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Planning Development

Planning Statement

The Plough Barn, Birds Edge Lane, Birdsedge, HD8 8XR

Site Description

The property comprises of a two-storey L-shaped detached stone-built dwelling and a single storey L-shaped double garage and stable block. The property is located at the south-western end of the village of Birdsedge. Residential properties are located north-east and south-west of the property with open fields to the north-west and south-east. An agricultural engineering business (Rusty Parts UK) is also situated south-west from the property.



Plough Barn – South and East Elevations

Relevant Planning History

2006/94688 – Re-use, adaptation and extensions to barn to form 1 no. dwelling with garage and erection of stable block, tack room and hay store – Approved (unimplemented)

2009/92541 – Re-use, adaptation and extensions to barn to form 1 dwelling. Erection of detached garage and stable block, use of land as exercise area – Approved (implemented)

2023/90283 – Certificate of lawfulness for proposed installation of solar panels on dwelling house, stable and garage – Granted

2023/92521 – Demolition of existing porch and erection of two single storey extensions – Approved but unimplemented

Policy Designation

The property is located within the Green Belt in accordance with the Kirklees Local Plan Policies Map. The property is also within the Strategic Green Infrastructure Network.

The Proposals

This application seeks a revised planning permission to the scheme submitted and approved under LPA ref: 2023/92521 for the demolition of existing porch and erection of two single storey extensions.

The previously approved and extant permission includes the following works:

- The demolition of the existing porch on the south-western elevation.

- A single storey extension located on the south-western elevation measuring 6.1m x 1.1m. The extension would be constructed using smooth faced stone. The roof would be flat and sliding doors were proposed to be set behind the columns to provide access into the dwelling.

- A single storey extension located on the north-eastern elevation. The ground floor of the extension would project out from the existing lobby and kitchen resulting in an irregular and angled shaped extension. The extension would be constructed using reclaimed delph walling stone with a parapet wall and stone coping. The northern end of the ground floor extension would incorporate an oversized entrance door and window. The southern end of the ground floor extension would include glazing on all elevations.

This revised scheme seeks planning permission for the demolition of the porch and the erection of one single storey extension and one part single storey and part two-storey extension. The single storey extension on the south-western elevation would remain unchanged from what was previously approved as would the ground floor element of the extension on the north-eastern elevation (other than window dimensions). The addition to this scheme is the first-floor en-suite bathroom element. The extension would measure 3.7m x 1.5m. The extension would have a cat-slide roof and two frosted glazed windows (see approved and proposed plan extracts below).

Assessment of the Proposals

Green Belt Impact

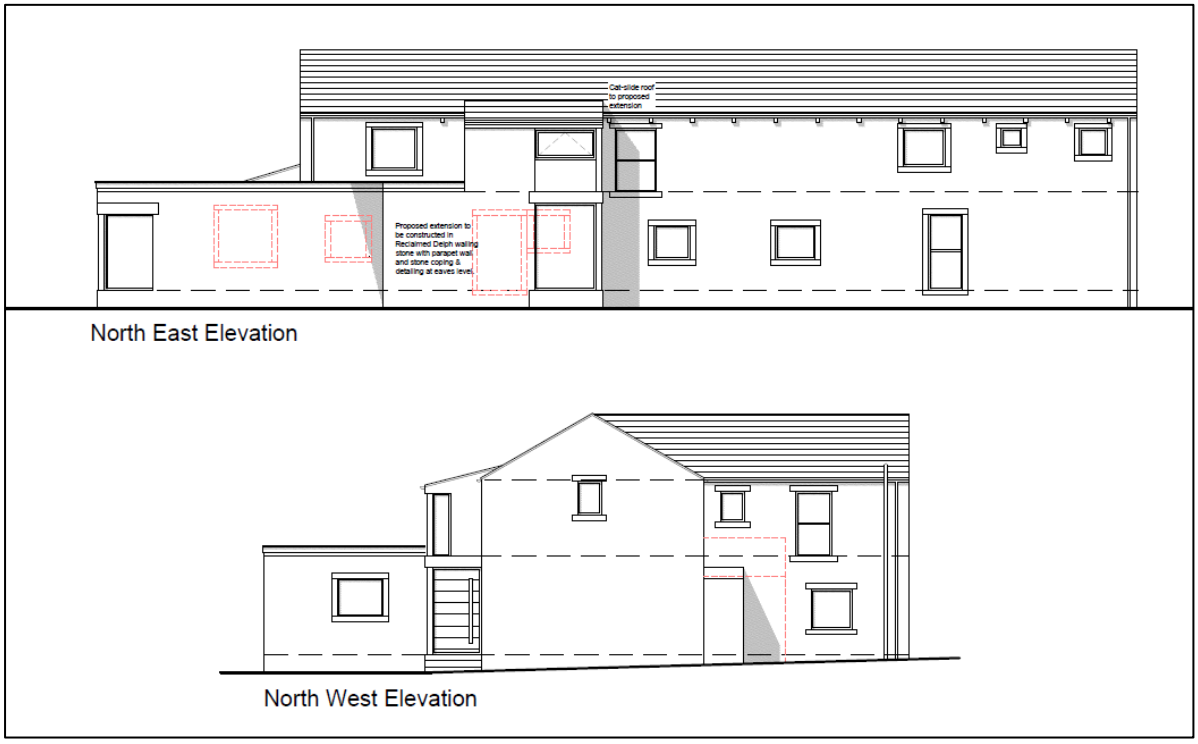
Paragraph 154 in the NPPF states:

'Development in the Green Belt is inappropriate unless one of the following exceptions applies:

c) the extension and alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.'



