Supporting Planning Statement

Broadyards-Broadyards Cottage,

289 Oxford Road, Gomersal BD19 4JP

Date: May 2025

Reference: 8825

1.0 Introduction and background

1.1 The applicant is the owner of Broadyards and Broadyards Cottage. They currently reside in Broadyards but are wanting to downsize and move into Broadyards Cottage whilst their son would take over living in Broadyards.

1.2 They recently applied for a separate dwelling in the grounds of Broadyards (2024/93234) following a previous planning permission for a dwelling (2006/95233). The application was withdrawn following concerns expressed by Planning Officers about impact on the setting of Broadyards that was considered by them to be a non-designated heritage asset. Suggestions were made about building a smaller, ancillary type building but unfortunately this would not meet the applicant requirements.

1.3 The current proposal involves a first floor side extension to Broadyards Cottage over the existing conservatory addition, demolition of existing domestic storage buildings and erection of a side extension, in place of the storage buildings, with PV panels and alterations to part of Broadyards roof.

2.0 Planning application

2.1 Planning permission is sought for demolition of two ancillary domestic buildings, erection of single storey and first floor side extensions to

Broadyards Cottage, PV's on the flat roof of the single storey side extension and alterations to a small part of Broadyards roof.

2.2 The site falls within the Gomersal Conservation Area (CA). As well as this Planning Statement, the application is supported by the following.

Existing and Proposed Plans and Elevations	MWA
Location Plan	MWA
Climate Change Statement	MWA
Heritage Statement	Humble Heritage

3.0 Relevant Planning History

3.1 Application 2006/91594 – Erection of conservatory - Granted

3.2 Application 2006/95233 -*ERECTION OF DETACHED DWELLING WITH INTEGRAL GARAGE (WITHIN A* CONSERVATION AREA) – GRANTED 29 JUNE 2007.

3.3 Application 2006/95234 – Conservation Area Consent for demolition and rebuilding of boundary wall to improve visibility - Granted

3.4 Application 2007/92306 – Erection of detached garage and store with gate and railings – Granted.

3.5 Application 2007/94973 – Erection of detached garage and store – (The annexe to Broadyards – Broadyards Cottage) – Granted.

3.6 Application 2024/93234 – Erection of detached dwelling with integral garage - Withdrawn

4.0 Relevant Planning Policy

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined 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).

4.2 Kirklees Local Plan Policies

- LP1 – Achieving Sustainable Development
- LP2 – Place Shaping
- LP7 – Efficient and effective use of land and buildings
- LP24 – Design
- LP30 – Biodiversity & Geodiversity
- LP35 – Historic Environment
- LP52 – Protection and Improvement of Environmental Quality

Other Guidance Documents*:*

• Housebuilders Design Guide Supplementary Planning Document (2021)

National Policies and Guidance:

4.3 National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2024, and the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

4.4 *The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications. Most specifically in this instance, the below chapters are of most relevance:*

- Chapter 2 – Achieving sustainable development

- Chapter 11 – Making effective use of land

- Chapter 12 – Achieving well-designed places

- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

- Chapter 16 – Conserving and enhancing the historic environment

5.0 Supporting comments

5.1 The proposed extensions have been carefully designed to respect the character and appearance of the existing buildings on the site and the wider conservation area. The accompanying Heritage Statement sets this out in significant detail.

5.2 Whilst the Residential Extension SPD is not a one size fits all document, the first floor extension has been designed to be subservient to the host building.

5.3 The proposed extensions would comply with Local Plan Policy LP24-Design and advice in the Extensions SPD.

5.4 We trust you have sufficient information to approve the application but please get back to us should you require anything else.

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