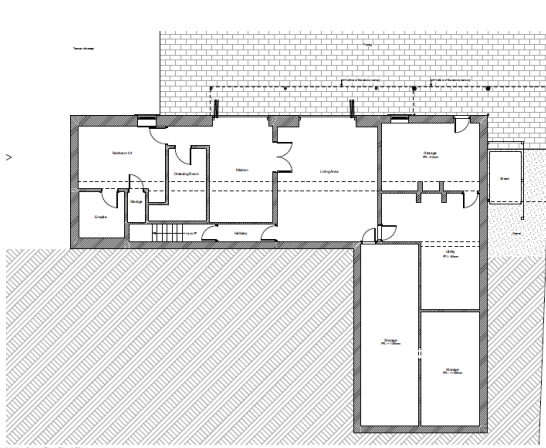
- 2.1 Strines Lodge is a detached house built on sloping land so that it is single storey at the rear and 2-storeys at the front. The ground floor is faced in natural stone and the upper level is clad in horizontal boards coloured blue/green.
- 2.2 The property is accessed via a long, single-track road shared with three other dwellings and is surrounded by open fields and woodland on all sides. The site is located on land with Green Belt allocation and within High Flatts Conservation Area.

- 2.3 The proposal is to extend to the rear of the existing dwelling, taking advantage of existing levels. The plans below show the existing and proposed site plans.

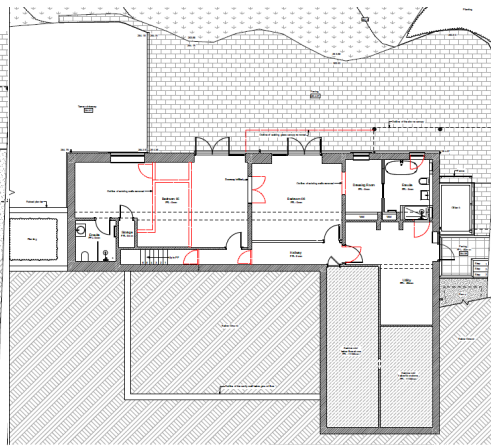


- 2.4 The following plans show the existing and proposed elevations and floor plans.

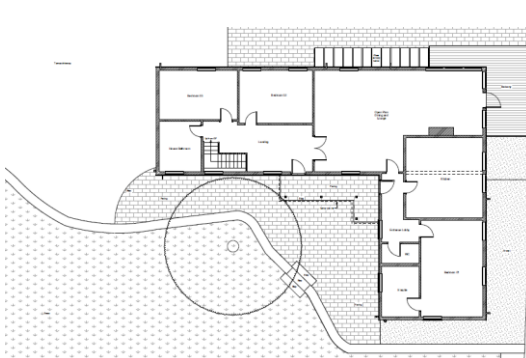
Existing ground floor



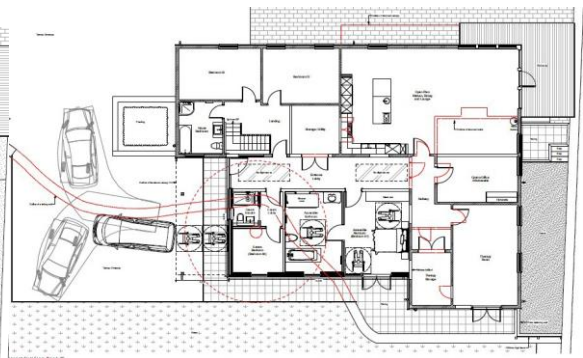
Proposed ground floor



Existing first floor



Proposed first floor



Existing elevations



Proposed elevations



2.5 The full list of plans submitted are:

- *T1168 - PL11 Existing Site Plan A1*
- *T1168 - PL12 Existing Ground Floor Plan A1*
- *T1168 - PL13 Existing First Floor Plan A1*
- *T1168 - PL14 Existing Elevations A1*
- *T1168 - PL15 Proposed Site Plan A1*
- *T1168 - PL16 Proposed Ground Floor Plan A1*
- *T1168 - PL17 Proposed First Floor Plan A1*
- *T1168 - PL18 Proposed Elevations A1*

2.6 The following photographs below show the existing dwelling, highlighting the split-level nature of the site.





- 2.7 The proposed extension would be on the single storey side of the dwelling.

