

PLANNING STATEMENT

32 Purlwell Crescent

Batley

WF17 7PA

Proposal

Regularisation of Detached Outbuilding Forming Annexe Accommodation
Associated with 32 Purlwell Crescent, Batley, WF17 7PA.

Prepared by

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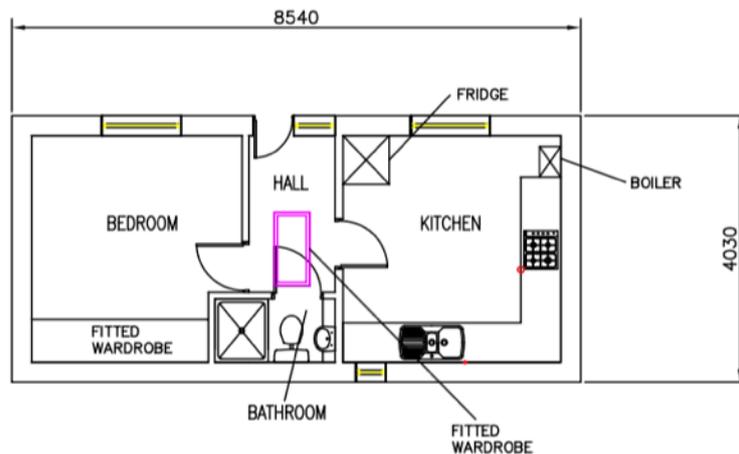
September 2025

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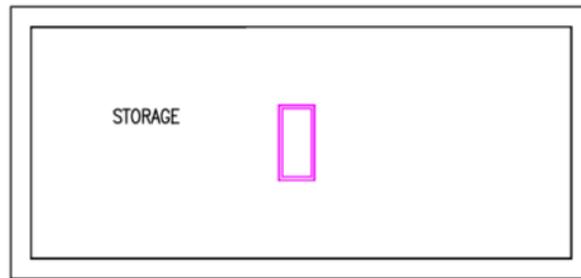
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1.0 INTRODUCTION

- 1.1 This Planning Statement is submitted by Mubeen Patel, a Chartered Town Planner on behalf of the applicant who owns and resides at the application property 32 Purlwell Crescent, Batley. Other occupants of the property include the applicant’s wife, and their children. The family have resided and grew up in Batley and have lived at the property for more than 25 years.
- 1.2 The detached outbuilding positioned at the bottom of the rear garden area of No. 32 Purlwell Crescent has been in position for more than 20 years. This is evidenced by the letter provided by Kirklees Planning Services stating that the outbuilding meets permitted development regulations at the time (2006) (please see ‘History’ section of this statement).
- 1.3 It should be noted that the outbuilding soon after its construction was being used as ancillary accommodation ancillary to the main dwellinghouse, therefore the construction and use of the outbuilding as ancillary accommodation has been in situ for more than 20 years. The applicant would now like to regularise the development.



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED LODT FLOOR PLAN
SCALE 1:100

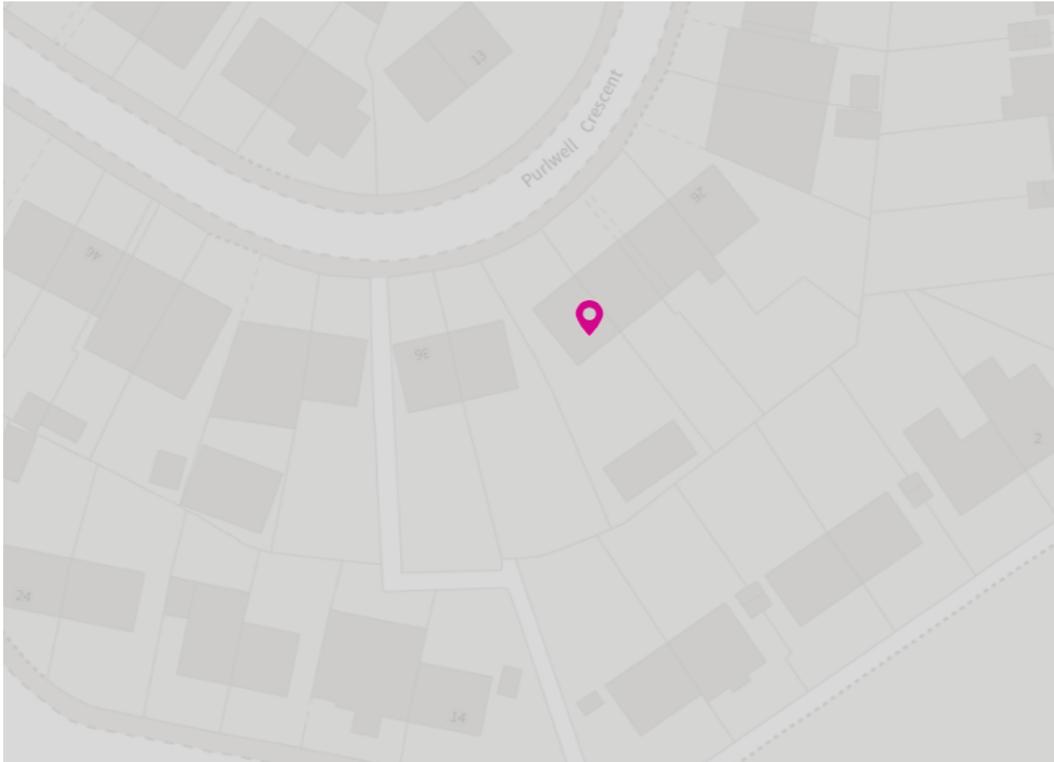
- 1.4 **Above:** The existing/proposed floor plans show the use/layout of the building.
- 1.5 The use as ancillary accommodation for the outbuilding came about after the family needs considerably changed, with more space required for the growing family. With the growing family in mind and to separate sleeping rooms between males and females, more space was essentially needed. The family had viewed properties to purchase in the local area that would be large enough to suit the large family in terms of bedroom space, and also a property which would not disrupt their working lives and afterschool classes. Unfortunately, a suitable property was not found given the housing market crisis, personal budgets at the time, and the available budget currently.
- 1.6 This application has therefore been submitted to regularise the internal changes to the outbuilding as ancillary accommodation, and external changes to include a render finish to the outer skin to improve its appearance. The proposal includes the submission of an;
- Application Form
 - Full set of plans
 - Planning Statement & Justification

