

PLANNING SUPPORT STATEMENT



OUTLINE APPLICATION
FOR ONE DWELLING
HILL HOUSE, HILL
HOLMFIRTH
HD9 3BN



Bradbury PM Limited
Planning, Development and Project Management Consultants

North East Office:
The Forge, North Charlton. Chathill, Northumberland NE67 5HP
Tel: 07788 233 584

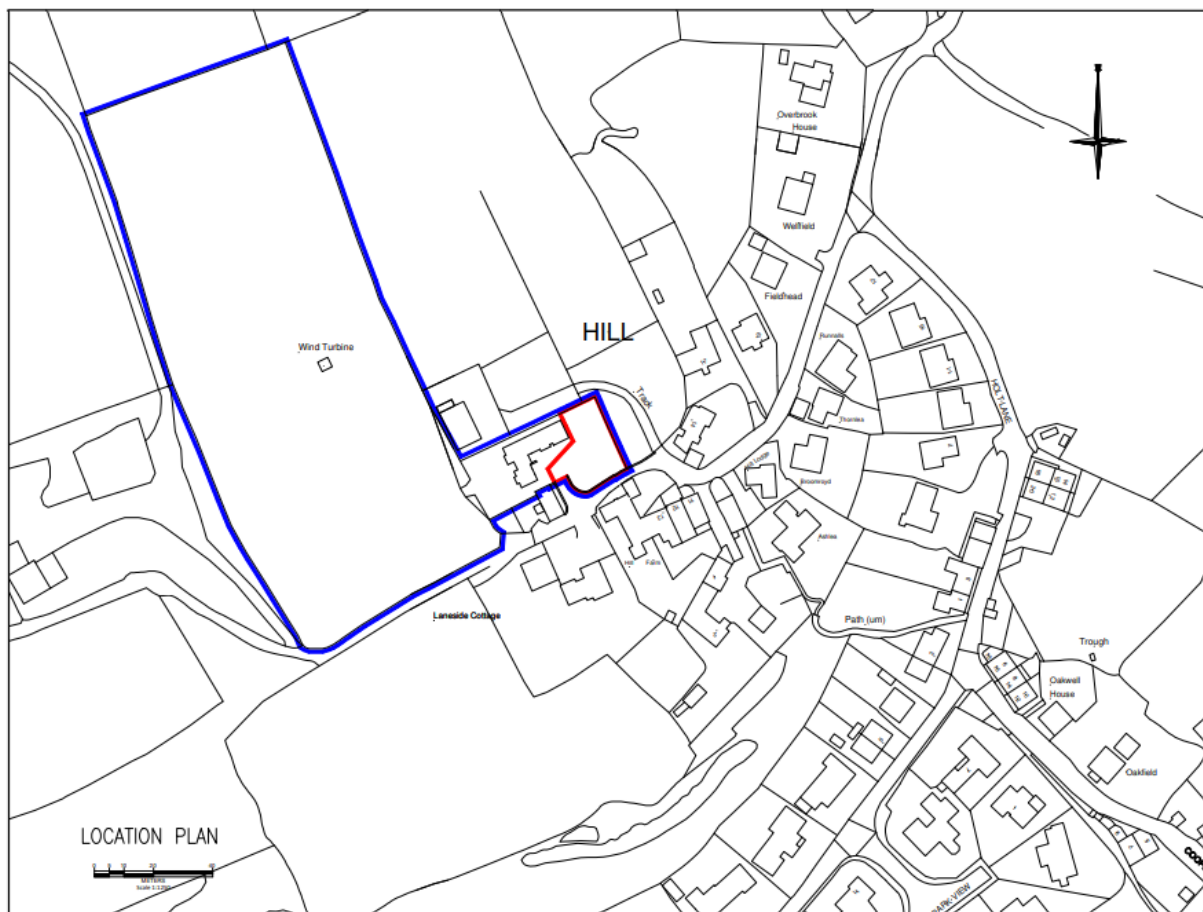
Yorkshire Office:
2 Unity Hall Court, Haigh Moor Road, West Ardsley, Wakefield WF3 1ED
Tel: 0113 2525825

24th May 2024

PLANNING SUPPORT STATEMENT

Dated: 24th May 2024

Applicant:	Mr R Butler & Mrs S Butler
Proposed Development:	Outline application for one dwelling
Site Address	Hill House, Hill, Holmfirth, HD9 3BN



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1. INTRODUCTION

- 1.1 This Statement has been prepared and submitted in support of our planning application.
- 1.2 It must be read in conjunction with our submitted drawings and any other documents submitted for approval as part of our application.
- 1.3 Any illustrations within this document do not take precedence over the formal application scheme drawings and are intended primarily to illustrate points made in the text.

