

CLIENT:

Mr D Heleine

TITLE:

Additional Justification Statement

PROJECT:

**Demolition of existing pole barn and erection
of new dwelling.**



DATE:

10.06.2024

REF:

227-24-R1

LOCATION:

Moss Edge Farm

Hollin Brigg

Holmbridge

HD9 2SD

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This statement has been prepared by Hinchliffe Architecture & Design Ltd in support of a Full Planning Application for the demolition of the existing pole barn structure and erection of one dwelling.

In 2023 a Class Q application for the conversion of 2 of the existing barns to form three new dwellings was approved (2023/91342). This application will soon be implemented which in total will result in 4 dwellings being located at the site (including the existing Farm house). As a result, agricultural activities have now ceased and the existing Pole Barn is now also redundant. The location of the pole barn sits between the existing stone barns (approved for conversion) and the existing farmhouse and is positioned such that it is flanked by existing structures to two sides. This existing barn is located in close proximity to all other structures. With conversion having been approved for 2 of the existing dwellings it cannot be that it is in the public interest for the existing pole barn to remain as it is. The proposal is to replace the existing barn on a smaller footprint and reduced volume which will enhance the site and improve views within the development and from across the valley.

This is a unique site, with the existing permission in place for the conversion of the barns sets it apart from other farmstead developments. Once completed, this site will be a hamlet of residential properties. The proposals will improve and enhance the immediate and wider setting. The replacement of the pole barn for the new dwelling 'book ends' the development, clearly outlining the extents of the development and will prevent any further sprawl in to the Greenbelt. The proposals will not result in any harm to the openness of the Greenbelt.

With consent in place for the formation of 3 dwellings and the additional farm house, the new dwelling would not result in an isolated home.

When considering if very special circumstances exist, the full site should be assessed. Given existing consents that are in place, and the fact the pole barn is existent and located in close proximity to what will be a residential development imminently, the proposal of a new dwelling to replace the existing pole barn is an enhancement to the site, utilizes the location of an existing redundant building and improves vistas in all directions.

This additional justification (very special circumstances) does not apply to the vast majority of developments of this type/nature in a Greenbelt setting. This additional information must be considered as very special circumstances for this unique site.

To summarise the points above that we provide as very special circumstances are as follows;

- The proposal removes a redundant structure that visually detracts from the site
- The proposed building is smaller in footprint and volume than the existing barn and keeps the new building even closer to the existing buildings.
- Class Q approval for the conversion and formation of 3 new dwellings directly adjacent the existing barn was approved in December 2023. The site will imminently be entirely residential.
- The new dwelling improves the openness of the Greenbelt over the existing barn structure.
- The proposed dwelling provides a defined line of development and 'book ends' the site.

We strongly believe the above reasons and further justification equates to very special circumstances.

