

Planning, Design and Access Statement

*Sycamore Lodge
41 Broad Lane,
Upperthong,
Holmfirth,
HD9 3XE*

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1.0 Introduction

This planning, design and access statement has been prepared by Milaro Estates Limited to support the planning application for the erection of a single-storey granny annexe, for ancillary residential use associated with the dwelling at: -

Sycamore Lodge

No.41,

Broad Lane,

Upperthong,

Holmfirth, H

HD9 3XE.

The purpose of the proposed annexe is to accommodate the applicant's parents. Due to advancing age and distance between family residences, the proposed annexe necessitates the close care and support of their family.

Other supporting documents submitted as part of this application will include:

- Location Plan
- Existing Block Plan
- Proposed Site Plan
- Proposed Elevations
- Proposed Floor Plan



2.0 Proposal

This application seeks approval for the erection of a single-story granny annexe within the curtilage of an established Class C3 dwellinghouse.

The purpose of the annexe is to serve as an ancillary space to the main dwelling, fostering strong functional connections between the two. The occupants will regularly engage in activities within the main dwelling, including preparing and consuming meals, relaxing, socialising with family, and utilising existing household facilities.

It is important to note that the proposed annexe will not have any separate or independent:

- Address
- Post box
- Utility metres
- Services (such as internet, phone line, and television)
- Parking area
- Garden area or curtilage
- Access

In summary, this proposal is for an ancillary granny annexe situated within the existing residential curtilage of a Class C3 residential dwellinghouse. The use of the annexe is heavily reliant on the host dwelling. It is important to note that this proposal does not constitute a separate, standalone dwelling and it could not operate as such, given the site constraints and reliance on the host dwelling.

The points mentioned above carry notable significance considering the *Uttlesford v SoS (Environment & White)* landmark case. In that case, the Inspector acknowledged that the annexe, while equipped with all the facilities for day-to-day domestic life, had the potential to function as a separate dwelling.

However, the Inspector emphasised that the capability for independent use did not necessarily imply that it had been used as such. Notable factors in this determination included the lack of separate utility meters, a distinct postal address, and a dedicated telephone line. Additionally, the Inspector highlighted the absence of any separate curtilage or distinct access arrangements as relevant considerations in assessing the independent nature of the annexe



3.0 Site Context

3.1 Application Site

The application site is situated along Broad Lane in Upperthong, Holmfirth, within the administrative boundaries of Kirklees Council. The primary residence is three-storey detached dwelling, featuring a brick, render and timber clad facade, and pitched tiled roof. The site benefits from ample private amenity space to the south of the site and off-road parking to the front of the dwelling.

The plot is bordered by dwellings to the north, east, south and west. The curtilage is clearly defined by a stone wall, timber fencing and vegetation, serving as an effective screen to minimise any potential impact on neighbouring amenity.

The garden comprises a rear conservatory and adjoining balcony. To the south of the garden sits a redundant glass greenhouse, which will form the base of the proposed granny annexe.

The site has recently been granted planning permission for a two-storey rear extension under application no. 2024/62/91920/W. It is proposed that the granny annexe will mimic the aethesis and materials of the proposed rear extension.

The surrounding area is primarily residential and rural outlooks; it is therefore not out of character to find ancillary buildings in gardens.



