

Planning Application Statement

This application is to convert and extend an existing outbuilding to create a one-bedroom holiday home. The hamlet of Hey is a mixture of buildings some of which have a farming heritage, and some are purpose built residential buildings from the different periods of the twentieth century. The primary use of all buildings in the hamlet is now residential.

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I see this as an opportunity to fulfil my dream of building a sustainable house. Having lived in the hamlet for 22 years and run a successful holiday cottage in the barn for the past 12 years, I'd like to grow this business which will also be my pension. I have more enquiries than I can cater for showing there is demand for more holiday accommodation in the Marsden area.

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It will be sustainable / eco friendly due to:

- Reuse of an existing building,
- South facing orientation to maximise solar gain
- Timber frame construction using salvaged timber where possible.
- Reuse of salvaged local stone.
- Highly insulated walls and roof using recycled materials,
- Double flush toilet from harvested rainwater,
- Low energy light fittings
- PV Solar Panels
- Green Roof
- Triple glazed or H++ double glazed windows within low maintenance, Aluclad frames
- Parking space for vehicle on a porous surface,
- An EV charging point will be provided.
- Secure cycle storage
- Under floor heating run off an air source heat pump.

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Kirklees Council promotes this type of development: “Our vision for Kirklees is to be a district that combines a strong, sustainable economy with a great quality of life - leading to thriving communities, growing businesses, high prosperity and low inequality where people enjoy better health throughout their lives.” The draft Kirklees Tourism Strategy 2022-2025 identifies 5 drivers for stronger tourism opportunities of which the second is increasing resident / community-based tourism within the district. It also identifies eight tourism trends. The first is shorter breaks more often, the third is rural retreats and the fourth is wellbeing holidays. This development supports the above policy.

I believe that an additional small holiday-let at Hey Farm will also support the Council’s vision and Tourism Strategy. Both Marsden and Slaithwaite are thriving with art venues, café’s, coffee shops, restaurants and bars and I know how much guests feed in and support these businesses. Marsden offers amazing walking, running and cycling and Hey Farm is superbly positioned to showcase this from the front door, and has secure bike storage for guests. It not only aids local business but gives that health and value of life to people/guests from other parts of the country and further afield.

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Rebecca Breakey February 2025
