

SUPPLEMENTARY PLANNING DOCUMENT SUPPORTING STATEMENT/JUSTIFICATION

location	26, Greenhill Bank Road, New Mill, Holmfirth, HD9 1ER
application	Erection of One and Two Storey Side Extension and Alterations
client/applicant	Mr & Mrs S Wood
job number	24/1003
date	June 2024 Rev A 02-07-2024

Ltd

PAUL MATTHEWS ARCHITECTURAL

ARCHITECTURE | PLANNING | DESIGN

Malkin Farm
Brow Lane
Holmfirth
HD9 2RJ
07946872499

paul@paulmatthewsarchitectural.co.uk

www.paulmatthewsarchitectural.co.uk

Company Registration Number: 09898149 - Company Registered in England and Wales

INTRODUCTION

This statement forms part of the planning application for the proposed side extension to 26, Greenhill Bank Road, New Mill, Holmfirth, HD9 1ER.

The SPDs (supplementary planning documents) provide additional guidance to support the implementation of policies in the Local Plan which was adopted on 27 February 2019.

The Kirklees House Extension and Alterations SPD was formally adopted on 29 June 2021. It was prepared to help householders, developers and agents. It includes guidance on designing extensions or alterations (householder development) to existing residential properties and also includes conservatories and outbuildings, such as garages/home offices. It provides detailed guidance on the standard of development that will help achieve a well-designed house extension or alteration required by the council.

The SPD operates on the principle '*Comply or justify*'. The Local Planning Authority expects proposals for house extensions and alterations to comply with the guidance and key design principles set out in the document. It is confirmed proposals which comply with the SPD are more likely to progress through the planning process quickly and successfully. Proposals which depart from the guidance set out within the SPD will need to provide a full justification. The Local Planning Authority has confirmed flexibility where innovative and contemporary designs which enhance the appearance and character of an area are proposed.

This application proposes to provide appropriate accommodation for the family for the future.

CURRENT PROPERTY

26, Greenhill Bank Road, New Mill, will become Mr & Mrs Woods' family home when renovation of the existing property is completed.

The property is a three-bedroom detached property with all bedrooms on the first floor.

Greenhill Bank features a mixture of properties including bungalows and two & three storey properties with varying styles/designs featuring many differing materials.

Many of these other properties have undergone alterations/extensions with significant Green Belt construction.

The village of New Mill/Scholes has good public transport links and an array of local amenities that provide all the necessary services within the village (shop/post office, hairdressers, club, pub, bowling green, garden centres, cafes, primary school, nursery, etc, etc).

The property has an extant planning approval for extensions and alterations to the property, these we contest, are not as sympathetic to the openness of the Green Belt, subservient to the existing property and detract more with regards to the visual amenity. This revised application, we consider is a better design, has clear subserviency and has less impact on the visual amenity. The previous extant approval included a large extension to the principle/front elevation along with significant raising of the roof to the existing rear cat slide roof area.

The previous planning approval - [2022/62/92713/W](#)

Please note we have no objection to a s106 or a unilateral undertaking to confirm that the extant planning approval will not be implemented subject to the support/approval of this revised scheme.

PROPOSALS

Address

26 Greenhill Bank Road,
New Mill,
Holmfirth,
HD9 1ER

Constraints

- This property is not in a conservation area
- This property is not a listed building
- This property has not had its 'permitted development' rights removed

There are no local constraints on this property

The dwelling still has permitted development rights, it is not a listed building and not within a conservation area.

The use of the subject property will not change.

The location of the proposed extension is on land adjoining the subject property and all forming part of the registered title. The land is not agricultural land but also not considered by the LPA to be domestic curtilage following previous planning applications.

It's important to note the applicants purchased the property with an old/historic garden shed on the land, in the location of the proposed side extension. This shed will be removed as part of the proposals. This application includes for the change of use of this land to domestic.

The applicants wish to create a greater internal layout and provide extra room for their growing family and allow for space for working at home. As the home is currently undergoing thermal upgrades internally, the available space within rooms has been significantly reduced to allow for the new insulation which also creates the requirement of expanding the footprint of the dwelling. If this application is not supported, it is considered the extant approval will be implemented.