3.2 Site Designations

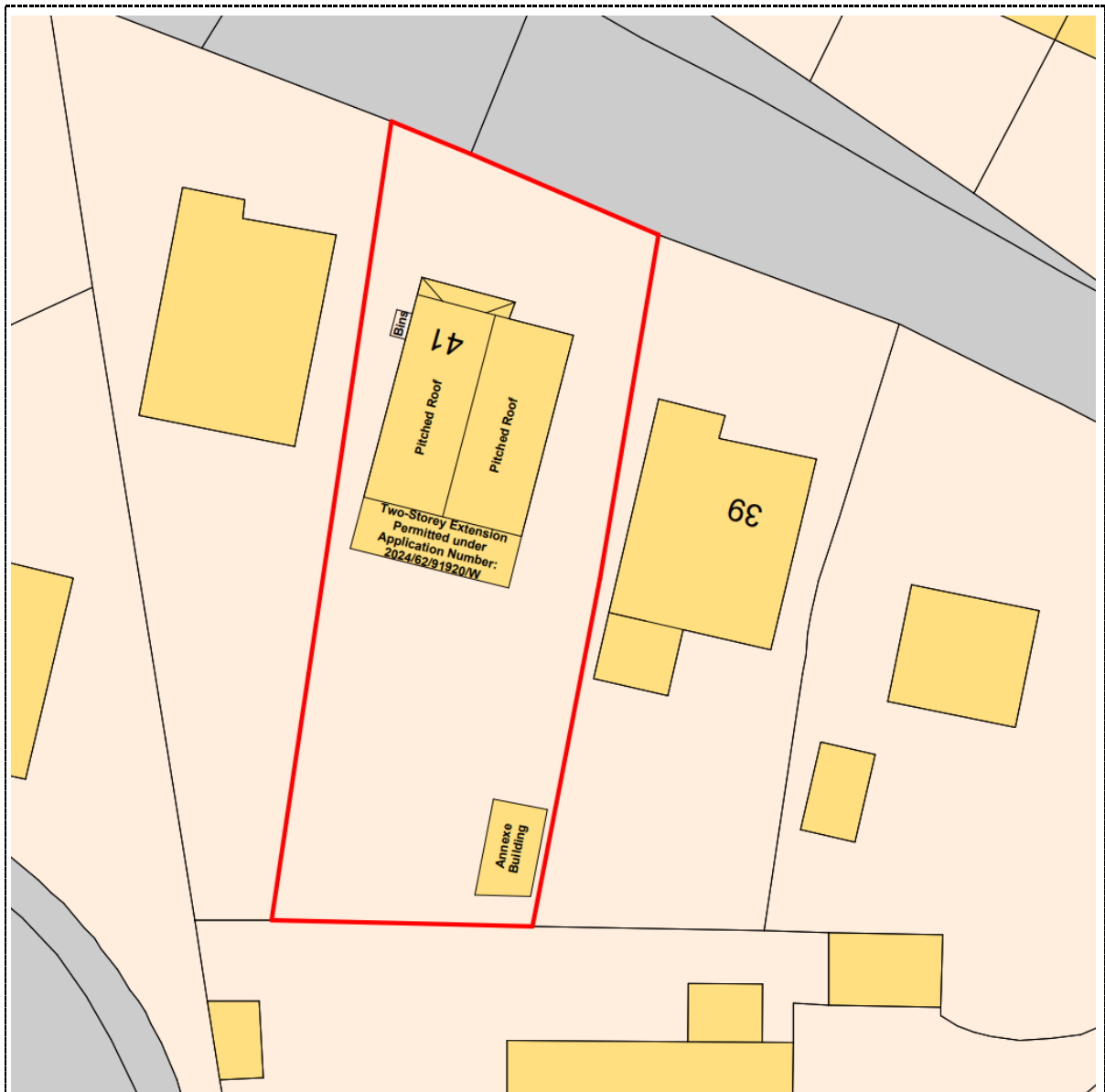


Figure 1- Site Boundary with approximate locality

4.0 Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions must be made in accordance the Local Development Plan unless material considerations suggest otherwise.

The relevant policies for assessing this proposal are outlined in the adopted Kirklees Local Plan (2019), the National Planning Policy Framework (NPPF) (2023), the Holme Valley Neighbourhood Development Plan (2021), and any relevant Supplementary Planning Documents/Guidance (SPDs/SPGs). Compliance with these policies has formed a fundamental part of the development of this planning application.

4.1 Kirklees Local Plan

- Policy LP 1 – Achieving sustainable development
- Policy LP 2 – Place shaping
- Policy LP 24 – Design
- Policy LP 57 – The extension, alteration, or replacement of existing buildings

4.2 Supplementary Planning Documents

- House Extensions and Alterations SPD
- Housebuilders Design Guide SPD

4.3 National Planning Policy Framework

- Paragraph 8 – Achieving sustainable development
- Paragraph 11 – Presumption in favour of sustainable development
- Paragraph 38 – Approaching decision making in a positive and creative way
- Paragraph 63 – Meeting housing needs for older people
- Paragraph 96 – Achieving healthy, inclusive and safe places and beautiful buildings
- Paragraph 97 – Providing the social, recreational and cultural facilities and services the community needs
- Paragraph 123 – Making effective use of land
- Paragraph 131 – Creating high quality, beautiful and sustainable buildings and places



5.0 Planning Assessment

5.1 Principle of Development

Personal Need

This proposal seeks to erect a granny annexe to serve as ancillary accommodation for the applicant's family. The erection of the granny annexe is motivated by the family's desire to have the peace of mind that comes with proximity, enabling them to provide ongoing support now and in the future. The annexe is essential to fulfil the family support needs of the applicant's parents, and the family is committed to addressing day-to-day requirements such as cooking, socialising, laundry, errands, appointments, and overall support without relying on state care.