Approved Plans



Proposed Plans

Local Plan Policy LP57 also states that,

'Proposals for the extension, alteration, or replacement of buildings in the Green Belt will normally be acceptable provided that:

a. In the case of extensions, the original building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extensions and of other associated buildings will be taken into account. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building;

c. The proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas, including hard standings, curtilages and enclosures and means of access; and

d. The design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting.'

In October 2023, planning permission was approved for "demolition of existing porch and erection of two single storey extensions" (ref: 2023/92521). At that time officers considered that the proposals would not represent disproportionate additions to the dwelling, and the cumulative development was considered to be acceptable in relation to size and overall appearance.

The current proposals are almost identical to those approved in 2023 other than the addition of the first-floor en-suite bathroom and some minor alterations to some window openings. The en-suite bathroom addition is small in scale and would project no further out from the original building than the previously approved single storey extension on the north-eastern elevation. The en-suite addition would also only extend over a small section of the proposed ground floor extension thereby limiting the additional created volume. The first-floor extension would be constructed using reclaimed delph walling stone to match the ground floor element. A cat-slide roof is proposed and this along with the window detailing would be in keeping with the appearance of the main dwelling.

It is therefore considered that given the small scale of the en-suite addition, the proposals as a whole are still appropriate development in the Green Belt. The proposed extensions would not result in disproportionate additions over and above the size of the original building which would remain the dominant element in both size and overall appearance. The proposed development therefore accords with paragraph 154 in the NPPF and paragraph Local Plan Policy LP57.

Visual Amenity

Local Plan Policy LP24 states that,

'Proposals should promote good design by ensuring: c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details.'

The Kirklees House Extensions and Alterations SPD also sets out what the Council considers to be good, high-quality residential design of extensions and alterations through a number of principles. The relevant principles in relation to this application in terms of visual amenity are as follows:

Key Design Principle 1 – Local character and the street scene
Key Design Principle 2 – Impact on the original house
Key Design Principle 9 – Construction materials

Officers previously considered the extensions to be subservient additions to the host dwelling that would respect the height, size and scale of the existing building. The scale and placement of the extensions were considered suitable in that the building's character would be preserved and the amount of glazing was felt to be acceptable as it would not detract from the 'farmhouse' appearance of the building.

It is considered that the addition of the first-floor en-suite bathroom would still result in the proposals being acceptable in respect of visual amenity. The first-floor addition is small in scale and the materials, window detailing and roof style would all be in keeping with the appearance of the original building. The siting of the extension would also preserve the main architectural features of the building and would not take anything away from its original charm.

The proposals are therefore considered to comply with Local Plan Policy LP24, Principles 1, 2 and 9 in the House Extensions and Alterations SPD and the aims of Chapter 12 in the NPPF.

Residential Amenity

Local Plan Policy LP24 states that,

'Proposals should promote good design by ensuring: c. extensions minimise impact on residential amenity of future and neighbouring occupiers.'

The following principles in the House Extensions and Alterations SPD are also considered to be relevant in relation to residential amenity,

Key Design Principle 3 – Privacy
Key Design Principle 4 – Habitable rooms and side windows
Key Design Principle 5 – Overshadowing/loss of light
Key Design Principle 6 – Preventing overbearing impact
Key Design Principle 7 – Outdoor space

Officers previously raised no objections to the proposed extensions in terms of residential amenity. The north-east elevation containing the proposed first-floor en-suite bathroom addition would be constructed well over 21 metres away from the neighbouring dwellings to the north-east of the property and would also be screened by the adjacent garage and stable block. As a result, the first-floor extension would not be of detriment to any neighbouring dwellings by way of privacy, outlook or daylight.

The addition of the first-floor en-suite would also not affect off-street parking arrangements at the applicant's property and would not reduce the amount of outdoor amenity space available for the applicant to enjoy.

It is therefore considered that the proposed development is acceptable with regards to residential amenity and accords with Local Plan Policy LP24, the relevant principles in the House Extensions and Alterations SPD and paragraph 135 in the NPPF.

<u>Conclusion</u>

This application seeks planning permission for the demolition of a porch and erection of one single storey extension and one part single and part two-storey extension.

The current proposals represent a small amendment to the previously approved scheme through the addition of a first-floor en-suite bathroom. As discussed in the preceding paragraphs of this report, it is considered that the proposals as a whole would not constitute disproportionate additions to the original building and would not have a detrimental impact on the openness of the Green Belt. As such,

the development is considered to be appropriate development in the Green Belt and in compliance with relevant national and local planning policies.

The proposal is also considered to be acceptable with regard to visual and residential amenity.

It is therefore respectfully requested that planning permission is approved accordingly.

Robert Halstead Chartered Surveyors & Town Planners

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