

06 November 2024

Kirklees Council
Planning and Development
Huddersfield
HD1 9EL

Dear Recipient,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
FULL PLANNING APPLICATION FOR ERECTION OF SINGLE STORY GARAGE
PLANNING PORTAL REFERENCE PP- 13525590
WOODVILLE NURSERIES, NORTHFIELD LANE, Highburton, HUDDERSFIELD, HD8 0QT**

This application is submitted on behalf of the Applicant Mr B Marsden. The application is for "Erection of single story garage at Woodville Nurseries".

This application is supported by the following plans:

- This supporting covering letter prepared by Zerum
- Plot 1 Garage Proposals (ref. 2244 - 0702 - P02) prepared by Heneghan Architecture
- Permitted Development Garage Opportunities (ref. 2244 - 0704 - P01) prepared by Heneghan Architecture
- Planning application fee of £328.00

Background

The site is located within the administrative boundary of Kirklees Council just north of Highburton Village Centre, approximately 5.6km south east of Huddersfield town centre. Located almost at the head of a cul-de-sac on its north western side.

In terms of the immediate surrounding area, the site sits within a rural setting, bounded by detached dwellings to the east and west, beyond which are open rural fields, in addition to the odd detached dwelling. There is also a group of farm buildings to the south east.

The site does not lie within a conservation area and there are no designated heritage assets situations in close vicinity. In terms of planning policy designations, the site lies within the defined Kirklees Council Green Belt.

Planning History

An Outline Application (ref: 2016/60/92316/E) for the erection of two dwellings on the application site was approved on 21st June 2017. Following this, a Reserved Matters Application (ref: 2018/61/93279/E) pursuant to outline permission 2016/92316 for the erection of two dwellings was approved on the 7th March 2019. This permission was implemented, and Condition 2 (Materials) and Condition 8 (Ecological Design Strategy) have been discharged in relation to planning consent ref: 2018/61/93279/E (ref: 2020/94334; ref: 2019/93101).

A full planning application for the erection of two detached dwellings (ref. 2022/62/92609/E) at the site was approved 10th May 2023. The permission has been implemented and the houses have been built out.

Proposed development

The development will consist of a single-story double garage located to the east of the dwelling in relation to ref. 2022/62/92609/E.

The proposed garage will match existing design, the materials used for the garage will match the dwelling which was approved under ref. 2022/62/92609/E. For clarity they will be walling stone for the walls and blue slate roof tiles.

Please refer to the Plot 1 Garage Proposals (ref. 2244 - 0702 - P02) plan for further detail.

Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the development plan unless material considerations indicate otherwise.

The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019). The Kirklees Local Plan comprises the strategy and policies document, allocations and designations document and associated policies map.

The application site is allocated a Green Belt land on the Kirklees Local Plan Policies Map.

The relevant Policies from the Kirklees Local Plan (2019) are summarised below:

- Policy PLP1 (Presumption in favour of sustainable development) seeks that the Council takes a positive approach that prioritises sustainable development, working pro-actively with applicants jointly to find solutions.
- Policy PLP2 ('Place shaping') outlines that a key role of the local authority is to understand the local needs, ensuring development responses accordingly.
- Policy LP24 ('Design') sets out design considerations and expectations, specifically stating that extensions should be in keeping with the scale, materials and colour of the existing building. Extensions to existing development should also minimize impact on residential amenity of future and neighbouring occupiers. In addition is also requires the risk of crime to be minimised through enhanced security and well-designed security features.

There are also other planning policy documents that are not part of the adopted Development Plan but are material considerations in the determination of this planning application. These include The National Planning Policy Framework ('NPPF') (2023). The following section provides a brief summary of the relevant parts of these documents.

The National Planning Policy Framework (2023)

Paragraph 38 states that Local planning authorities should approach decisions on proposed development in a positive and creative way, with decision-makers at every level required to seek to approve applications for sustainable development where possible.

Paragraph 135 outlines the importance of creating safe places so ensure people quality of life is undermined by the fear of crime.

Section 12 ('Achieving well-designed places') of the NPPF sets out that the creation of high quality, beautiful and sustainable buildings and places is 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.

Planning Assessment

Permitted development

The Site is located within the designated Green Belt, therefore Chapter 13 of the NPPF is relevant which identifies development within the Green Belt as being inappropriate. Paragraph 154 sets out a number of exceptions in which development can be considered appropriate. The proposals are considered to fall under criteria b:

"the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it."