This proposal aligns with the current central government stance that promotes and supports multigenerational living. This approach not only alleviates stress on state-funded care but also contributes towards sustainable development, a concept endorsed at the local level.

Regarding its relationship with the main dwelling, although the annexe won't be physically attached, it will have a clear dependence on the main dwelling for essential services. The chosen location, replacing an existing greenhouse, is therefore considered optimal. The evident functional connections between the main house and the annexe, along with the site layout, clearly indicate that independent use would be challenging and undesirable.

Future Use

The applicant would be happy to agree to an appropriate condition to restrict the use of the annexe solely for ancillary purposes. Whilst the National Planning Practice Guidance published on 6th March 2014 and Circular 11/95 was cancelled, Appendix A of the Circular is currently retained. Therefore, such a condition continues to be promoted by the Government.

Quoting the circular, it emphasises that if there are valid planning reasons why the creation of an additional dwelling would be unacceptable, it is appropriate to impose a planning condition ensuring that the building permitted is used solely as accommodation ancillary to the main dwelling house.

The applicant is willing to accept the following condition, derived from model condition 47 from Circular 11/95:

"The proposed building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling."

If the LPA deems a condition insufficient to control use, the applicant is also amenable to agreeing to a Section 106, ensuring that the annexe is never separated from the main dwelling.

Considering the above, we believe that the principle of having an ancillary annexe, with further assessment on amenity, design, and visual impact, should be deemed acceptable.



5.2 Layout and Siting

Local planning policy emphasises the importance of new developments being appropriately located and providing a high standard of design that aligns with the character of the nearby area. In adherence to these principles, the proposed annexe will be sited in the southern part of the garden. Careful consideration has been given to its placement, ensuring that the development does not adversely affect neighbouring land uses, while preserving its ancillary connection with the main dwelling.

The proposed annexe would have no greater impact on the surrounding area than any permitted residential paraphernalia. In essence, the annexe is designed to seamlessly integrate into the garden and the broader context, visually harmonising with the established pattern of nearby built developments. This approach ensures that the proposal aligns with local planning policies and contributes positively to the overall character of the area.

5.3 Scale and Amount

The size of the proposed annexe has been well considered to offer comfortable accommodation while minimising its impact on the surroundings and landscape. Careful attention has been given to ensuring that its dimensions reflect the characteristics of a traditional ancillary residential outbuilding. The single-storey design is specifically chosen to present a subordinate appearance in terms of mass and scale when compared to the host dwelling and neighbouring properties.

Given the size of the host plot, the proposed annexe does not appear out of place when viewed in conjunction with the overall context. It is our contention that the proposal's impact on the surrounding area would be no greater than that of a permitted outbuilding under Class E of The Town and Country Planning GPDO 2015. It is a strong material consideration that reducing the height would potentially allow the applicant to construct the physical structure under Class E Permitted Development Rights.

5.4 Access

Access to the proposed annexe will utilise the existing arrangement, with no provision for independent access. This means there will be no requirement for a separate highway access or any alterations to the existing access point.

5.5 Appearance

Considerable attention has been dedicated to the design and materials of the granny annexe to ensure that it remains subordinate to the main dwelling and reflects the local character and host dwelling.

The proposed materials for the construction are as follows:

Roof Construction

Flat green roof with growing flora, surrounded by low-level roof parapet capping



External Cladding

Timber aesthetic planks to match the two-storey rear extension permitted under planning application no. 2024/62/91920/W.



Fenestration

Double-glazed aluminium folding doors. Colour and profile to match existing host dwelling.



The above precedent imagery of finished property's which depict the tone and materiality that will be mimicked at 41, Broad Lane, Holmfirth. The choice of materials aligns with the character of the area and host dwelling, whilst seamlessly integrating into the garden context with natural materials and roof-level planting. This selection aims to ensure that the granny annexe complements the overall aesthetic of the locality while maintaining a subordinate relationship with the main dwelling.

