

Ref: 489/01
Date: 2nd April 2025

Whinney Close Farm, Kirkheaton **Comparative Volume and Area Analysis**



1 Cardale Park,
Beckwith Head Road
Harrogate
North Yorkshire
HG3 1RY
Tel: 01423 532950
info@shawandjagger.com
www.shawandjagger.com

The purpose of this statement is to set out a comparison of the footprint and volume of the existing building at the above site in relation to that for the proposed replacement dwelling. Areas and volumes will be provided for the existing building, the existing building as extended by Permitted Development (PD) rights (Class A) for which Prior Approval and Prior Notification confirmations exist, and for the proposed building. The height and volume of this application is greater than the 2024 refusal due to the height having been increased in response to the LPA's comments that the lower building was not classically proportioned to reflect correct Georgian detailing and proportions.

Volume of the existing building

House: 1,292m³
Garage: 113m³
Outbuilding: 28m³

Total existing volume: 1,433m³

Volume of the existing building with PD Rights

Side extension to west (quarter width of house): 115.5m³
Side extension to east (half width of house): 308m³
Rear extension (8m) for full width of house: 758.3m³
Garden Building: 771.4m³

Total volume of PD extensions: 1,953m³
Total existing volume plus PD extensions: 3,436m³

Volume of the proposed building

House: 3,758m³
Garage: 168m³

Total proposed volume: 3,926m³

Comparison of existing and proposed building volume

% Increase in volume from existing to proposed: 173% larger

% Increase in volume from existing (with PD extensions) to proposed: 14% larger

Both figures include reduction for existing outbuilding to be demolished.

The Footprint of the existing building

House: 225.1m²

Garage: 51.6m²

Outbuilding: 16.2m²

Total footprint of existing buildings: 292.9m²

Footprint of the existing building with PD Rights

Side extension to west (quarter width of house): 42.8m²

Side extension to east (half width of house): 85.6m²

Rear extension (8m) for full width of house: 198.1m²

Garden Building: 237.8m²

Total footprint of PD extensions: 564.3m²

Total existing footprint plus PD extensions: 841.0m² (including reduction for existing outbuilding to be demolished)

Footprint of the proposed building

House: 352.8m²

Garage: 55.1 m²

Total footprint of proposed buildings: 407.9m²

Comparison of existing and proposed building footprint

% Increase in footprint from existing to proposed: 39% larger

% increase in footprint from existing to existing with PD extensions: 92% larger

% Decrease in footprint from existing with PD extensions to proposed: 51% smaller

The purpose of including this calculation is that it best demonstrates the impact of the sprawl of built form.

This is significant as it is clear that the greatest impact upon the green belt is through permitted development extensions to the existing building. This results in a proposal that almost doubles the footprint, and which has a far greater physical impact upon green belt than the proposed replacement dwelling.

Comparison of existing and proposed building dimensions

Length of existing house: 26.1m

Length of existing house with PD side extensions: 42.8m

Width of existing house: 11.2m

Width of existing house with PD 8m rear extension: 19.2m

Height of proposed ridge above existing ridge: 4.2m (29% taller than existing)

Length of proposed house: 27.7 m (6% longer than existing and 35% less than existing with PD side extensions)

Width of proposed house: 12.8m (14% greater than existing and 33% less than existing with PD rear extension)

These dimensions clearly show that the size of the proposed house is broadly similar to the existing in terms of overall plan dimensions but crucially that it is significantly less wide and less deep than the existing house with Permitted Development extensions to the sides and rear. The council has confirmed the extent of extensions which are allowed under permitted development regulations and these have been implemented. The proposed house is higher than the existing by 4.2m although this is viewed against a wooded backdrop that mitigates the proposed increase as noted in the Landscape Visual Appraisal. This height increase from the scheme that was refused planning is in order to address LPA comments regarding correct proportioning of a Georgian house of this style.

What should be borne in mind in assessing this application is that nearby applications for replacement dwellings have been permitted with increases in volume of between 20% (2008/62/94060/W2) to 76% (2005/62/94284). The new houses are in the immediate vicinity of this application site and are of a substantial nature.

In reviewing the above applications, it is clear they allowed for substantial buildings by utilising volumes of large temporary buildings as a fallback position. In the case of application 2007/62/93678/W2, which was granted and implemented for the house immediately to the north of Whinney Close Farm, a temporary steel shed of 3,122m³ was included in the proposal. The demolished farmhouse, which was originally 1,073m³, was replaced with a new dwelling of 2,490m³. **This planning permission represents a 125% increase in volume from the original building.** This application is for a significantly reduced footprint and a reduced volume when compared to the Permitted Development fallback position.

The potential impact of development on the openness cannot be considered as a metric calculation in isolation given that any impacts are also determined with reference to visual and spatial considerations. As noted in the Planning Statement, it is important to bear in mind that this application is for the redevelopment of land which is, and has been, previously developed for many decades. This should be viewed in conjunction with the quality of design, improvements to the green belt and sustainable development. On this basis, the proposal is considered to comply with planning policy and should be allowed.