

**KIRKLEES METROPOLITAN COUNCIL  
INVESTMENT & REGENERATION SERVICE**

**DEVELOPMENT MANAGEMENT**

**Town and Country Planning Act 1990 (as amended) – SECTION 70**

**DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS**

Reference No:	<b>2024/62/90519/E</b>
Site Address:	Springfield Farm, Springfield Lane, Hightown, Liversedge, WF15 6NQ
Description:	Erection of two storey and single storey rear extension, first floor side extension, porch and first floor extension to front
Recommending Officer:	Edward Cheseldine

**DECISION – Full Conditional Permission**

**I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.**

Kirsty Nicholls

***AUTHORISED OFFICER***

**Date: 07-May-2024**

## **Officer Report**

2024/90519 - Springfield Farm, Springfield Lane, Hightown, Liversedge, WF15 6NQ

### **Site Description**

The application site is at Springfield Farmhouse, Springfield Lane, Hightown, Liversedge. The existing building consists of the shell of a 2- storey detached house with single storey barn attached to the eastern side. A more recently constructed barn / store is attached to the eastern side with a further two barns at the back forming three sides and round central yard on lower ground at the rear.

The older parts of the site appear to date from the Edwardian era and the buildings at the application site are stone faced at the front with red brickwork elsewhere. The roofs are surfaced stone slates.

The site is accessed from Halifax Road via a single width track shared with another house and there are more modern agricultural barns nearby. Beyond this cluster of buildings are open fields.

### **Description of Proposal**

The application is seeking planning permission for the erection of two storey and single storey rear extensions, first floor side extension, a porch and first floor extension to the front.

#### *Two-Storey Rear Extension*

There will be a two-storey rear extension that projects at a distance of ~3.60m with a width of ~7.30m. The height will be similar to the main dwellinghouse. It will have a dual pitched roof with a ridgeline of ~6.00m. There will be 4 windows on the rear face.

#### *One-storey Rear Extension*

A one storey extension will adjoin the two-storey section, it will be ~2.80m(w) x 3.30m(w). It will have a mono-pitched roof.

#### *First-floor Side Extension*

Raising of the roof height to ~6.40m with an eaves height of ~4.75m. This section will convert an existing outbuilding into a habitable space, featuring a rear garage door with windows to the front and rear.

#### *Porch and First-floor Front Extension*

The front extension will be 3.20m(w) x 2.00m(d). It will have a dual pitched roof with a ridge height of ~7.00m and eaves height of ~5.70m. It will have a high amount of glazing.

The walls of the extensions will be stone and render and the roof will be surfaced in artificial stone slates.

#### **Amendments/Negotiations**

None.

#### **Relevant Planning History**

2018/92681 - Erection of two storey and single storey rear extension, first floor side extension, porch and first floor extension to front - Approved

#### **Consultation Responses**

None.

#### **Public Representations**

Neighbourhood notification letters were sent out to advertise the application, which expired on the 10 May 2024. As a result of the publicity, no representations were made.

#### **Policy & Legislation**

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 27<sup>th</sup> February 2019).

The site is located within the Green Belt on the Kirklees Local Plan.

On 12<sup>th</sup> November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy

includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target; however, it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

### **Kirklees Local Plan Policies**

**LP 1** – Achieving sustainable development

**LP 2** – Place shaping

**LP 24** – Design

**LP 30** – Biodiversity

**LP57** – Extensions, alterations & replacement buildings in the Green Belt

Kirklees Council adopted supplementary planning guidance on house extensions on 29<sup>th</sup> June 2021 which now carries full weight in decision making. This guidance indicates how the Council will usually interpret its policies regarding such built development, although the general thrust of the advice is aligned with both the Kirklees Local Plan (KLP) and the National Planning Policy Framework (NPPF), requiring development to be considerate in terms of the character of the host property and the wider street scene. As such, it is anticipated that this House Extensions & Alterations Supplementary Planning Document will assist with ensuring enhanced consistency in both approach and outcomes relating to house extensions.

### **National Policies and Guidance:**

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 20<sup>th</sup> December 2023, and the Planning Practice Guidance Suite (PPGS) first launched 6<sup>th</sup> March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

Chapter 2 – Achieving sustainable development

Chapter 12 – Achieving well-designed places

Chapter 13 – Protecting Green Belt land

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 15 – Conserving and enhancing the natural environment  
Chapter 16 – Conserving and enhancing the historic environment

## **Assessment**

Principle of development (Green Belt)  
Impact on visual amenity  
Impact of residential amenity  
Impact on highway safety  
Other matters  
Conclusion

### Principle of development

The application site is located on land allocated as Green Belt on the Kirklees Local Plan.

Chapter 13 of the NPPF requires local Planning Authorities to regard the construction of new buildings in the Green Belt as inappropriate development. Exceptions of which include the extension or alteration of an existing building provided that it does not result in disproportionate additions in terms of size to the original dwellinghouse.

Policy LP57 of the Kirklees Local Plan states that extensions will normally be acceptable provided that the host building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extensions and other associated buildings will be taken into account. Furthermore, the proposal should 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 the design and materials used should be sensitive to the character of the Green Belt setting.

Paragraph 19.24 of the Kirklees Local Plan goes further, in saying, if building extensions are to be accepted in the Green Belt it is essential that they should neither prejudice the open character of the Green Belt nor be disproportionate in relation to the host building.

