

RUSHBY TOWN PLANNING

CONVERSION OF EXISTING BARN AND PROPOSED EXTENSIONS AT GRANBY FARM, WOODBOTTOM ROAD, NETHERTON

Green belt issues

There are two green belt matters as part of the scheme - the re-use of an existing building (the barn) for residential purposes and the extension of a building (the farmhouse).



The reuse of existing buildings in the Green Belt is classed as a form of development that is appropriate in

principle under para 155 (d) of the National Planning Policy Framework and Kirklees Local Plan policy LP60 (a), as long as the buildings are of permanent and substantial construction and a scheme can be achieved without substantial demolition and rebuild. A structural survey has been submitted to support the application which demonstrates that the buildings are permanent and substantial and capable of conversion.

The report concludes that -

"In their current condition the barn and outbuildings are freestanding, standalone structures and they require no major structural intervention to ensure their long term stability or conversion into habitable properties".

The conclusion continues -

"The barn and outbuildings are in a sound and stable structural condition, they are watertight, and in our opinion, they can be deemed to be of a substantial and permanent construction suitable and capable for their proposed conversion into habitable properties".

As such, the scheme is held to comply with para 155 (d) of the NPPF and policy LP60 (a) of the Local Plan.

Policy LP60 goes on to consider potential impacts of the resultant scheme in terms of the introduction of any incongruous domestic or urban characteristics into the landscape. In this respect the

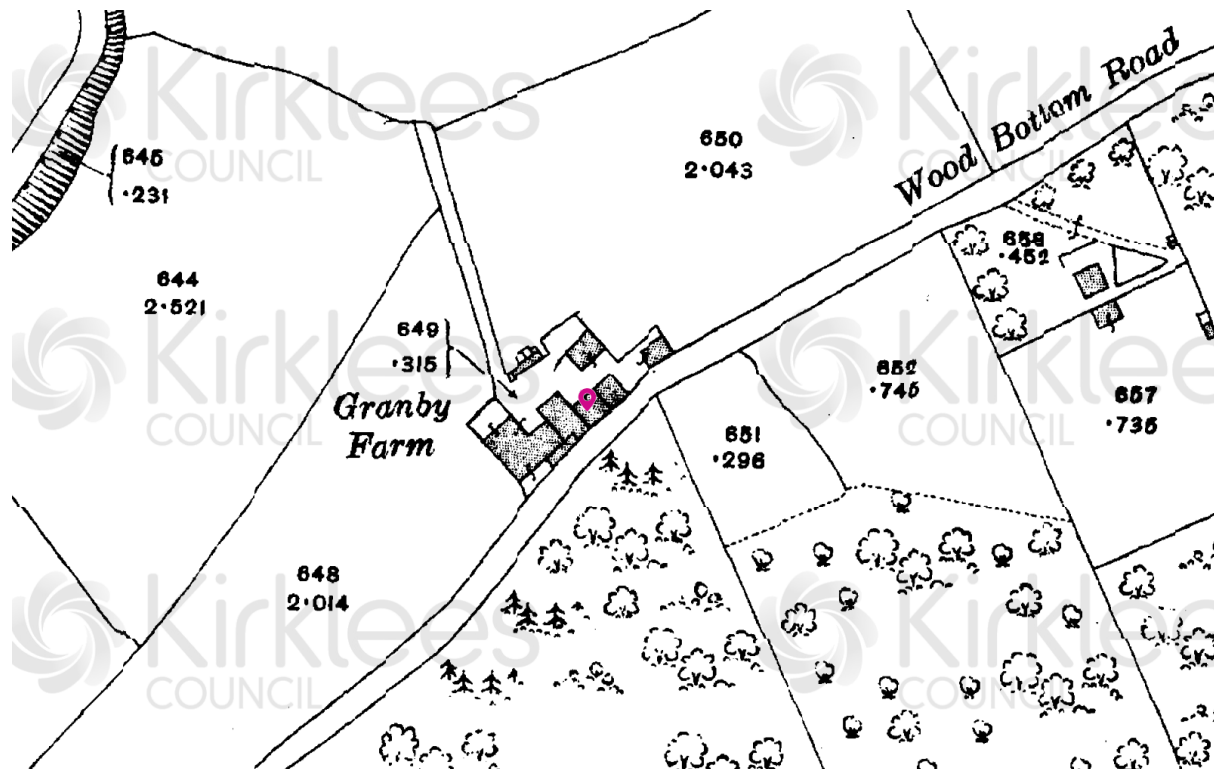
amount of built form within the site will be significantly reduced by virtue of the demolition of some existing buildings and some of the curtilage works using existing hardstanding, tracks, and demolished buildings. The amount of external work and domestic paraphernalia proposed to create residential curtilages has been set at a level to only to meet the needs of future occupiers.

As such, the scheme is held to comply with policy LP60 (b) of the Local Plan.

Policy LP60 also goes on to consider design and materials and requires that these are of a high quality and appropriate to their setting. In this regard, the design of the proposed conversion is held to be of a very high quality. The scheme for the conversion of the existing barn has been sympathetically designed to complement the appearance of the existing building, utilising wherever practicable existing openings. New openings have been added in a sympathetic manner to ensure they are appropriate to achieve a sustainable and efficient scheme while balancing the integrity of the existing buildings appearance.

As such, the scheme is held to comply with policy LP60 (c) of the Local Plan.

Turning to the issue of proposed extensions to the existing farmhouse, it is believed that all previous extensions to the original building pre-date 1947 and so, for the purposes of para 154 (c) of the NPPF and policy LP57 (a) and (d) of the Local Plan, the building "as is" represents the "original building" for the purposes of assessing whether or not proposed extensions are "disproportionate". In this respect, the proposed scheme only increases the volume of the original building by 32%, which is not considered to represent a disproportionate increase in the size of the original building.



The 1933 Ordnance Survey identifies that the existing dwelling buildings were inexistence.

As such, the scheme is held to comply with para 154 9c) of the NPPF and policy LP57 (a) of the Local Plan.

The additions and materials proposed for the extensions are of a sympathetic design using traditional materials. The glazed openings are of a shape and style that move away from an urban or domestic style and feed into the agricultural context of the proposal.

As such, the scheme is held to comply with policy LP57 (d) of the Local Plan.

To conclude, the overall proposed scheme is considered to comply with all relevant green belt national and local planning policies.