This extant approval, we consider as a fallback position.

The property remains a three bedroomed property with its primary use/function as a private dwelling.

This document aims to address the underlying concern of the impact on The Green Belt and its openness.

We contend subserviency has been demonstrated on the submitted plans, specifically the volume calculations.

The 'openness' and the affects that the proposal have on the 'openness' should be viewed in context and not in isolation.

If weight is to be given specifically to the visual impact of the additional volume in connection with the approach and principal elevation, the proposal is designed to appear as 'tucked away' from the principal front elevation and will not be visible from the South West elevation and in the most part, the front elevation where the dwelling is subjected to the highest amounts of neighbouring properties and the public thus ensuring minimal impact on the openness of the Green Belt. This is especially important when in consideration with the current approved planning permission on the dwelling, we contend that the new proposals offer a significant improvement to the visual amenity and impact on the openness as opposed to what could be constructed currently.

Its also worth noting that the design doesn't incorporate any external doors that could lead to erosion/encroachment into the adjacent Green Belt paddock.

The domestic timber garden shed, located to the side of the property, in the area of the proposed extension would be removed.

The proposed extension ensures the visual effects of this have been minimised by lowering the ridge and a larger set back from the principal elevation than required by KMC SPD. This also ensures minimal visual impact of the openness of the Green Belt.

The KMC SPD States (Two storey and first floor side extensions):

"Two-storey and first floor side extensions should:

ideally be visually smaller in relation to the original house;

be set back at least 500mm from the front of the original house to provide a vertical break from the roof plane and for the lowering of the ridgeline from the original house;

have a roof design that follows the form of the existing roof; and retain a gap of at least 1 metre to boundary walls to avoid a terracing effect and to retain rear access to gardens."

The proposal will appear very much subservient and smaller to the host dwelling from each elevation and approach as the extension is to be set back 1000mm from the principal elevation which is double the length given by KMC SPD. Ensuring subserviency is paramount throughout the design.

The pitched roof, gable and fenestration also meets KMC SPD which follows the form of the host dwelling and achieves a lowered ridgeline.

The proposals in essence replace the area currently taken by the garden shed to the side of the property. The encroachment into this paddock/greenbelt is minimal when considering the whole planning unit (red and blue lined areas). The property will still maintain a substantial front garden along with parking and turning, all within the existing established domestic curtilage.

We contend the impact and encroachment into the Green Belt, in relation to visual amenity is very small and should be acceptable.

Further to this, as the property is detached and has significant development in the surrounding area, we believe this small projection should be justified as the proposals do not impact the neighbouring

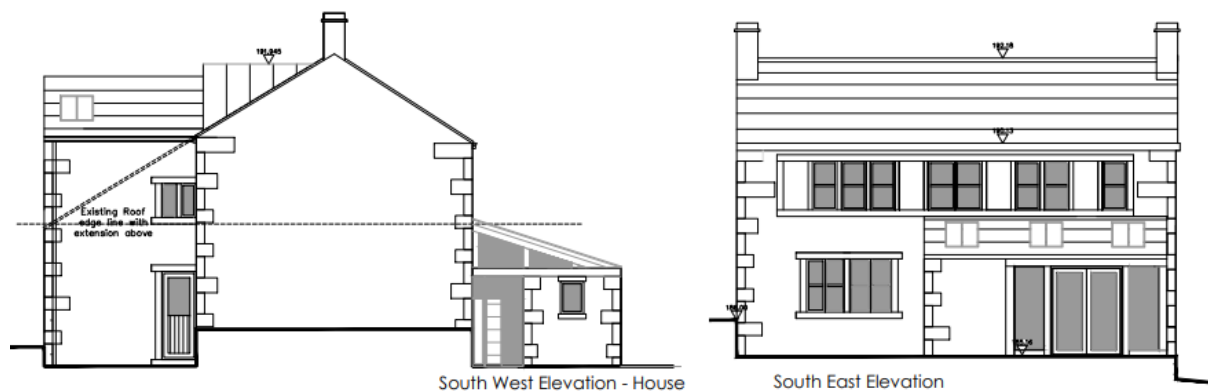
property and only create a small visual difference to the street scene which is significantly set back from public view and roadside.

