

Green Belt Statement for 83 Meltham Road HD4 7BQ

This statement accompanies the planning application for the proposed dwelling at 83 Meltham Road HD4 7BQ. The site lies within the designated Green Belt area, and this statement demonstrates how the proposal aligns with Green Belt policies and objectives as set out in the National Planning Policy Framework (NPPF) and local development plans.

Purpose of Green Belt

- The primary aims of the Green Belt are to:
- Prevent urban sprawl by maintaining the openness of designated areas.
- Protect the countryside from encroachment.
- Preserve the setting and special character of historic towns.
- Assist in urban regeneration by encouraging the recycling of derelict and other urban land.

Proposal Summary

The proposed development comprises the construction of a replacement dwelling, specifically a two-storey, three-bedroom house at Meltham Road. The design and positioning of the dwelling have been carefully considered to minimize impact on the openness and character of the Green Belt. It remains within the existing curtilage of the site and respects the footprint of the current structure.

Demolition and Replacement

The existing structure on the site is in a poor state of repair and has become structurally unsound due to significant subsidence. The subsidence has been monitored over the last five years, with findings confirming that the foundation is failing and can no longer support the structure. As a result, the existing dwelling is becoming uninhabitable and will require demolition regardless of redevelopment plans.

The proposed development involves replacing this deteriorating structure with a well-designed, high-quality dwelling that enhances both the functional and aesthetic value of the site. The new home will be built using sustainable materials, improving the overall environmental quality of the area and aligning with the broader objectives of the Green Belt.

Compliance with Kirklees Green Belt Policies

The proposal adheres to Green Belt policies in the following ways:

Preserving Openness: The replacement dwelling maintains the established footprint and does not introduce a disproportionate increase in built volume. Its design respects the openness of the Green Belt and harmonizes with the surrounding landscape.

Encouraging Urban Regeneration: The existing dwelling is structurally unsound and visually unappealing. The proposal replaces an eyesore with a well-designed, sustainable home that contributes positively to the area.

Sustainability: The new dwelling incorporates sustainable building practices and materials, including energy-efficient systems such as solar integration, water-saving features, and provisions for renewable energy sources.

Exceptional Circumstances: The severe structural instability of the existing dwelling necessitates its demolition and replacement. This constitutes an exceptional circumstance that justifies the proposed development within the Green Belt.

Compliance with Chapter 13 of the NPPF

The proposal aligns with Chapter 13 of the NPPF, which emphasizes the protection of Green Belt land while allowing for appropriate development. Specifically:

Replacement of an Existing Dwelling: Paragraph 149 of the NPPF permits the replacement of a building within the Green Belt, provided the new dwelling is not materially larger than the one it replaces. The proposed dwelling adheres to this requirement by maintaining the scale and massing of the previous structure.

Enhancing the Area's Character: The existing dwelling is of poor construction, lacking architectural merit. The new dwelling will use high-quality materials, such as buff bricks with stone heads and cills, enhancing the aesthetic value of the area and contributing positively to the street scene.

Previous Planning Approvals: A planning permission was granted in 2016 for an extension, and the proposed dwelling remains within the boundaries approved under that permission. This demonstrates that the scale and siting of the proposal are in keeping with previous assessments of acceptable development.

No Impact on Openness: The replacement dwelling is designed to maintain the openness of the Green Belt, avoiding disproportionate increases in footprint or volume.

Impact Assessment

A comprehensive assessment has been conducted to evaluate the impact of the proposed development on the Green Belt. The key findings are:

Visual Impact: The design ensures that the new dwelling integrates harmoniously with the existing built environment. Landscaping and planting schemes will enhance the surrounding area and provide additional screening where necessary.
Traffic and Access: The proposal maintains existing access routes and does not introduce significant increases in traffic or congestion.

Structural Necessity: The existing building is subject to serious subsidence and will ultimately require demolition. The proposal addresses this unavoidable issue while ensuring a high-quality, sustainable replacement.

Conclusion

The proposed replacement dwelling at 83 Meltham Road HD4 7BQ meets the criteria set out in national and local Green Belt policies. It replaces an existing structure that has become uninhabitable due to subsidence, enhances the character of the area through improved design and materials, and remains within previously approved development boundaries. The proposal represents a sustainable and appropriate development that aligns with the overarching objectives of the Green Belt, ensuring minimal impact while contributing positively to the local environment and community.