



Planning Statement

DETACHED OUTBUILDING

STONEWELL HOUSE, PARK HEAD LANE, HOLMFIRTH, HD9 2LB

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1.0 INTRODUCTION

This statement has been prepared to support the submission of an application for full planning permission for a detached single storey outbuilding at Stonewell House.

The proposed outbuilding is of modest scale in relation to the host dwelling and would be sited discretely within the existing defined residential curtilage. The outbuilding would provide a pool room that would be incidental to the enjoyment of the host dwelling.

The proposed outbuilding would respect and reflect the character of the host dwelling, would cause no harm to visual or residential amenity and would give rise to no other negative impacts. As such, the proposal is fully compliant with all adopted policy and design guidance.

It is anticipated that the Local Planning Authority (LPA) will adopt a progressive approach to this sustainable scheme.

2.0 THE SITE

The application site is a substantial detached dwelling house with associated external areas that lies to the west of Park Head Lane in Holmfirth:



Stonewell House lies in a cluster of dwellings of varying age, scale and appearance. The site was previously part of the garden of Oaklands, prior to construction of the new dwelling in the mid 2000s.

The dwelling has accommodation over three floors and was previously in use as commercial holiday accommodation. Approval was granted in 2023 for a change of use to a permanent residential dwelling.

As part of the 2023 approval, planning permission was also granted for a single storey extension and balcony. This has not yet been constructed, but is indicated on the proposed plans for clarity and completeness.

The site is set within the hillside that rises from south to north. As such, the property is at a higher level than the neighbouring dwellings to the west and south.

3.0 THE PROPOSAL

Planning permission is sought for a detached outbuilding.

Full details can be found in the accompanying plans. The key elements of the proposal are as follows:

- The outbuilding is to be sited to the south of the host dwelling, within the well-defined residential curtilage.
- The outbuilding has a simple and low-profile form that would sit subserviently and discretely alongside the host dwelling.
- The low-profile nature of the outbuilding would ensure no adverse impacts on any neighbouring property.
- The outbuilding would provide a pool room for the enjoyment of residents of the host dwelling.

4.0 PLANNING HISTORY

The planning history for the site comprises of:

2007/93308 Erection of 1 no. detached dwelling. Application approved October 2007.

Condition 9 of this approval removed permitted development rights for extensions and outbuildings.

2023/62/91728/W Material change of use from commercial letting to dwellinghouse and erection of single storey rear extension with balcony and external alterations. Application approved November 2023.

5.0 ALLOCATION AND POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the Development Plan consists of The Kirklees Local Plan and the Holme Valley Neighbourhood Development Plan.

Material considerations exist in the form of national policy and guidance contained within the National Planning Policy Framework (NPPF) as updated in July 2021 and the suite of documents comprising National Planning Practice Guidance (NPPG).

Allocations

The site is unallocated under the provision of the development plan.

National

The NPPF is reflective of the guidance contained within the NPPG. The following sections of the revised NPPF are considered of direct relevance to the current proposal:

- Section 2 - Achieving sustainable development
- Section 4 - Decision-making
- Section 5 – Delivering a sufficient supply of homes
- Section 12 - Achieving well-designed and beautiful places
- Section 15 – Conserving and enhancing the natural environment

The overarching message of the NPPF is that LPAs should adopt a positive and pro-active approach to planning proposals, particularly those that result in sustainable development. LPAs should not place unnecessary burdens on developers and should look to support appropriate schemes such as this.

Kirklees Local Plan

- LP 1– Achieving sustainable development.
- LP 2 – Place shaping
- LP 21 – Highways safety
- LP 22 - Parking
- LP 24 – Design
- LP 30 - Biodiversity and geodiversity
- LP 51 – Protection and Improvement of Local Air Quality

Holme Valley Neighbourhood Plan

- Policy 1 – Protecting and Enhancing the Landscape Character of Holme Valley
- Policy 2 – Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design

Supplementary Planning Documents

- Highways Design Guide SPD
- House Extensions and Alterations SPD

6.0 ASSESSMENT

Principle of Development

The site is unallocated under the provisions on the Local Plan. The site is in residential use, in a residential area of the Holmfirth settlement. The development proposal is for a domestic outbuilding that would be used fully in conjunction with the established residential use of the site. Policies LP1 and LP2 are supportive of sustainable development. The proposed outbuilding is fully acceptable in principle, and raises no conflict with the adopted spatial strategy.