The established shrubbery and hedging which lines the South-Eastern boundary along Greenhill Bank also acts as a visual screen. It is intended this landscaping will be fully retained.

The new proposals, we contest, are significantly less prominent than the current planning approval (2022/62/92713/W) especially when considering the impact on openness and visual amenity.



The above picture shows a representation of the visual impact of the proposed extension upon approach of the principal elevation. As the proposal is set back 1000mm from the front elevation, the visual impact on amenity and Green Belt openness of the extension is significantly reduced when considered against the proposals of the current approval (image below).



It should also be noted that no roof extension or gabled dormer forms part of these new proposals, this further strengthens the reduction of visual impact on the openness of the Green Belt. The

proposals remain minimally prominent from distant and elevated views due to the topography and the established/mature roadside shrubbery and hedgerow. This presents minimum visual impact to the site and from public viewpoints.

The existing volume of the dwelling equates to 344.44m³ and the proposals bring a volume increase of 113.57m³ which is a 32% increase in volume, this is seen in the most part by KMC as an acceptable increase within the Green Belt.

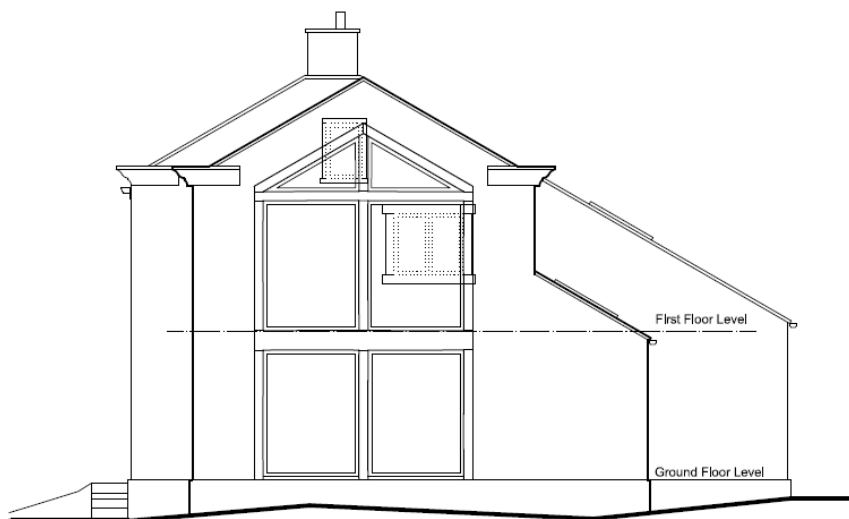
Subserviency and visual amenity and impact on openness have been discussed pre-application with Kirklees Planning (Mr K Walton) prior to this submission. Mr Walton agreed that the proposed extension could be deemed subservient to the host/original property. Mr Walton also confirmed he considered the encroachment into the greenbelt as “*marginal*” and potentially acceptable.

Access to the garden does not change as part of the proposals.

The scale of the existing house is respected, the proposals clearly remain subservient to the host dwelling with a dropped ridge level of circa 200mm.

The materials are to match the existing property.

Due to the lowered ridge levels and the existing site topography in relation to the neighbouring properties, overshadowing or loss of privacy will not be present, nor will any negative visual impact.



North East Elevation

(side)

Paragraph 154 of the NPPF states that :-

Paragraph 154: 'A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building

The side gabled design of this property is in keeping with the immediate locality and surrounding properties, and the proposals aim to follow the guidance within both the NPPF and KMC SPD. The proposals appear significantly smaller in mass than the existing dwelling.

Kirklees Local Plan paragraph 19.12 states that:-

“Development in the Green Belt should be appropriate to its setting and should wherever possible reflect vernacular building styles and materials, with sensitive boundary and surface treatments”

Further to this, policy LP57 of the local plan states:

“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.”

