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Planning Development

Planning and Heritage Impact Statement: 159A Lane Head Road, Shepley

Site Description

The applicant's property is one half of a three-storey stone-built barn conversion. The applicant's property also includes single storey and two-storey additions, one on each side of the main building, and a detached double garage.

The property is accessed via a long sweeping drive from Lane Head Road which is shared with a number of other dwellings. The property has garden areas located directly north and east of the dwelling. There is also a large area of outdoor amenity space, which is also within the applicant's ownership, located north-east of the dwelling. Directly south-west of the dwelling is the Grade II listed Lane Head House, No. 165 Lane Head Road.



The front elevation of No. 159A Lane Head Road

Planning History

87/03034 – Change of use from agricultural barn to residential – Approved

88/03112 – Conversion of barns to dwellinghouse and extension to form bathroom, bedroom and conservatory and alteration of car port to garage – Approved

89/01789 – Erection of conservatory - Approved

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 single storey front extension.

The proposed extension would project out from the western side of the front elevation by between 2.2 metres and 3 metres and would have a width measuring 5.3 metres. The extension would have a dual pitched roof containing three rooflights and tiled in artificial stone tiles.

The extension would incorporate an enlarged ground floor bedroom and new entrance porch. The entrance porch would be timber framed with the remaining extension being constructed using coursed natural stone. Window and door openings are proposed on the front and eastern side elevations. One new obscurely glazed bathroom window is also proposed on the western side elevation in the existing two-storey extension.

Assessment of the Proposals

Green Belt

Paragraph 149 in the NPPF states the following:

‘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 and 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; 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.'

The original building is a large three-storey barn conversion. Although the property has been extended previously through the construction of a two-storey side extension and a single storey timber framed conservatory type extension, these extensions are considered to be subservient to the original building which remains the dominant element, both in terms of scale and overall appearance.

The proposed single storey extension would project out from the western side of the front elevation by a maximum of 3 metres. The majority of the extension would extend out from the existing two-storey side extension, with only a small section extending out from the front elevation of the original building. The footprint of the extension would measure 15 sq.m. In terms of height, the proposed extension would have a dual pitched roof with a height of 3.3 metres to the ridge and 2.3 metres to the eaves. Given the siting and small scale of the extension, it is considered that it would not result in a disproportionate addition over and above the size of the original building, even when taking into account the previous extensions.

The design of the extension is also considered to be appropriate. The materials proposed are matching coursed natural stone with artificial stone tiles, with the addition of a timber framed entrance porch to be in keeping with the single storey side extension. A large amount of glazing is proposed to the front and eastern side elevations which would also be consistent with design aspects on the existing building, whilst also reducing the impact of the extension from a visual perspective. As such, the proposed extension would be in keeping with the general character and appearance of the host building and would not detract from its Green Belt setting.

The proposals do not include any additional outdoor areas such as hard standings, new accesses, curtilages or boundary treatments.

Due to the location of the applicant's property and the proposed siting of the extension, views of the building from public vantage points would be limited. The property is set back quite extensively from Lane Head Road and is largely surrounded by neighbouring properties and outbuildings. As a result, the extension would be inconspicuous and not clearly visible.

Given the above, the proposed single storey extensions are considered to be acceptable and accord with relevant national and local Green Belt policies.