Design and Landscape

Policy LP24 sets out the importance of good design. In respect of householder developments, it sets out an expectation that *“extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;”*

The House Extensions and Alterations SPD is also directly relevant to the consideration of a domestic outbuilding.

Key Principle 1 of the SPD 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 Principle 2 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 detail.”

With specific regard to outbuildings, paragraphs 5.29 and 5.30 state:

“Outbuildings, such as garden offices, detached garages and granny annexes, can have as much of an impact on the appearance of the building as any other extension. Wherever possible these should reflect the style, shape and architectural features of the existing house and not be detrimental to the space around the building.

Outbuildings should normally:

- be subservient in footprint and scale to the original building and its garden taking into account other extensions and existing outbuildings;*
- be set back behind the building line of the original building so that they do not impact on the street scene; and*
- preserve 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.”*

The proposed outbuilding follows a very similar design ethos to the extension to the southern end of the host dwelling that was approved under application 2023/62/91728/W. A low-profile flat roof design is employed, with the same pattern of solid wall and glazing to the external elevations.

The approved extension is very subservient to the host dwelling due to its relatively low height and the step down in land levels. The proposed outbuilding steps down again from the approved extension, clearly reinforcing the subservient nature of both the approved extension and the proposed outbuilding to the host dwelling.

The proposed outbuilding sits discretely to the side of the host dwelling, and does not project any further to the west than the front elevation of the host dwelling. Its position and scale would ensure no adverse visual impact on the street scene.

The host dwelling is set in a generous sized plot. Even when taken together with the approved extension, well over 50% of the existing garden space would be retained. The

main garden space to the west of the host dwelling is unaffected by the proposed development.

The outbuilding is therefore of an appropriate design that has already been deemed acceptable by the LPA in the recent approval of the extension. Furthermore, the proposal achieves the SPD requirements for a subservient scale, no adverse impact on the street scene and preservation of decent garden space.

In respect of wider landscape character impacts, the application site is within Landscape Character Area 4, the River Holme Settled Valley Floor. The identified key characteristics of the area is framed views from the settled valley floor to the upper valley sides and views across to opposing valley slopes and beyond towards the Peak District National Park. Identified key characteristics of the built environment are terraced cottages, narrow streets within small tight knit settlements.

The small scale and discrete siting of the outbuilding would ensure no adverse impact on the identified key characteristics of the landscape character area.

Overall, the proposed outbuilding would have no adverse visual impact and fully accords with policy LP24 of the Local Plan, the Key Principles and recommendations within the SPD, policies 1 and 2 of the Neighbourhood Plan and Section 12 of the NPPF.

Amenity

Policy LP24 of the Local Plan, Policy 1 of the Neighbourhood Plan and the Key Principles of the SPD require that developments do not have an adverse impact on residential amenity.

The proposed outbuilding is set in from the eastern and western site boundaries. The southern site boundary is defined by a wall and mature landscape planting. Taking into account the position of the outbuilding within the site, the changes in levels around the site and the low height of the proposed outbuilding, the development would not have any adverse impact on the amenity of residents of any neighbouring property by way of overbearing or oppressive impacts, and would not result in any harmful overshadowing.

The windows to the proposed outbuilding would be limited only to the east facing elevation, and the outlook from this would be directly onto the garden of the host dwelling and not towards any neighbouring property.

The proposed outbuilding would form a pool room for the enjoyment of the occupiers of the host dwelling. This would enhance the amenity levels of the host dwelling, without harming the amenity of any neighbouring residents.

The proposal fully complies with policy LP24 of the Local Plan, the Key Principles and recommendations within the SPD, policies 1 and 2 of the Neighbourhood Plan and Section 12 of the NPPF in respect of amenity considerations.

Highways

The proposed development does not necessitate any alterations to the existing access arrangement and would not result in any intensification of traffic movements to and from the site. As such, there are no issues in respect of highways safety and efficiency and the proposal fully accords with policy LP22.

Trees and Ecology

The proposed outbuilding does not affect the roof structures of any existing buildings and does not necessitate the removal of any trees. As such, there would be no impact on bats or other protected species or any impact on tree and biodiversity assets. The proposal accords with policy LP30 and section 15 of the NPPF.

Climate change mitigation and adaption

In respect of the recently approved extension, the delegated report noted that *“Due to the limited nature of the development proposed, it is not considered that specific mitigation measures are required to facilitate this development.”* The same comments are applicable to the current proposal.

7.0 CONCLUSION

The proposed outbuilding is fully policy compliant for the reasons set out above.

The Applicant is willing to discuss any issues that may arise during the consideration of the proposal with the LPA.