3.0 Relevant planning history

- 3.1 *1998/90472 – change of use and alterations to convert former guest house to one dwelling – approved*
- 3.2 *1994/93285 – re-use of guest house as dwelling – refused and dismissed at appeal*
- 3.3 *2003/90537 – erection of detached double garage – refused*
- 3.4 *2011/92328- erection of external balcony – refused and dismissed at appeal*
- 3.5 *2012/91399 – erection of balcony – withdrawn*
- 3.6 *2012/91467 – erection of balcony – approved*

4.0 Planning Policy

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019). The application site lies within the Green Belt in the Local Plan and the High Flatts Conservation Area (CA).
- 4.2 The following policies are considered relevant in the consideration of this application.
- **LP 1** – Achieving sustainable development
 - **LP 2** – Place shaping
 - **LP22** - Parking
 - **LP 24** – Design
 - **LP35** – Historic Environment
 - **LP57** – Extension, alteration or replacement within Green Belt
- 4.3 Also relevant is advice in the National Planning Policy Framework where the following sections are considered relevant.
- **Chapter 12** – Achieving well-designed places
 - **Chapter 13** – Protecting green belt land
 - **Chapter 16** – Conserving the Historic Environment
- 4.4 **The CA plan and Appraisal is attached at Appendix A.**

5.0 Comments in support of the application

- 5.1 Prior to submission of the application, the applicant engaged in the Council's pre- application process where the following conclusion to the original plans was given;

Although some form of extension could potentially be supported as a planning application, this would be dependent upon significant reductions to an appropriate scale, improved design and detailing. However, based on the details submitted with the pre application enquiry, the level of development proposed would not be likely to be supported given that the proposals would fail to comply with policies LP24, LP35 and LP57 of the Kirklees Local Plan. (Ref: 2022/20265 – 6 May 2022).

- 5.2 The full response is attached at **Appendix B**. The applicant has taken on board the comments received and reduced the size of the proposed extension to bring it in line with LP Policies LP24. LP35 and LP57.

Green Belt considerations

- 5.3 Given that the site is located within the Green Belt, the following Local Plan Policy and NPPF guidance are relevant to the consideration of the application. LP Policy LP57 is set out in full below;

Policy LP57

The extension, alteration or replacement of existing buildings.

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.*

- 5.4 The proposed extension would effectively be seen as a single storey addition to the rear of the dwelling, that would not project any further than the existing dwelling. It would be set in from the existing rear building line and when viewed overall, the existing dwelling would remain the dominant element in terms of its size and overall appearance. This is assisted by the split-level nature of the existing building where the front elevation is two storey.



PROPOSED EXTENSION HIGHLIGHTED

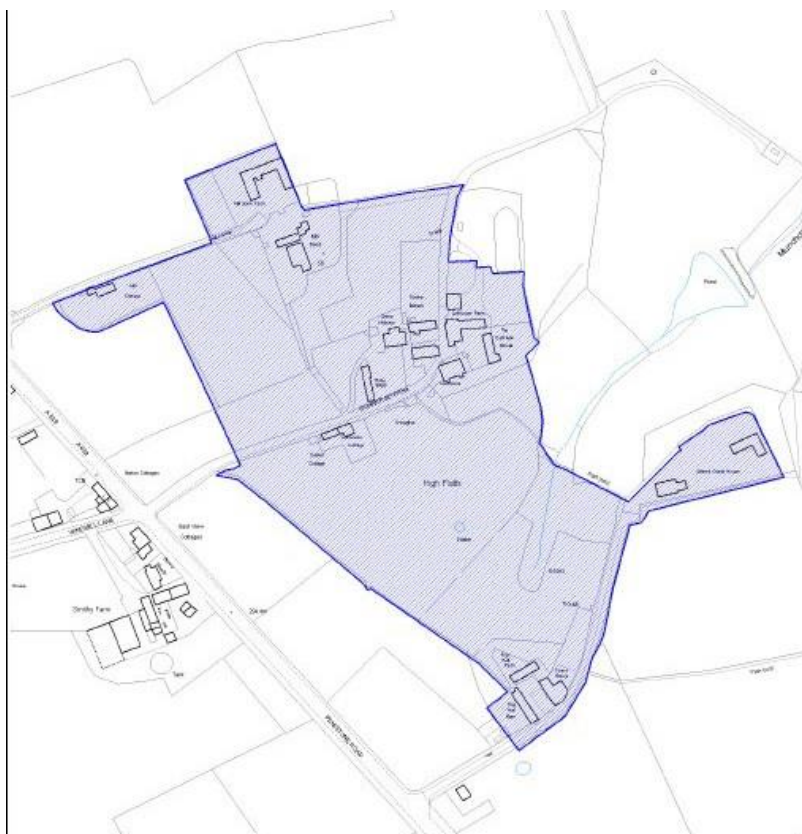
- 5.5 From the above and the full suite of submitted plans, it can be seen that the proposed extension would not conflict with LP57a.
- 5.6 Furthermore, having regard to advice in the NPPF paragraph 149c where extensions could be considered appropriate -
c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building the proposed extension would represent a 19.6% increase in footprint and a 20.9% increase in volume (see calculations below).