2.0 SITE AND SURROUNDINGS

- 2.1 The application site relates to an end terrace property with a hipped roof design finished in red brick and render, with red roof tiles. Parking is provided for 2 vehicles on the hardstanding to the front with private amenity space provided to the rear. The land levels drop in the rear garden area. A single storey outbuilding with a dual pitched roof design is positioned at the bottom of the rear garden area, the subject of this application.
- 2.2 The property is positioned in the residential area of Batley with similar styled terraces and semi-detached properties within the street scene. A number of properties have similar sized outbuildings located in their rear garden areas.



- 2.3 **Above:** The image indicates the application property whilst the arrow indicates the outbuilding and its use as ancillary accommodation for around 20 years.



2.4 **Above:** The Kirklees Proposals Map shows the site is unallocated.

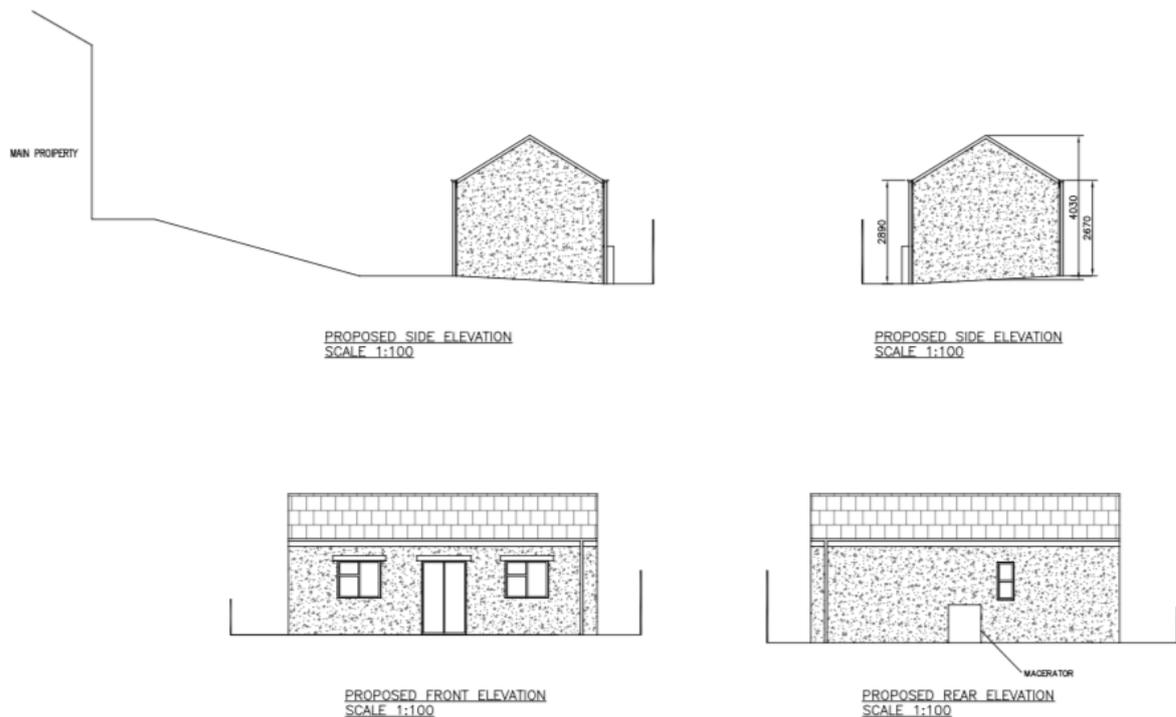


2.5 **Above:** Image shows the application property; the outbuilding can be partially viewed in the rear garden area.