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 remains dominant as part of the proposals with a front elevation set back off 1000mm rather than the 500mm set out in KMC SPD and a lower ridgeline. These points also lower the visual impact on the openness of the Green Belt. This is also reiterated within LP24, the importance of subserviency.

We contend the proposal prevents a greater impact on the openness of greenbelt in relation to outdoor areas given the design specifically does not include any external doors that provide direct external access into the adjacent paddock. The remaining paddock to the North East of the proposed extension will remain clear and undeveloped.

In percentage terms the paddock is 2324m². The proposed extension, with no associated external area, is 32.5m² (7.46 x 4.35m). The proposed extension takes up less than circa 1.4% of the overall paddock area.

Spatially, there is significant remaining green space/open land leading away from the proposed extension to the entirety of the North East. Due to the scale of the surrounding green space, the falling topography, backdrop of raising land to the South West and the orientation of the neighbouring properties, we contend it cannot be seen that the proposals have a negative impact on the Green Belt visually nor will the proposal impact the neighbouring property at number 34, the 45-degree sight lines from habitable spaces and the domestic curtilage do not encroach on the proposed extension.

PROPOSED EXTENSION (Appearance)

The following materials are proposed:

Walls – Natural Stone, to match existing.

Roof - Slate, to match existing.

Rainwater Goods - Upvc guttering & downpipes, to match existing

Windows - Upvc windows (to match existing) Oak framed glazed areas (similar to those approved on the extant planning approval)

Glazing. All windows to have double glazed units, to match existing

MEANS OF ACCESS

There is no proposed change to the means of access to the property. The design specifically includes no external doors to prevent encroaching into the retained open greenbelt area.

LAYOUT

The proposed extensions are to the side of the property and enhance the overall internal layout providing required and beneficial spaces to the family, partly in response to internal space lost upon thermal insulation upgrading.

SCALE

The proposed rear extension is set back from the principal elevation significantly more than the required 500mm guidance set out in the KMC SPD which will ensure the host building remains the dominant aspect and subservient appearance of the proposed.

CHANGE OF USE

As noted on page 2 of this statement the location of the proposed extension is on land adjoining the subject property and all forming part of the registered title.

The land is not in agricultural use and hasn't been for a long number of years but also not considered to be domestic curtilage, by the LPA, following previous/recent planning applications.

It's important to note the applicants purchased the dwelling and associated land complete with an old/historic garden shed on the land, this shed is in the in the location of the proposed side extension. The shed will be removed as part of the proposals.

This application includes for the change of use of this land to domestic curtilage to enable this proposed extension to be built.

The Kirklees SPD (Supplementary Planning Document) for Extensions & Alterations states;

"2.11 One of the purposes of the Green Belt is to safeguard the countryside from encroachment. Any application for the extension of a building in the Green Belt must therefore have regard to its Green Belt setting so care should be taken to ensure that the design is sympathetic to countryside character, both on the building itself and in the treatment of any outside space. It should not introduce or proliferate the use of unsympathetic discordant or incongruous domestic or urban features such as porches, balconies or dormer windows. Suburban boundary treatments, such as close boarded fences, should also be avoided and hard surfaced areas should be kept to a minimum.

2.12 When considering any application, substantial weight will be given to any harm to the Green Belt and applications may be refused if it is considered that the development would result in the encroachment of urban character into a countryside setting.”

We contend that the proposals, including the change of use of this small area of land does not negatively affect the openness of greenbelt. It is directly adjoining the dwelling and has minimal projection into the open greenbelt. The design ensures no door openings are formed on the side elevation to ensure the protection of erosion/encroachment into the greenbelt.

The harm to the greenbelt setting we contend is negligible.

Policy LP58 of the Kirklees local plan covers garden extensions. This is not a garden extension into the greenbelt it is to allow a modest extension to be built on the side of the host property.

LP58 states;

Policy LP58

Garden extensions

Proposals to change the use of land in the Green Belt to a domestic garden will not normally be permitted. Where it can be shown that very special circumstances exist that would warrant allowing the proposal, consideration will need to be given to the following;

- a. the degree, location and orientation of the enclosure, which should cause least harm to the openness of the Green Belt; and that
- b. the means of enclosure is appropriate to its setting and is of a high quality of materials and design.