Existing:**GF Footprint – 184.90m²****FF Footprint - 189.85m²****Total Footprint – 374.75m²****Volume – 1059.68m³****Proposed:****GF Footprint – 184.90m² (no change from existing)****FF Footprint - 263.34m²****Total Footprint – 448.24m²****Volume – 1280.90m³****Increase:****Footprint Increase: 73.49m²****Footprint % increase: 19.6%****Volume Increase: 221.22m³****Volume % Increase: 20.9%**

- 5.7 We consider the proposed extension to be appropriate development in the Green Belt in accordance with LP57 and paragraph 149c of the NPPF. Notwithstanding this, and without prejudice to this position, if the Council are not supportive of this, we consider to amount to very special circumstances that would outweigh any harm by way of inappropriateness. We set these out in more detail in Section 6 below.

Heritage Impact and Conservation area consideration

- 5.8 The site falls within the High Flatts CA. The plan of the CA is below.



- 5.9 The Council have produced a CA Appraisal. There is no date on the appraisal, but it does refer to an earlier appraisal in 1991 and the report on the Council website appears to be an update following an extension to the CA but it is not clear when this extension occurred. The extension brought Strines Lodge into the CA.

- 5.10 The following text from the CA Appraisal tells the story of Strines Lodge.

The new extension incorporates the wood, which now includes the overgrown remains of the tannery that once existed, and was owned by of Mill Bank House. This area also contains 'Forty Steps', a locally distinctive set of forty stone steps leading up to the site of the old tannery. Furthermore, The Strines Guest House and its grounds, now known as Strines Lodge is also included. The Denby Dale and Clayton West enclosure map (1802) shows Strines to be under the ownership of
During the early 20th century, the three cottages on the Strines site were demolished and replaced by two old army huts. This construction became known as the Guest House, and was used for adult education, and after a period of disrepair in recent years was converted to a private dwelling in 1998.

During conversion to the existing dwelling, which adhered to the design of the previous war huts and not the local vernacular styles, a number of mature trees were removed, and these two factors have combined to have a negative impact upon the character of the nearby conservation area. Inclusion of this area, along with the more sympathetically converted Pog Hall Farm, would re-establish important historical links with the settlement and conservation area, acting to preserve and enhance the aesthetic landscape value, along with the historical cohesion of this unique Quaker hamlet.

- 5.11 The above provides useful context on Strines Lodge being added to the CA and the reasons why – historical links with the settlement and previous CA. The proposed extension would respect the scale and design of the host building that in turn adhered to the design of the previous war huts that existed on site. Opportunity has been taken to widen the palette of materials and replace the existing incongruous cladding and roofing with materials that would enhance the character and appearance of this part of the CA. The low roof of the existing roof provides an opportunity to replace the existing poor quality, underperforming lifespan roof with a metal deck roof. These are seen as positive impacts on this part of the CA.
- 5.12 The proposed extension would conserve the character and appearance of the CA (heritage asset) causing no harm to the heritage asset but make a positive contribution to its heritage. It would comply with LP Policy LP35.

Other issues

- 5.13 Given the location of the site and its distance from any neighbouring properties, it would have no impact on residential amenity nor raise any highway issues.

6.0 Specific health needs for the extension

6.1 It is important that the Council are aware and understand the specific reasons for the extension. We initially set these out at 1.3 of this report. The extension proposed provides a specific layout to adequately address