2 PROPOSAL

- 2.1 Outline Planning is sought for:

- 1 Detached Dwelling
- Means of Access
- Siting

(All other matter to be reserved)

3 SITE DESCRIPTION & BACKGROUND

- 3.1 Hill House is a large detached house on a generous garden plot. It lies in an established residential area of traditional houses lying in an elevated position approximately 0.4km from the centre of Holmfirth and within the development limits of the settlement. The site is Accessed from a public highway called 'Hill'. The plot extends to 490 sqm.



FIGURE 1: AERIAL PHOTO OF SITE LOCATION AND ITS CONTEXT (COURTESY OF GOOGLE EARTH PRO)

- 3.2 It is proposed to build a smaller house of a similar design within the curtilage of the existing dwelling. The existing house is a large family home which has been occupied by the current owners since it was built in 2000. The owners are retired and wish to downsize into a smaller, more manageable property. Building next to their existing house means they can remain in the area in a new home that suits their current and future needs. The existing house will be sold on completion of the new one.
- 3.3 It is proposed to build east of the existing house facing Hill Lane. Access will be shared. The garden to the side of the house is currently surrounded by a high Beech hedge and put to lawn. The beech hedge will remain. There are a number of small trees along the perimeter of the plot, particularly on the eastern boundary. These were planted by the next door neighbour and ever since have been heavily pruned back to prevent any overhanging into the garden. There was a small tree in the centre of the plot, however this has since been carefully removed and replanted it in the garden to the west of Hill House. A small group of self seeded trees which are visible on the aerial image on the northern boundary of the site were removed by the owner in 2023. Land north and east of the plot lies in Green Belt.



FIGURE 2: AERIAL PHOTO OF SITE LOCATION AND ITS CONTEXT (COURTESY OF GOOGLE EARTH PRO)

- 3.4 Permission is sought for outline approval for means of access and siting only, with all other matters reserved.
- 3.5 Site Details

Post Code: HD9 3BN
Grid Reference: SE 1308 8945
Easting: 413894
Northing: 408455

4 PLANNING POLICY CONTEXT

4.1 Kirklees Local Plan

The Kirklees Local Plan was adopted in February 2019 and is the statutory development plan for the district. It is considered the following policies are most relevant:

- LP 1 – Achieving sustainable development
- LP 2 – Place shaping
- LP 7 – Efficient use of land & buildings
- LP21 – Highway safety and access
- LP22 - Parking
- LP24 – Design
- LP26 – Renewable & low carbon energy
- LP 30 - Biodiversity
- LP31 – Strategic green infrastructure
- LP33 - Trees
- LP52 – Protection and improvement of environmental quality

4.2 Holme Valley Neighbourhood Plan

The Holme Valley NPD was adopted in 2021 and forms part of the statutory development plan in the Holme Valley. It is considered the following policies are most relevant:

- Policy 1 – Protecting and enhancing the landscape character of the Holme Valley
- Policy 2 – Protecting and enhancing the built character of the Holme Valley and promoting high quality design
- Policy 6 – Building homes for the future
- Policy 11 – Promoting sustainability
- Policy 12 – Protecting wildlife and securing biodiversity net gain

4.3 National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 2012 and last updated December 2023, together with Circulars, Parliamentary Statements and associated technical guidance. The NPPF constitutes the most relevant guidance for local planning authorities and is a material consideration in determining applications. The following chapters are most relevant:

- Chapter 2: Achieving sustainable development
- Chapter 5: Delivering a sufficient supply of homes
- Chapter 11: Making efficient Use of land
- Chapter 12: Achieving well designed places
- Chapter 15: Conserving and enhancing the natural environment

