

December 2024

PLANNING
STATEMENT

REPLACEMENT DWELLING AT BARN COTTAGE,
CORN MILL BOTTOM, LONG LANE, SHELLEY,
HUDDERSFIELD, HD8 8JJ.

Ref: 2585

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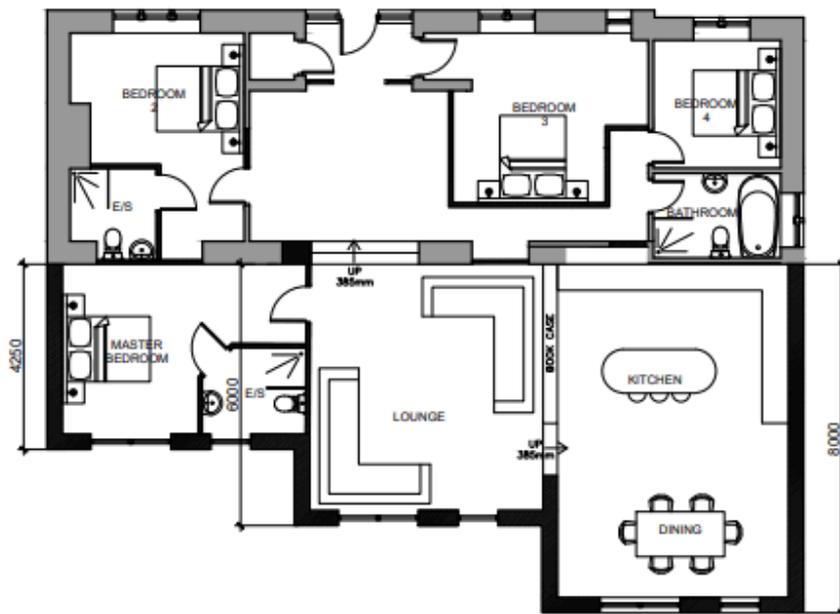
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SECTION 1: INTRODUCTION

- 1.1 This statement has been produced to support a planning application for a replacement dwelling at Barn Cottage, Corn Mill Bottom, Long Lane Shelley.

SECTION 2: BACKGROUND AND SITE DESCRIPTION

- 2.1 The site comprises a detached single storey building that will be replaced with a new detached dwelling. The existing building, which was built in the early 1980's, comprises a 3-bedroom detached bungalow. The building has been neglected over the years and requires significant refurbishment. The layout of the current building does not reflect the setting or maximize the benefits of the garden to the rear.
- 2.2 In January 2023 a Prior Notification Application for a Single Storey rear extension was submitted to the Council. The Council determined that the proposed development is permitted (application Ref: 2023/HHPD/90306/E)
- 2.3 The approved plans comprised a rear extension as shown below:



GROUND FLOOR PLAN

- 2.4 Since the prior notification application was determined the applicant has decided that the extension and refurbishment of the existing building is not cost effective and now seeks planning permission to demolish the existing house and replace it with a new dwelling.

SECTION 3: APPRAISAL

- 3.1 The site is within the Green Belt, where development is considered inappropriate, however paragraph 154 of the National Planning Policy Framework (NPPF) sets out that "*Development in the Green Belt is inappropriate unless one of the following exceptions applies:*

(d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

(g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.

- 3.2 In this instance the prior notification application Ref: 2023/HHPD/90306/E establishes a 'fallback' position that is material to determining this planning application. The existing building is 578m³, the fallback position establishes the building can be extended to create a building of 805m³.
- 3.3 The proposed development comprises a building of 739m³. If the subterranean part of the proposed dwelling is included, the volume would be 786m³. This would mean the proposed dwelling would be smaller than the building it replaces, which means the proposed development accords with paragraph 145 (d) of the NPPF.
- 3.4 Furthermore, the site for the development is regarded as previously developed land and therefore the proposed development would comprise the partial or complete redevelopment of previously developed land. As the proposed development is smaller than the established fallback position, it is clear that the proposed development would not cause substantial harm to the openness of the Green Belt.
- 3.5 It's important to note the recent changes to the NPPF. The corresponding paragraph 154 (g) in the previous version of the NPPF referred to development being permitted if it '*would not have a greater impact on the openness of the Green Belt than the existing development*'. Under the previous version of the NPPF its was broadly accepted that buildings with

the same volume or less than the volume of buildings on the site was acceptable. The changes to the NPPF now suggest that developments with more volume than the previous buildings on site would be acceptable, as long as the harm to the openness of the Green Belt is not **substantial** (my emphasis). In this instance as the volume of the proposed building is less than the fallback position the development clearly causes less than substantial harm to the openness of the Green Belt. We therefore conclude that the proposed development also accords with paragraph 154 (g) of the NPPF.

SECTION 4: CONCLUSION

- 4.1 The proposed development accords with paragraph 154 sections (d) and (g) of the NPPF.