Heritage Impact

Local Plan Policy LP35 states that,

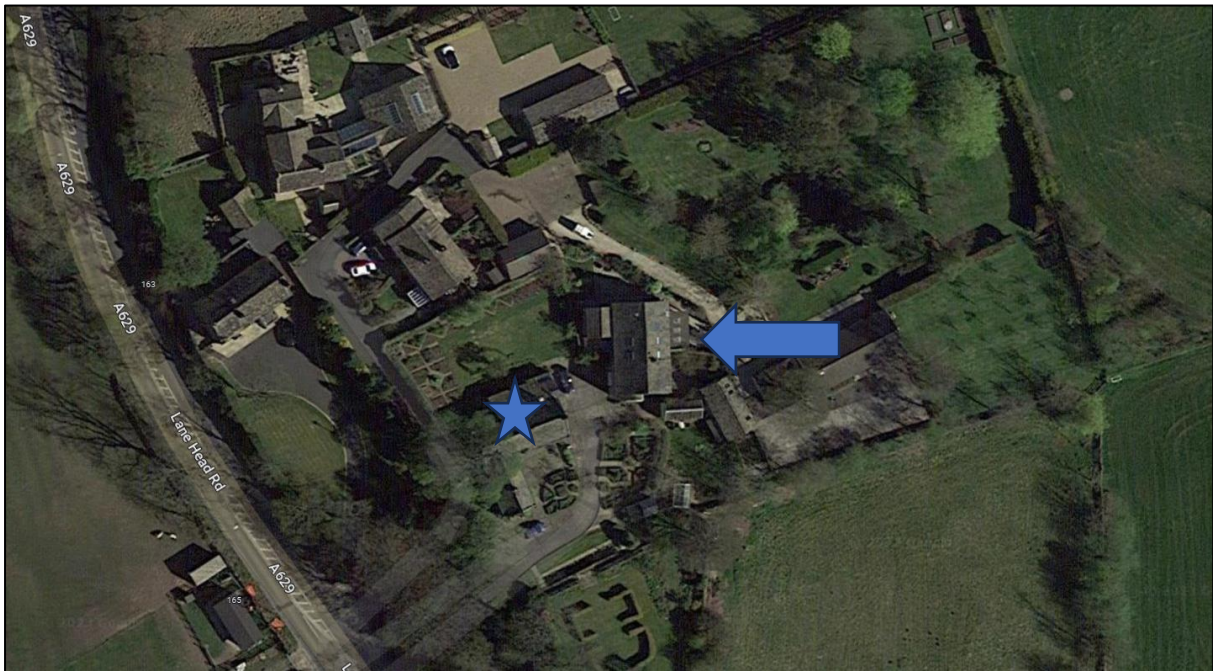
'Development proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset.'

There is one designated heritage asset that is located within close proximity to the application site. Lane Head House, No. 165 Lane Head Road which is a grade II listed building is located south-west of the application site.

The NPPF glossary defines the setting of a heritage asset as:

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative

contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'



Aerial Image showing location of Listed Building (blue star) and application building (blue arrow)

Main views of the grade II listed building can currently be appreciated and experienced on the approach to the building from Lane Head Road and from the surrounding open land to the south of the property. Only glimpses of the listed building can be seen from the front of the applicant's property. The proposed single storey front extension would not, in our opinion, alter the current views of the building.

The proposed extension is small in scale. In addition, the siting of the extension on the front elevation would not bring the buildings any closer together and would not therefore result in the extension, or host building as a whole, from becoming overly prominent, thereby having a negative impact on the setting of the listed building. The proposed materials would be sympathetic in nature and would be in keeping with the character of the host building and neighbouring buildings, including the listed building.

Paragraph 199 in the NPPF states the following:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

In this instance, given the nature of the proposals, it is considered that the proposed development would not cause any harm to the significance of the heritage asset in relation to its setting. The proposals are therefore considered to be acceptable and accord with Local Plan Policy LP35 and the aims of Chapter 16 in the NPPF.

Design and Visual Amenity

Local Plan Policy LP24 states:

‘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.’

Paragraph 130 in the NPPF sets out various design objectives, including the need to ensure that developments are visually attractive, sympathetic to local character, establish or maintain a strong sense of place.