6.0 Sustainability

The National Planning Policy Framework (NPPF) (Section 2 Para 7) states that *‘the purpose of the planning system is to contribute to the achievement of sustainable development.’*

The NPPF dictates that the environmental objectives of planning policy are “to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

6.1 Materials

The materials that are used to construct the annexe are sustainably sourced or are used due to their environmentally friendly qualities.

Timber Usage

The majority of the timber used in the construction of the annexe is FSC grade certificate wood. FSC controlled wood is defined as: virgin wood or wood fibre which has been verified as having a low probability of including wood from any of the following categories:

1. Illegally harvested wood.
2. Wood harvested in violation of traditional and civil rights.
3. Wood harvested in forests in which high conservation values are threatened by management activities.
4. Wood harvested in forests being converted from natural and semi natural forest to plantations or non- forest use.
5. Wood from forests in which genetically modified trees are planted.

Forest management certification is awarded to forest managers or owners whose management practices meet the requirements of the FSC Principles and Criteria and the applicable FSC national forest stewardship standard.

OSB

OSB3 is an engineered, load-bearing wood-based panel product used to create the wall panels, free of knots and voids, and suitable for structural use in humid situations.

FSC certified OSB3 is a safe and sound choice for the construction industry and is used extensively in timber frame housing and for flooring, wall sheathing, roofing. OSB3 is sourced from locally managed forests that are independently certified to Forest Stewardship Council (FSC) criteria. Logs used to manufacture OSB3 are a natural byproduct of the thinning process that takes place in managed woodlands to help it thrive. Only the smaller trees are selected to make OSB3, leaving the larger, stronger trees to grow on for years and provide suitable raw material for the saw milling industry.

Plywood

Plywood is derived from trees, or wood, as we can imply from its name. It's simply wood that's attached with formaldehyde adhesive to form a strong building material. Plywood is also



made from thin veneers of wood, making use of offcuts and disregarded pieces of wood which results in a greater uptake of the raw material resulting in less waste. This also can mean that it consumes relatively less wood than other construction materials such as solid hardwoods.

Wood is generally a sustainable material thanks to timber trees' carbon sequestration potential. The use of natural-based adhesives containing fewer toxic chemicals causes less harm to the environment.

Plywood's unique cross-layered structure is engineered to increase the strength of the material. Pound for pound, plywood is stronger than steel in static bending strength. While some natural woods are not very strong or durable, the plywood version can last longer. There are plywood samples that last more than a century.

Though plywood is not biodegradable, it can be recycled and keeps its role as carbon storage. The more durable the plywood, the longer it stores carbon.

Electric Heating and Waste

Electric heating is environmentally friendly because it does not create emissions and leaves the inside and surrounding outdoor air clear. Electric heating does not produce dangerous carbon monoxide and leaves no build-up of debris like other heating sources. Government figures released in 2018 show that electric heating is better for the environment than gas. This revelation is due to investments in renewable energy, plus a reduced reliance on coal-fired power stations. Another big influence is a rethink on how carbon emissions for new houses are measured.

Lighting

All LED used throughout the annexe is A+ rated and ninety percent energy saving vs Halogen with 25,000 Hr life.

Aluminium Doors

Aluminium is one of the most environmentally friendly metals. Aluminium is often referred to as a green metal due to the fact it is recyclable. Aluminium doors are highly durable which means they do not swell, peel, flake, crack or warp. Aluminium is a corrosion-resistant material, which means it will not rust, making them ideal for environments susceptible to the external elements.

Aluminium doors can easily deal with rain, harsh sunlight, dangerous UV rays, strong winds, and snowfall. Aluminium doors will be an exceptional return on an investment due to their moisture resistance. Due to the inherent durability and natural resistance to corrosion, aluminium doors require zero maintenance. Occupiers won't have to spend time, energy and money maintaining their aluminium doors. Because aluminium doors are so durable, with a little maintenance they can last a lifetime.

Aluminium doors are fabricated to be ultra-energy efficient with possible u-values as low as 0.68W/m²k. The use of thermal break technology in contemporary door designs, houses will maintain better retain heat. This will help improve the sustainability of a home as less central heating is required to warm the space. This will improve the eco credentials of a home as well as minimise surging energy bills.