Permitted development rights for structures such as garages, sheds, greenhouses or other ancillary or incidental buildings or structures may be removed if it is considered that they would subsequently result in an unacceptable intrusion of urban character into their Green Belt setting.

The policy justification states;

Policy justification

19.28 The change of use of land in the Green Belt is always inappropriate and will not be acceptable unless very special circumstances exist that outweigh the harm to the Green Belt by reason of inappropriateness. As one of the principal purposes of the Green Belt is to maintain openness it follows that the enclosure of land inside a garden will have a detrimental impact and is therefore harmful to the purposes of including land within the Green Belt. Where it can be demonstrated that there are very special circumstances that

would warrant allowing such a change the harm so caused should be kept to a minimum in all cases. Proposals should therefore have regard to whether the garden could result in a degree of infilling or rounding off, and be so designed as to cause least intrusion into any open countryside.

We contend that this proposal in comparison to the extant approval, which we are willing to enter into a unilateral undertaking to not build, has less impact on the greenbelt setting when considered as a whole. The set back and lower roofline will create a much less prominent extension when comparing to the extant front/principle elevation extension.

NPPF Paragraph 11 and Policy LP1 of the Kirklees Local Plan outline a presumption in favour of sustainable development. Paragraph 8 of the NPPF identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation.

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that “good design should be at the core of all proposals in the district”.

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

The NPPF identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The NPPF also identifies five purposes of the Green Belt, the most relevant in this case being to assist in safeguarding the countryside from encroachment. Paragraph 154 of the NPPF states that inappropriate development should not be approved except in very special circumstances. Exceptions to this are;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

Policy LP57 supports national Policy within the NPPF by emphasising in LP57a that extensions will normally be acceptable where: “... 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”. It is important to note the host property has not had any previous extensions.

In this instance, we contend that the proposed extension is adjunct to the host building and clearly subservient. Therefore not a disproportionate addition.

Visual Amenity:

The proposed extension is modest when assessed against the host/original property. It does not represent an overdevelopment of the site. The design and materials of natural stone walling, stone slate roof and oak frame are natural materials and prevalent in the locality, this we contend should be considered acceptable.

The proposal does increase the amount of built form on land which already has the properties garden shed sited on it however considering the wider locality we contend the proposal does not present an urbanising impact on the overall site/immediate locality and therefore is not harmful to the openness which is a defining characteristic of the Green Belt.

The amount of land to be changed to domestic garden has a total area of is 32.5m² (7.46 x 4.35m) and directly adjoins the host property. As such, given the above, it is considered that the change of use aspect causes the least harm possible to the openness of the Green Belt and that the degree of land to be changed in use is kept to a minimum.

It should also be noted that the proposals do not include the erection of any boundary treatments or openings into the adjoining land. This purpose design omission of any boundary treatment or side openings further encourages a retained sense of openness.

In accordance with Paragraph 154 of the NPPF consideration must be given as to whether the application has any very special circumstances which clearly outweigh the harm to the Green Belt.

In this case, the extant permission for the previously approved extension (2022/62/92713/W) we contend can be considered to constitute a fall-back position which requires consideration. More specifically, the proposals forming part of this extant approval include for a first floor extension to the rear along with the extensions to the front/principle elevation. In massing terms they are larger and more prominent when viewed from public areas. They also have a larger area than this revised proposed extension. It is highly likely that the extant 2022 permission will be implemented if planning permission for this application is not granted.

As such, we contend the LPA could consider this revised proposal to have a lesser impact upon the Green Belt, when taking into account the extant permission. The extant permission is a factor considered to weigh heavily in favour of the revised proposal.

To prevent both schemes being implemented we are willing to enter into a unilateral undertaking to not implement the 2022 approval. We therefore consider this to amount to very special circumstances for the revised proposal.

Notwithstanding the above, in line with the extant planning permission we have no objection to Permitted Development rights being removed for the property. This would be in the interests of preserving the openness and character of the Green Belt, when comparing the proposed dwelling to that of the original property, in accordance with Policy LP57 of the Kirklees Local Plan and policies within Chapter 13 of the NPPF.