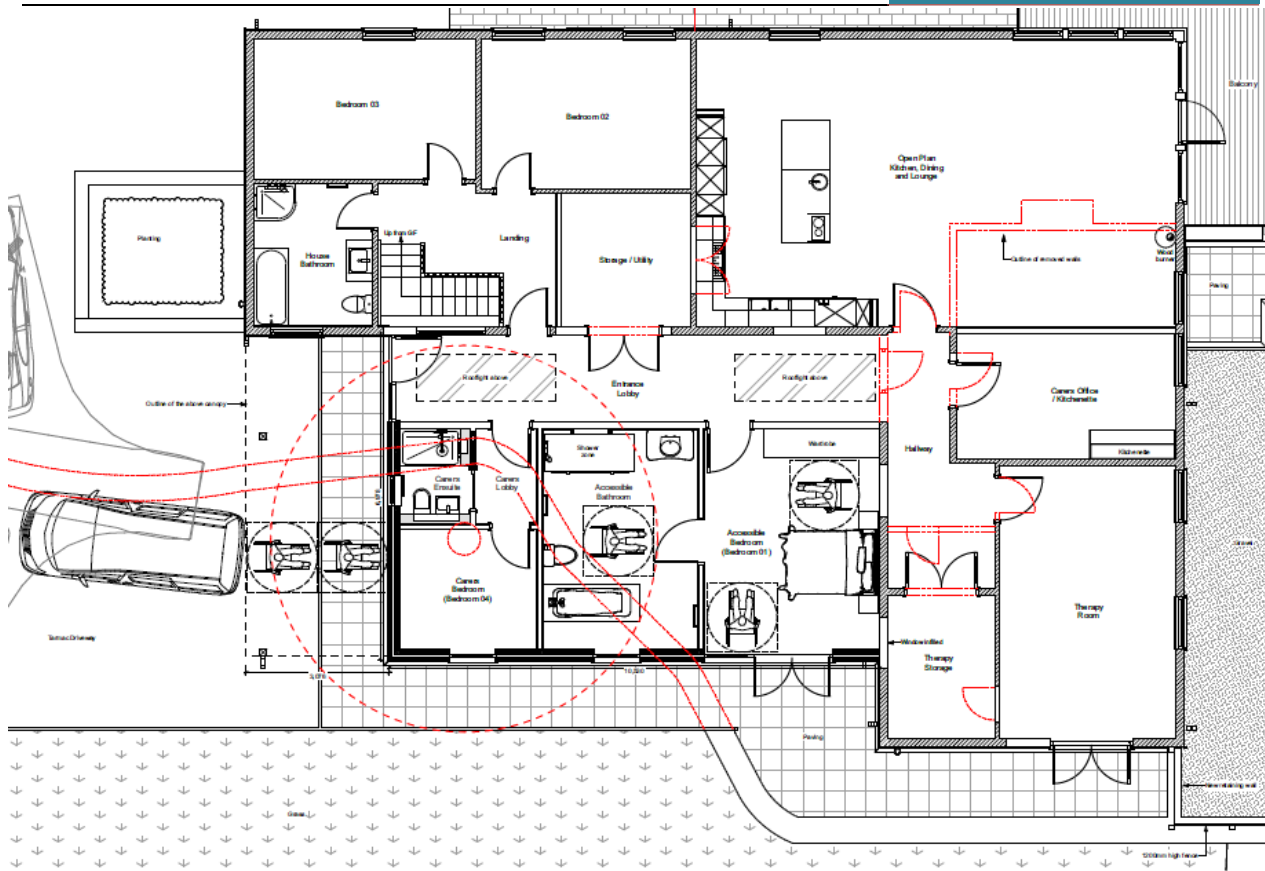
6.2 As one would expect, there has been significant advice and input from

6.3

6.4

6.5 Taking all the above into account, the proposed extension and internal changes to the existing dwelling seek to accommodate as well as the wider family needs. From the proposed layout plan below, it can be seen that it would provide accessible bedroom and bathroom, a room for storage of the necessary equipment, kitchenette and an open plan kitchen, dining and lounge area for the wider family use as well.

6.6 The family wanted to stay in an area They embarked upon a search that has taken over 18 months to find an appropriate property that was capable of adaption and extension This resulted in only 2 properties offering potential with the application property delivering on all the essential requirements



7.0 Concluding comments

- 7.1 From the above, we assert that the proposed development would be appropriate in the Green Belt and would conserve the character of the CA. Consequently, it would comply with the development plan and advice in the NPPF. Notwithstanding this assertion, if not accepted by the Council, we consider that amount to very special circumstances that add weight to support the proposed development and outweigh any perceived harm to the openness of the Green Belt.
- 7.2 The design and layout of the extension provide essential bespoke accommodation to meet Such facilities cannot be accommodated within the existing layout and footprint of the property, hence this application.
- 7.3 This extension is vital so we trust a positive determination can be made within the statutory period to enable the works to be completed as quickly as possible.