Green Roof

Sustainable roofing is a conscious decision to support environmental preservation. Traditional roofing materials, like asphalt shingles, have long been criticised for their environmental impact due to their short lifespan, energy inefficiency, and contribution to landfill waste. In contrast, eco-friendly roofing options, are often designed to last longer, reduce energy consumption, and utilize recycled or natural materials that have minimal impact on the environment.

The design proposal includes the use of a green roof, which involves the installation of a layer of vegetation on top of a waterproof membrane, creating a living roof that provides numerous environmental benefits. These roofs help to reduce urban heat islands, improve air quality, actively promote fauna and flora diversity and provide insulation that reduces energy consumption.

Green roofs also absorb rainwater, reducing stormwater runoff and the strain on local drainage systems.

6.2 Economic

This objective seeks to build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure.

The proposal provides an affordable unit of ancillary accommodation for the applicant's family members. Multigenerational living also has great financial savings because households share common resources, such as food, childcare, eldercare, heat, electricity, transportation, and mortgage/rent, thereby reducing the cost of living relative to individual or single-family living arrangement.

The proposal also uses brownfield land and in most case gardens that are underutilised, therefore, this makes efficient use of land within residential areas.

7.0 Material Considerations

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should align with the local development plan unless material considerations indicate otherwise. In the case of the proposed granny annexe, several material considerations are deemed significant in the decision-making process.

7.1 Planning Precedents

Whilst we note that all planning applications should be judged on their individual merit, it is important to consider the successful approvals of applications in the same local area as the application site, or those of a comparable nature, by the Local Planning Authority (LPA). This approach ensures fairness and consistency in the decision-making process. As such, it is worthwhile noting that the below applications were all granted planning permission by the LPA.

Application No.	Application Description	Application Address
2023/62/91733/W	<i>Erection of detached building to create dwelling forming annex accommodation</i>	<i>Mulberry House, 8, Hungerford Road, Edgerton, Huddersfield, HD3 3AL</i>
The above annexe was approved in 2023 and featured a lounge area, office space, and kitchen.		
2022/62/92757/W	<i>Erection of building to create dwelling forming annex accommodation</i>	<i>Laithe House, 5, Laithe Court, Holmbridge, Holmfirth, HD9 2HU</i>
The above annexe was approved in 2022 and featured a bedroom, kitchen, living area, dining room, shower room, and snug.		
2022/62/92490/E	<i>Demolition of existing garage and erection of detached dwelling forming annex</i>	<i>4, West View, Norwood Grove, Birkenshaw, BD11 2HN</i>
The above annexe was approved in 2022 and featured a bedroom, living area, water closet, and ample amounts of open living space.		
2022/62/92276/E	<i>Erection of outbuilding to create dwelling forming annex accommodation</i>	<i>1, Lincoln Grove, Roberttown, Liversedge, WF15 7NE</i>
The above annexe was approved in 2022 and featured a bedroom, bathroom, kitchenette, and large living space.		
2022/62/91631/W	<i>Erection of detached building to create dwelling forming annex accommodation</i>	<i>27, Rawthorpe Lane, Dalton, Huddersfield, HD5 9NT</i>
The above annexe was approved in 2022 and featured ample space to accommodate assisted living, including a living area, kitchen, and an accessible water closet.		



2022/62/91110/E	<i>Erection of detached building to create dwelling forming annex accommodation</i>	<i>50, Upper Batley Lane, Batley, WF17 0NQ</i>
The above annexe was approved in 2022 and featured a bedroom, living room, kitchen/diner, and a bathroom.		

The approval of the above applications sets the precedent regarding the LPA's position regarding the use of detached annexes for ancillary residential use to their respective host dwelling. These demonstrate that the LPA considers detached, self-contained annexes to be acceptable in principle, provided there is a clear functional relationship between the annexe and the main dwelling.

8.0 Conclusion

This document has demonstrated that the intended applicant's proposals align with both national and local planning policies, particularly regarding amenity, design, and visual impact.

The proposal seeks to erect an ancillary granny annexe to enable the family to stay together, while facilitating the provision of essential support and family bonds. The proposed siting of the annexe is to the south of the site, at the lowest formation level in order to maintain a good level of private amenity with neighbouring properties. The design of the annexe is simple and is intended to blend into the garden setting, which is also characterised by the choice of natural material finishes for the annexe's construction.

Additionally, the proposal is a sustainable form of development which is heavily promoted within planning policy and guidance.