From a review of the Town and Country Planning (General Permitted Development) (England) Order 2015 it is determined that the erection to create a garage fall into Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015. Therefore, the Applicant would be able to carry out works under permitted development rights.

In addition, the proposed garage would be smaller than what is permitted under Class E regulations of the Town and Country Planning (General Permitted Development) (England) Order 2015 ('GPDO'). As such it is considered that the proposals will not cause substantial harm to the Green Belt and in fact consider the host property and wider street scene. Please refer to Permitted Development Garage Opportunities (ref. 2244 - 0704 - P01) plan which sets what garages could be built out under Permitted Development rights.

The proposed garage dimensions 6.3m x 6.3m which are the same dimensions that could be achieved through permitted developments.

Whilst the Applicant's preference would be to achieve planning permission for the proposed design, it is important to note that the proposed extension to create the garages can be achieved under permitted development rights.

Crime prevention

In line with Policy LP24 the garage will play a vital role in safeguarding vehicles and other valuables, such as bicycles, from theft. Providing a double garage at this location will offer the following crime prevention benefits:

- **Protection Against Vehicle Theft:** Vehicles stored in secure garages are less vulnerable to theft or vandalism compared to those parked on open driveways. As highlighted by the National Planning Policy Framework (NPPF) and Kirklees Local Plan, crime prevention is key to improving the quality of life and community cohesion. Having a secure garage would minimize the risk of car crime, which often occurs in less secure, exposed areas.
- **Bicycle Security:** The garage will serve as a secure location for storing bicycles, which are often targeted by thieves. The installation of secure bicycle storage, certified to standards such as Sold Secure Silver, further strengthens crime prevention. This is especially crucial given the high value of many bicycles. Without appropriate storage, the risk of bicycle theft would increase.
- **Minimization of Nuisance and Anti-Social Behaviour:** Parking vehicles in rear or hidden locations has been associated with an increase in nuisance and anti-social behaviour, as well as rear access burglaries. By providing secure in-curtilage parking within the proposed garage, these risks can be significantly mitigated. The garage will offer direct visibility and security measures, reducing the likelihood of crime.

Design

The proposed garage will match existing design of the dwelling. It is considered that the development proposed is acceptable from a visual amenity perspective and would contribute positively to the character and appearance of the area in accordance with Policy LP24 (as modified) of the Local Plan.

The garage will be sufficient distance from neighbouring buildings, ensuring there is no overshadowing. The additional space will not impact on neighbouring occupiers and will ensure there is ample space for prospective occupiers. As such, the proposals are considered to accord with aims of Local Plan Policy PLP24 (as modified) and as such is acceptable.

Green Belt

The double garage has been designed to fit the scale and character of the surrounding area, reducing its visual impact. The materials used will blend with the natural environment, ensuring that the structure does not appear intrusive or out of place.

The location of the garage will be carefully chosen to avoid disrupting the landscape or views. By positioning the garage near existing structures or natural features, the development will have minimal impact on the openness of the greenbelt.

The primary purpose of the garage is to provide essential security for residents' vehicles and bicycles. Given that securing vehicles and property is a key component of crime prevention under national and local policies, the garage serves a functional purpose that justifies its inclusion in the greenbelt. It addresses safety concerns without substantially affecting the landscape.

Summary

This planning application seeks Planning Permission for the erection of single story garage at Woodville Nurseries Northfield Lane, Highburton.

The proposed development is designed to be passive, sympathetic and complimentary to local surrounding area, as well as have limited impact on the Green Belt.

The Applicant has chosen to submit a Full Planning Application to enable the extensions to be built and to allow the Council to have more control of development within a Green Belt setting.

In conclusion, is an essential measure to reduce crime and provide security for residents. The garage will offer secure storage for vehicles and bicycles, significantly lowering the risk of theft and vandalism. Additionally, the impact on the greenbelt's openness will be minimal due to the thoughtful design and strategic placement of the garage. This proposal aligns with national and

This letter should be read in conjunction with the other documents submitted (listed above) with the planning application.

I trust the submitted application is satisfactory and I look forward to acknowledgement of its receipt. Should you wish to discuss the proposals or have any queries please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Milly McDermott', with a horizontal line extending to the right.

Milly McDermott

Zerum Planning Limited