Considering the location of the proposed extension already has a longstanding garden shed, which presents a degree of permanence, and suggests a domestic use of the land historically, prior to the applicants purchasing the property.

This garden shed we contend, suggests a domestic use of the land in nature.

Given the particulars of the application and the fall-back position, we consider that there are very special circumstances present, which outweigh any perceived harm of the proposed development in the Green Belt. Therefore, on balance, with the inclusion of the appropriate conditions, the principle of the development in the Green Belt should be considered acceptable.

Impact on Visual Amenity

Policies LP1, LP2 and LP24 of the Kirklees Local Plan are all relevant, as these policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development within the area and is visually attractive. With reference to extensions, it is advised within LP24(c) that these "are subservient to the original building and are in keeping with the existing building in terms of scale, materials and details and minimise the impact on residential amenity of future and neighbouring occupiers".

These aims are also reinforced within Chapter 12 of the NPPF (Achieving well designed and beautiful places) where paragraph 131 provides an overarching consideration of design stating that “the creation of high-quality buildings and places are fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.

With regard to the House Extensions and Alterations SPD, Key Design Principles 1 and 2 are relevant which state:

Principle 1 – that “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.”

Principle 2 – that “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.

Paragraph 5.3 (side extensions) goes on to state;

5.15 Side extensions should be located and designed to minimise the impact on the local character of the area. The design should reflect the design of the original building in terms of roof style, pitch materials and detailing.

5.16 Side extensions should maintain the quality of the environment for neighbours by:

- Ensuring reasonable levels of natural light to the habitable rooms in neighbouring properties; and
- Positioning windows to minimise or avoid any potential overlook into neighbouring gardens.

In this case the revised application we contend has less impact on other nearby dwellings than that of the extant approval.

The proposals ensure a reasonable private amenity space appropriate to the potential number of occupants of the house and follow a general principle that no more than 50% of garden space should be lost.

From a design perspective, the proposed extension is similar in appearance to the host property and design of the approved/extant scheme. Natural materials of natural stone, stone slate and oak should be deemed acceptable, as they would allow for a natural finish which would harmonise with the dwelling, without unduly impacting upon the wider landscape.

In terms of openings, the windows are proposed within the principle front elevation and side elevation, avoiding windows to the rear that could give rise for privacy/overlooking issues. No door openings have been incorporated to protect and preserve the greenbelt.

With regard to the change of use of land to domestic, we consider that the removal of the garden shed brings an improvement from a visual amenity perspective, the shed is dilapidated and unsightly. We consider that replacing this shed with the proposed extension, using natural and in keeping material will provide a positive benefit.

In summary, we consider that the proposal would have an acceptable impact on the amenity of the site and wider area, to accord with Policies LP24 and LP57 of the Kirklees Local Plan, Principles 1 and 2 of the Council’s adopted House Extensions and Alterations SPD and policies within Chapters 12 and 13 of the NPPF.

Impact on Residential Amenity

Section B and C of LP24 states that alterations to existing buildings should: "...maintain appropriate distances between buildings' and '...minimise impact on residential amenity of future and neighbouring occupiers."

Further to this, Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

Principle 3 of the Kirklees Householder Extensions and Alterations SPD sets out that extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants and neighbours. In addition, Principle 4 notes that 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.

Furthermore, Principle 5 states that extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property and recommends that a horizontal 45 degree line from a neighbouring habitable room window is not breached. Principle 6 states extensions and alterations should not unduly reduce the outlook from a neighbouring property.

In this instance, given the location of the proposed extension and the principle of changing the use of land, we contend that there would be no material overbearing, overshadowing or overlooking impacts upon the residential amenity of any third party. It is therefore considered that the proposed development complies with the aforementioned policies and guidance and is acceptable in this regard.

CONCLUSION

We trust the above is deemed acceptable justification to enable the Local Planning Authority to support this planning application.

Should any further information be required please don't hesitate to contact us. It would be appreciated if you could contact Paul Matthews Architectural Ltd prior to drafting up your recommendation for determination.