

About the application

Application number: 2025/91840	
What is the application for?:	Alterations to stable to create dwelling forming annex accommodation associated
Address of the site or building:	Northorpe Barn, 32A, Northorpe Lane, Mirfield, WF14 0QN
Postcode:	WF14 0QN

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

We write in reference to the application to create an annexe at Northorpe Barn, 32a Northorpe Lane Mirfield, WF14 0QN.

On reviewing the plans submitted, we note that the proposed annexe is similar in size to the current dwelling and does not appear to be subordinate to the main bungalow. The scale of the proposed conversion exceeds what would be considered as ancillary accommodation and whilst it may not be considered to dominate the site, it is certainly of very similar proportions to the existing dwelling, to the extent of being considered a second dwelling. Our concern is that if planning consent is granted for the "annexe" in its current form there will ultimately be a future application to separate this new accommodation from the existing dwelling and create two standalone units. For this reason we consider that the design should be scaled back to ensure a clear distinction between the main dwelling and the annexe in terms of both size and function.

The access to the subject property is a private drive which we own. The drive currently provides vehicular access for 5 dwellings including Northorpe Barn. Whilst the creation of an annexe may be regarded as supplementary accommodation to an existing dwelling, any attempt to dispose of the annexe separately at some future date would clearly increase the number of properties having to use the driveway and exceed the permitted limit. Northorpe Barn has only a Right of Way over this private drive and we would not consent to granting access for any additional dwelling, including the separation of the proposed annexe from the existing bungalow.

An application has been previously made for the construction of a second dwelling on this site in 2006. The Council refused that application on a number of grounds, including the unacceptable intensification of the use of the private access, which is substandard in terms of its junction with Northorpe Lane, and due to the conflicting vehicle movements on the private drive that would be created. The refusal of planning consent was Appealed but the Planning Inspector dismissed the Appeal, citing the inadequate access and traffic issues as major factors. The situation has not improved during the intervening years.

We appreciate that for family reasons Ms Ingham may wish to create separate accommodation for her parents, but as noted, the scale of the proposed conversion does not constitute a subordinate or ancillary space and this gives rise to justifiable concerns as to the long term prospects for the future use of building. In our opinion a reduction in scale of the proposed accommodation is required to maintain the necessary distinction between the main dwelling and the annexe.

If consent for a revised design is to be granted, the Council will presumably impose the usual restrictions preventing the separation of the 'annexe' from the ownership of Northorpe Barn and preventing this unit being let as a separate entity. We would urge the Planning Officer to apply the necessary Planning Restrictions in perpetuity.