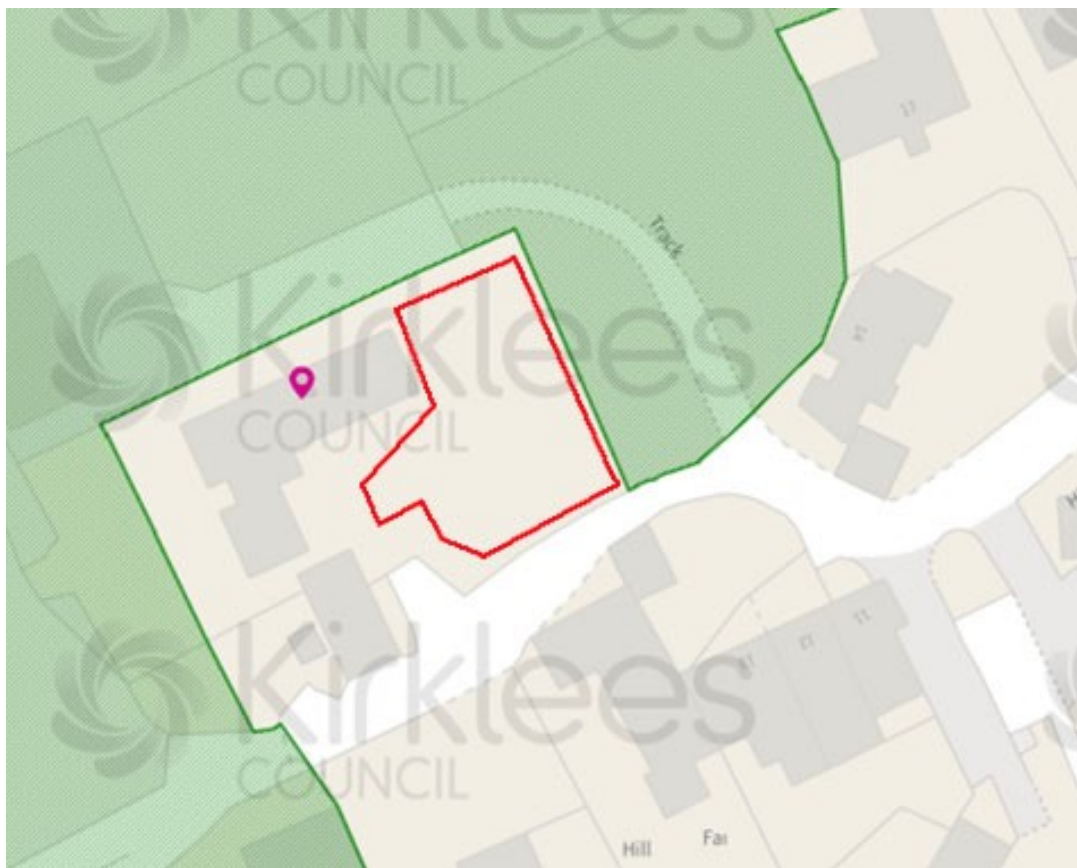
4.4 Supplementary Planning Guidance

- Housebuilders Design Guide SPD (June 2021)
- Highways Design Guide SPD (November 2019)

5 Planning Justification

Principle of Development

- 5.1 The proposed site forms part of the domestic curtilage of Hill House - a residential use. It is proposed to construct a new dwelling within its generous garden plot. The site lies within the development limits of Holmfirth (as can be seen in the Kirklees Development Plan extract below) with Green Belt lying outside the boundaries of the building plot to the north and east.



EXTRACT FROM KIRKLEES LOCAL PLAN SHOWING THE GREEN BELT BOUNDARY

- 5.2 Outline permission is sought for means of access and siting only.
- 5.3 The proposed development will contribute towards the delivery of a mix of new homes for the district. It will meet a local housing need providing a new 'fit for purpose' home for two existing residents. It is considered a single dwelling is the most appropriate density of development for the site and meets the requirements of Policy 6 of the Holme Valley Neighbourhood Plan as well as core policies LP1, LP2 and LP7 of the Kirklees Local Plan.

Highway Safety

- 5.4 Shared access is proposed with Hill House utilising an existing private drive onto Hill Lane.
- 5.5 2 new car parking spaces are proposed for the new dwelling along with one space and a single garage retained for Hill House.
- 5.6 A shared courtyard will provide adequate turning for cars within the plot. Improvements to Hill, widening of the access and a shared turning area were carried out in 2000 as a condition (condition 5) of the original planning approval for Hill House (99/61/92330/W3). This provides passing places along Hill with turning for fire tender and refuse vehicle.
- 5.7 It is considered the existing access is suitable to serve two dwellings and will allow vehicles to access and egress the site safely in accordance with Kirklees Local Plan Policy LP21.

Siting & Layout

- 5.8 The proposed new dwelling is sited at the rear of the plot facing Hill. It follows the building line and mirrors the orientation of Hill House. Neighbouring properties will not be overlooked, nor their amenity adversely affected. Existing boundary features will be retained.