The Kirklees House Extensions and Alterations Supplemental Planning Document (SPD) also sets out what the Council considers to be good, high-quality residential design of extensions and alterations through a number of principles. The relevant principles in relation to this application in terms of visual amenity are as follows:

Key Design Principle 1 – Local character and the street scene

Key Design Principle 2 – Impact on the original house

Key Design Principle 9 – Construction materials

Paragraph 5.14 in the SPD states the following:

Single storey extensions on the front of a house are usually unacceptable due to the impact on the character of the area and visual amenity and will not normally be permitted unless:

- The house is set well back from the pavement or is well screened; and
- The extension is small, subservient to the original building, well designed and will not harm the character of the original house or the area; and
- The materials and design match the existing features of the original house; and

The applicant's dwelling forms part of a small cluster of properties located to the east of the A629 Lane Head Road, south of Shepley centre. There is no discernible street frontage in this location as the properties are all set back from the road and at varying orientations. The applicant's property is situated approximately 60 metres back from Lane Head Road and is well screened from view by No. 165 Lane Head Road.

The proposed extension is small in scale with a footprint measuring just 15 sq.m. The original building is a large three-storey barn conversion and as such the proposed extension would be a subservient addition to the host property. The design of the extension in relation to roof style, architectural detailing, fenestration, and materials of construction (natural coursed stone, timber and artificial stone slates) would all be in keeping with the character and appearance of the original house and local area. The materials will also be sourced locally and be eco-friendly where possible.

The main part of the proposed extension would be constructed using coursed natural stone to match the original dwelling. The entrance porch area of the extension would be timber framed to provide some visual contrast whilst also matching with the existing single storey timber framed side extension. The roof of the extension would comprise of a dual pitch roof and the window and door surrounds, which would comprise of stained timber, would also in keeping with the host property.

Given the above, the proposed extension is considered to be acceptable with regards to design and visual amenity and in particular it complies with Section 5 and Principles 1, 2 and 9 in the SPD.

Residential Amenity

Local Plan Policy LP24 states:

‘Proposals should promote good design by ensuring: c. extensions minimise impact of residential amenity of future and neighbouring occupiers.’

Paragraph 130 in the NPPF sets out various design objectives, including the need to maintain a high standard of amenity for existing and future users.

The following principles in the House Extensions and Alterations SPD are also considered to be relevant in relation to residential amenity:

Key Design Principle 3 – Privacy

Key Design Principle 4 – Habitable rooms and side windows

Key Design Principle 5 – Overshadowing/loss of light

Key Design Principle 6 – Preventing overbearing impact

Key Design Principle 7 – Outdoor Space

Paragraph 5.14 in the SPD also states the following:

Single storey extensions on the front of a house are usually unacceptable due to the impact on the character of the area and visual amenity and will not normally be permitted unless:

- The extension would not unreasonably affect the neighbouring properties.

The closest dwellings to the applicant’s property are No. 165 Lane Head Road, and No. 163 Lane Head Road. Given the orientation of the adjacent dwellings to the applicant’s property, the separation distances between the properties, and the siting and scale of the proposed extension, it is considered that the proposals would not unreasonably affect the neighbouring properties by way of outlook, daylight, or privacy.

In terms of outdoor space, the applicant has garden areas located at the front and side of the dwelling. They also own a large, enclosed area of outdoor amenity space located directly north-east of the dwelling (partly outlined in blue on the Location Plan). As such, the proposals would still ensure that an appropriately sized and useable area of private space is retained.

The proposed extension is therefore considered to be acceptable with regards to residential amenity and in particular it complies with Section 5 and Principles 3, 4, 5, 6 and 7 in the SPD.

Conclusion

This application seeks planning permission for the erection of a single storey front extension. As discussed in the preceding paragraphs of this report, it is considered that the proposed extension would not result in a disproportionate addition to the existing dwelling and therefore the openness of the Green Belt would not be unduly affected. The proposals are also considered to be acceptable with regards to heritage impact and visual and residential amenity.

It is therefore respectfully requested that planning permission be approved accordingly.

Robert Halstead Chartered Surveyors & Town Planners

November 2023