- 2.6 The property is located within the Urban boundary as allocated within the Councils adopted Proposals Map. The site and immediate surrounding area have no other allocations. The property is not listed, nor does it impact on the setting of a listed building. In addition, the property is not located within a Conservation Area or impact on the setting of a Conservation Area.

3.0 PROPOSED DEVELOPMENT

- 3.1 The application relates to an existing outbuilding being used as ancillary accommodation for the users of the existing dwellinghouse. The building has been in ancillary accommodation use for more than 20 years, the proposal is to regularise the development.
- 3.2 The building is 8.5m wide and 4m in depth located at the bottom of the rear garden area. Its height to the front elevation is 2.7m to eaves level and 4m in height to ridge level. Internally the outbuilding provides a hallway, bathroom, kitchen and bedroom. Small storage space is provided in the roof space via a roof hatch.
- 3.3 Externally the building is finished in breezeblock with a tiled roof and upvc windows. It is proposed for the walls to be rendered as part of this application.



- 3.4 **Above:** The plans show the proposed building located at the bottom of the rear garden area, this is to be rendered.



3.5 **Above:** Photo show the outbuilding which provides ancillary accommodation



3.6 **Above:** photo shows rear garden area which rises up to the dwellinhouse, as such the outbuilding is on a lower land level.