In this instance, the extensions are to an existing building within the farm group which is present on the OS 1933 County Series map. The building is enclosed by other farming units to the north, which has an infill of hardstanding material. There is also hardstanding concrete to the front of the dwelling. It is considered that the proposed extension would not harm the open character of the Green Belt as the footprint fits within the curtilage of the original farm group.

In terms of scale, the extension would form an increase of approximately 34.84% of the original dwellinghouse. Although, there is no definitive volume of increase contained within the local plan, increases are judged on whether the original building is still the most dominant element, the presence of outbuildings and other buildings within the building group. In this case, the volumetric increase to the original building would retain the form and identity of the original building and its outbuilding, therefore it is of an acceptable scale.

As such, the proposal is deemed to accord with Policy LP 57 of the Kirklee Local Plan in terms of extensions in the Green Belt.

### Impact on visual amenity

In principle, an extension that significantly increases the volume of a house, should retain the character of the host dwelling and its setting. Visually, front and rear extensions should respect the site context. Alterations that will be visible should make a positive contribution architecturally, working in harmony with the surrounding built and natural environment.

Chapter 12 of the NPPF sets out that decisions should ensure that, amongst other things, developments are sympathetic to local character, including the surrounding built environment (para.127 of the NPPF). Policy LP24 of the KLP expands on this further, setting out that good design should be at the core of all proposals in the district. With regard to extensions, it states under part c, that proposals should promote good design by ensuring 'extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details'.

Key Design Principle 1 of the House Extensions & Alterations Supplementary Planning Document states '*extensions and alterations to residential properties should be in keeping with the appearance, scale, design and local character of the area and the street scene.*

Key Design Principle 2 of the House Extensions & Alterations Supplementary Planning Document states '*extensions should not dominate or be larger than the original house and should be in keeping with the existing building in terms of scale, materials and details.*'

The extensions comprise of works to the front, rear and the raising of the roof height to form two-storeys in the outbuilding. Materials are to be predominately natural stone and artificial stone slates. It will be set within the context of an active farm group which justifies the use of the materials. In terms of the building's character, its shape and subservience will be retained. There is a high amount of glazing and additional window openings on the front and rear elevation. Existing window openings on the building are large. The introduction of a modern glazed frontage is considerate in size and would not present harm

that would be over and above the existing character of the dwelling. Detailing such as stone corbels, lintels and cills will further tie in the design.

The extensions and alterations therefore respect the existing building context and the character of the original building as set in Policy LP24 of the Kirklees Local Plan.

#### Impact on Residential Amenity

Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be set out, taking into account policy LP24 c), which sets out that proposals should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers. The House Extensions and Alterations Supplementary Policy Document goes into further detail with respect to outlining principles.

Key Design Principle 3, *'extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants and neighbours'*.

Key Design Principle 4, *'extensions and alterations should consider the design and layout of habitable and non-habitable rooms to reduce conflict between neighbouring properties relating to privacy, light and outlook.'*

16-20 Springfield Farm is the only other residential property in the vicinity. This neighbouring house is also slightly forward of the front elevation and its gable end faces onto the ground at the front of the house subject to this application. The main impact of the proposed development would be from the 2-storey porch. However, this element of the proposal projects just 2.0m and would be approximately 9m from the perpendicular gable end. Given these circumstances it is considered that there would be no significant overbearing or overshadowing effect. Furthermore, whilst there would be 2 small windows in the facing side elevation, these would not have a direct relationship to those in the existing gable end of the neighbouring property.

The extensions therefore respect the residential amenity of the neighbouring occupier, complying with LP 24 (c).

#### Impact on Highway Safety

The dwelling is currently not inhabited, once complete it will be a 4 bed property. The dwelling is set within a large curtilage that is associated with the farm group. It has hardstanding to the front and rear, although elements of these areas are integral to the traffic movement of machinery to the farm, there is sufficient space for multiple vehicles to park. The site is isolated down a long single track access road, therefore there will be no impact to highway safety.

## Environmental Matters

### *Biodiversity*

The development is for extensions to an existing farmhouse. The property is not located in an area which is known to include bat habitats.

A cautionary note should be added that if bats are found during the development, then work must cease immediately and the advice of a licensed bat worker sought.

### *Carbon Budget*

The proposal is a small-scale domestic development to an existing dwelling. As such, no special measures were required in terms of the planning application with regards to carbon emissions. However, there are controls in terms of Building Regulations which will need to be adhered to as part of the construction process which will require compliance with national standards.

## **Conclusion**

This application for the erection of extensions at Springfield Farm, has been assessed against relevant policies in the development plan as listed in the policy section of the report, the House Extensions & Alterations Supplementary Planning Document, the National Planning Policy Framework and other material considerations. Given the acceptable design and lack of harm to the Green Belt, the proposed extensions are considered to be acceptable.

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole, constitute the Government's view of what sustainable development means in practice.

As set out above, this application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

**Recommendation**

**Approve**

## Conditions and Reasons

1. The development hereby permitted shall be begun within three years of the date of this permission.

**Reason:** Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

1. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

**Reason:** For the avoidance of doubt as to what is being permitted and to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP24 of the Kirklees Local Plan, and the aims of the National Planning Policy Framework.

2. All new heads, sills, corbels, window and door surrounds shall be constructed of natural stone.

**Reason:** In the interests of protecting the visual amenity of the area, in accordance with the requirements of Policy LP24 of the Kirklees Local Plan, Chapters 12 NPPF.

## Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location Plan	LP	-	04/03/2024
Existing grouped plans and elevations	1786-01	-	04/03/2024
Proposed grouped plans and elevations	1786-02	RevA	04/03/2024

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority has, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. No amendments were sought.