Design & Appearance

- 5.9 This application seeks permission for means and access and siting only. It is considered that the development of the site for a single dwelling is the most appropriate density for the site.
- 5.10 It is anticipated that the new dwelling will be 2-storey at the rear and single storey at the front with accommodation stepping into the roof. The design will be similar to Hill House, and it will be constructed in materials to match existing properties to protect the character of the local area and comply with Policy 1 and Policy 2 of the Holme Valley Neighbourhood Plan.

Amenity

- 5.11 The new dwelling will have a private garden to the front. It will have an open aspect across fields to the rear. The existing beech hedge will be retained to provide enclosure and privacy.

Biodiversity & Green Infrastructure

- 5.12 The proposed site has little ecological value and there are no protected species within the plot. It currently comprises a cultivated garden consisting mainly of a manicured lawn with some garden shrubs and plants. Much of this will remain within the garden of the new house.
- 5.13 The applicant owns land to the north of Hill House which is used for sheep grazing. Over the last 20 years they have carried out many environmental improvements to encourage biodiversity. This entails 650m of new native hedgerow along all field boundaries of their land (in partnership with River Holme Connections) and 100 trees planted in partnership with the Woodland Trust. Other trees including Sessile Oak and Holly have also self-seeded in the fields.

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- 5.14 This planting has greatly contributed to the Green Infrastructure of the area, creating a useful wildlife corridor connecting Binns Wood with the woodland at Mark Bottoms enabling them to function as a single ecosystem rather than two small, isolated pockets. Thus, delivering benefits under Kirklees Local Plan Policy LP31.
- 5.15 As the hedges and trees have matured there has been an explosion in the numbers and varieties of birds on the Hill. These include Meadow Pipit, Eurasian Wren, Long Tailed Tit, Eurasian Blue Tit, Song Thrush, Eurasian Jackdaw, Dunnock, House Sparrow, Eurasian Bullfinch, Goldcrest Robin and Common Chaffinch.
- 5.16 Further improvements are planned over the next 5 years. It is hoped to create an upland pond with funding from Landscape Recovery to further enhance local habitat and biodiversity.

Trees

- 5.17 There was a small, single tree in the middle of the building plot. This has been carefully replanted in the garden to the west of Hill House.
- 5.18 There are 3 trees on the north/ eastern boundaries. These have been heavily pruned back to prevent any overhanging over the boundary. This practice will continue. There is also a small tree in the south-east corner of the site. This will remain in the garden of the new dwelling. All relevant trees can be seen on our existing and proposed block plans (P01).

Mining Risk

- 5.19 The site lies outside the Coal Authority's 'Development Risk Area' and there are no recorded workings in the vicinity of the proposed site. A Mining Risk Assessment is therefore not deemed necessary.

Climate Change & Sustainability

- 5.20 Policies LP26 and LP24 encourage the use of renewable and low carbon energy and the use of sustainable building materials. The proposed new dwelling will incorporate high levels of insulation and air tightness to maximise energy efficiency. Heating will utilise air-source heat pumps combined with a small amount of roof mounted solar. The applicant previously installed a small wind turbine on land to the north of Hill House in 2008. We will explore the possibility of this turbine supplying the new property as well as Hill House, or possibly the erection of a second turbine when permitted development rights for micro-wind are further relaxed (as expected) in the near future.
- 5.21 Sustainable building materials will be used as far as is practically possible for the construction of the new dwelling. These will be sourced from local manufacturers and suppliers to minimise transportation and delivery to site and reduce its carbon footprint.

Community Involvement

- 5.22 The applicant has consulted will local residents in advance of submitting a formal planning application. This was done through Hill Support Group. This is a resident group for the local area brought together during lockdown. It organises various community events and communicates through WhatsApp. The proposal has received very favourable and encouraging responses from neighbours.

6 Conclusion

- 6.1 This application is outline for means of access and siting only. The proposed dwelling lies within the curtilage of Hill House and within the development limits of Holmfirth. The density of development is the most appropriate for the site. It will help contribute towards the delivery of new homes for the district. The principle of development is therefore acceptable.
- 6.2 Access will be via an existing private drive shared with Hill House. This access was improved in 2000 to provide improved turning facilities and a passing place on Hill. It provides a safe and suitable access onto Hill and is suitable for 2 dwellings.
- 6.3 Although matters of scale, design and appearance are subject to reserved matters it is envisaged the new dwelling will be similar in design to Hill House and be constructed in matching materials. The proposal development satisfies other relevant environmental policies of both Kirklees Local Plan and Holme Valley Neighbourhood Plan and is considered to be an acceptable high-quality development for the neighbourhood of Hill.