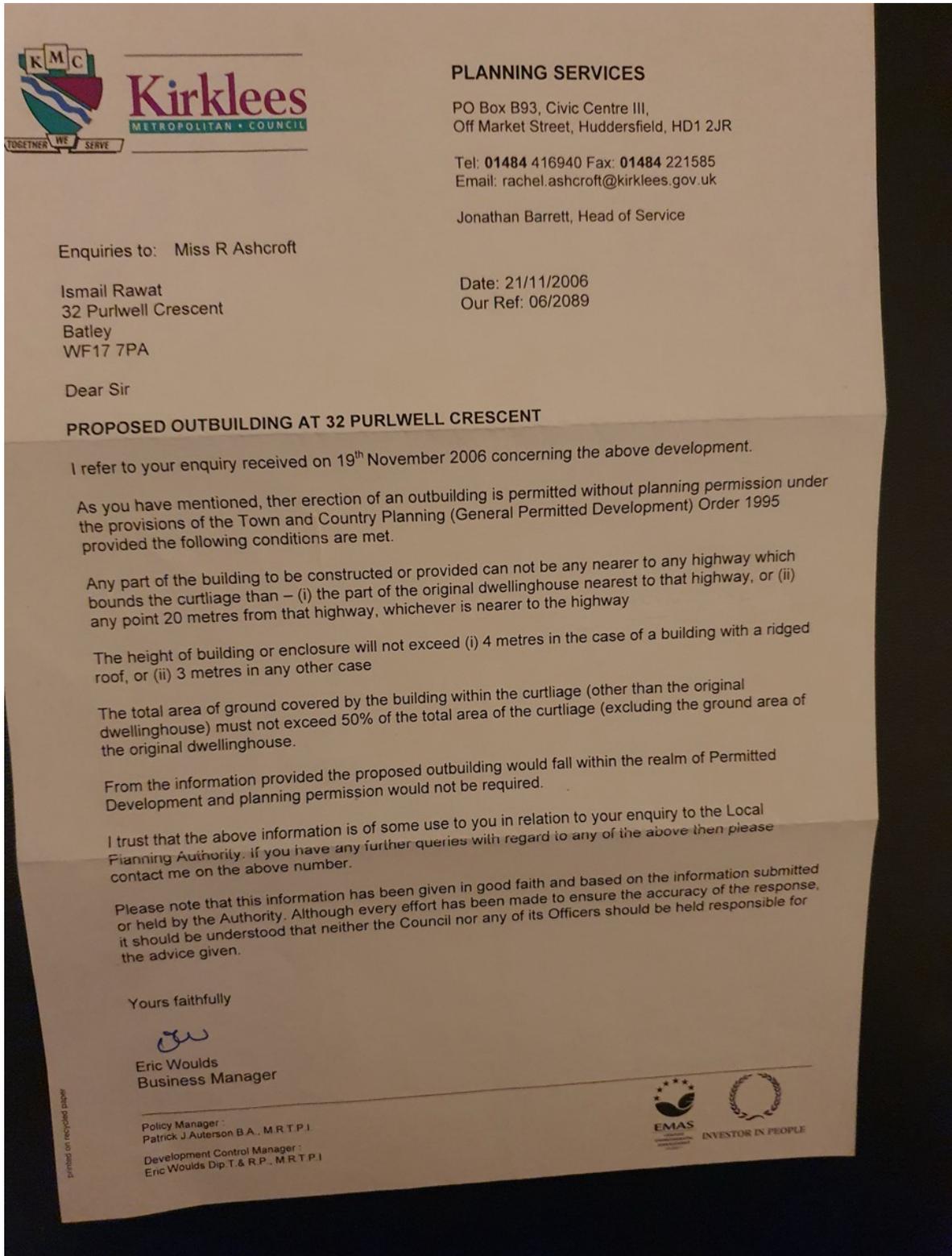


3.7

Above: this shows the existing internal photos of the outbuilding.

4.0 HISTORY

- 4.1 A history check for the site has been undertaken which has revealed the following relevant planning history for the site;



5.0 RELEVANT PLANNING POLICY

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019). It states that ‘Our vision needs to consider what Kirklees should be like in the future if the needs and aspirations of those who live, work in or visit Kirklees are to be met whilst retaining the characteristics that make it attractive and distinctive. It also needs to be flexible to allow us to respond to future challenges in a way that is right for Kirklees and its residents and businesses.’
- 5.3 The statement vision for Kirklees is that people will have access to a range of local facilities including services, health-care and education provision, and adequate infrastructure. Places will be well-connected encouraging sustainable travel including increased opportunities for walking and cycling and improved links to other parts of the Region and beyond.
- 5.4 The following Local Plan policies have relevance to the proposal:
- 5.5 **LP 1 – ACHIEVING SUSTAINABLE DEVELOPMENT**
LP 2 – PLACE SHAPING
LP21 – HIGHWAY SAFETY
LP 22 – PARKING
LP 24 - DESIGN
- 5.6 The NPPF clearly states ‘that the purpose of the planning system is to contribute to the achievement of sustainable development’ (paragraph 7). Paragraph 11 confirms that ‘in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development’. Paragraph 10 states that a presumption in favour of sustainable development is at the heart of the NPPF.
- 5.7 The general perspective of the NPPF is that planning should proactively drive growth and support sustainable economic development. It also states that planning should make

effective use of land by reusing land that has been previously developed and sets out a presumption in favour of sustainable development. The government is committed to ensuring that the planning system does everything it can to support sustainable economic growth.

5.8 Paragraph 135 of the NPPF states that ‘Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

6.0 ASSESSMENT

6.1 The proposed site is located within the urban boundary of Batley as designated within the Councils Proposal Map. The site has no other land use designations.

6.2 This application is submitted to regularise the works and categorically address the changes made to the building both internally in terms of its layout and externally in terms of its appearance. This Statement clearly justifies using policy and guidance why this application should be approved without delay. The main alterations to the building include;

- Internal layout to include ancillary living;
- External materials include render to walls.

Residential Amenity

6.3 It should be noted that on the main the footprint of the outbuilding including its overall height has been constructed since 2006. As such the amenity impact of the development in terms of overshadowing, its overall mass and height would not be detrimental to the amenity of neighbouring occupiers and has already been assessed and approved by the Council as being Permitted Development at that time – see ‘History’.

6.4 In terms of outlook, given the single storey height of the building, the land level changes, and its positioning at the bottom of the rear garden area, it is considered there would be no detrimental overlooking into neighbouring gardens or dwellings. In addition, the boundary fencing between neighbours would further limit any harm in terms of amenity/overlooking.

External Appearance

6.5 The external appearance of the building is established; however, the breezeblock finish is poor and does not lend itself to the surrounding built environment. As such, as part of this proposal render is being applied to the external walls which would significantly improve the appearance of the building.

- 6.6 It should also be acknowledged that there are limited views of the outbuilding from public vantage points due to the positioning of the outbuilding to the back of the site.
- 6.7 Given the above, and positioning of the building, it has limited harm to the character of the area, this is due to the actual small size and height of the outbuilding, and the actual character and makeup of the area which consists of similar designed outbuildings.
- 6.8 Therefore, in terms of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the evidence provided shows that the proposal should be approved. As such, holistically, the proposal does not cause significant harm or adverse impact on the visual amenity of the surrounding area, including local landscape and townscape and would be in accordance with Policies of the Kirklees Local Plan.

7.0 CONCLUSION

7.1 Overall, given the evidence submitted and on balance, the proposal does not introduce a discordant and unsympathetic use of the building which has been used for ancillary accommodation of the past 20 years, and it would be in keeping with the character of the area and maintain the existing street scene and would not detract from this. The proposal is therefore in accordance with Policies within the Local Plan and the National Planning Policy Framework.

7.2 For the reasons given above, it is considered that the application should be approved.