Planning Statement

Palace Wood Farm,
9 Barnsley Road,
Flockton,
Wakefield,
WF4 4DP

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Contents

1.0 Introduction

This planning statement has been prepared by Milaro Estates Limited in respect of the planning application for development of an existing outbuilding within the curtilage of a dwelling (Class C3 - dwellinghouses). The proposal comprises the redevelopment of previously developed land in the Green Belt that would not cause substantial harm to openness. As such, the proposal is a type of development that is not inappropriate within the Green Belt and accords with both the NPPF and Local Plan policy. The outbuilding is located within the proximity of:

9 Barnsley Road,

Flockton,

Wakefield,

WF4 4DP.

Furthermore, the new development has been sensitively designed in order to respect and reflect the rural landscape setting of the site and is in keeping with the surrounding vista. Other supporting documents submitted as part of this application will include:

- Location Plan
- Existing Block/ Floor Plan
- Proposed Site Plan
- Proposed Floor Plans
- Proposed Elevations
- Proposed Sections
- Climate Change Statement

This statement now proceeds to give details of the site, and the proposal are then set out. The planning merits of the scheme are then discussed in relation to relevant planning policies contained in the statutory development plan, together with Government guidance principally set out in the NPPF. In particular, it will be demonstrated that the proposal would result in a sustainable form of development, would not harm highway safety or efficiency, would not harm the character of the area and would sufficiently protect neighbouring living conditions. Furthermore, the proposal would not result in an unacceptable impact on ecological assets. Significantly, the proposed development is of a type that is suitable in the Green Belt. Finally, the conclusion is reached that planning permission should be granted for the proposed development.

2.0 Proposal

*This section is to be read in conjunction with proposed plans that are submitted as part of this planning application.

Planning permission is sought for alterations to an existing outbuilding which is located to the rear (north-side) of the dwelling. The alterations would increase the height of the eaves and ridge to the western section of structure, including the installation of rooflights to the southern-facing roof pitch. The modifications would also encompass a change to the fenestration.

To support this planning application; elevational plans, floor plans, section plans, and a site plan have been submitted alongside a location plan. The development proposal would see the ground floor of the building become one large open space rather than subdivided into three storage spaces as it currently stands and would see a first-floor storage area. The description of the development is an extension of the existing storage building.

Full planning permission is sought for the structural alteration of the existing outbuilding and the extension of the first floor. The key elements of the proposal are as follows:

- The scheme comprises the redevelopment of previously developed land that would not cause substantial harm to Green Belt openness.
- The position and arrangement of the proposed dwelling reflect the parallel position and 'I' shaped arrangement of the existing building block.
- The height of the extended outbuilding has been limited to the western section of the structural, and the form and materials are reflective of the rural landscape setting.
- The size and position of the extended outbuilding would cause no harm to the amenity of occupiers of any existing dwellings.
- The development would have no impact on existing garden and vehicular parking spaces and would have no adverse landscape or openness impacts.

3.0 Site Context

3.1 Application Site

The application relates to Palace Wood Farm, a two-storey detached property situated in Flockton, Wakefield. The dwelling is faced in stone and incorporates a dual-pitched roof finished in slate. The property benefits from off street parking, a detached garage building, a conservatory, an outbuilding and a sufficiently sized garden. The neighbouring properties are of residential use and comprise predominantly two storey dwellings of varying materials and architectural styles.

The site is not within a conservation area, nor are there any listed buildings or Public Rights of Way (PROW) within immediate proximity to the site.

The existing outbuilding is sited to the north of the main dwelling and cannot be seen from the public highway. The permanent structure comprises a similar built fashion to that of the host dwelling – random coursed stone, slated duo-pitched roof and a mixture of timber and PVCu fenestration.

The site lies within the Green Belt.

Figure 1- South-facing elevation of the existing outbuilding

3.2 Relevant Planning History

Planning History for the site relates to the following:

- 2004/94229: Erection of conservatory – Conditional Full Permission
- 96/93052: Erection of detached garage building – Conditional Full Permission
- 95/92400: Alterations to widen existing vehicular access – Conditional Full Permission
- 87/04299: Formation of drive and games court – Granted Conditionally
- 86/02293: Change of use of cow shed to form extension to dwelling and erection of porch – Granted Conditionally

3.3 Site Designations

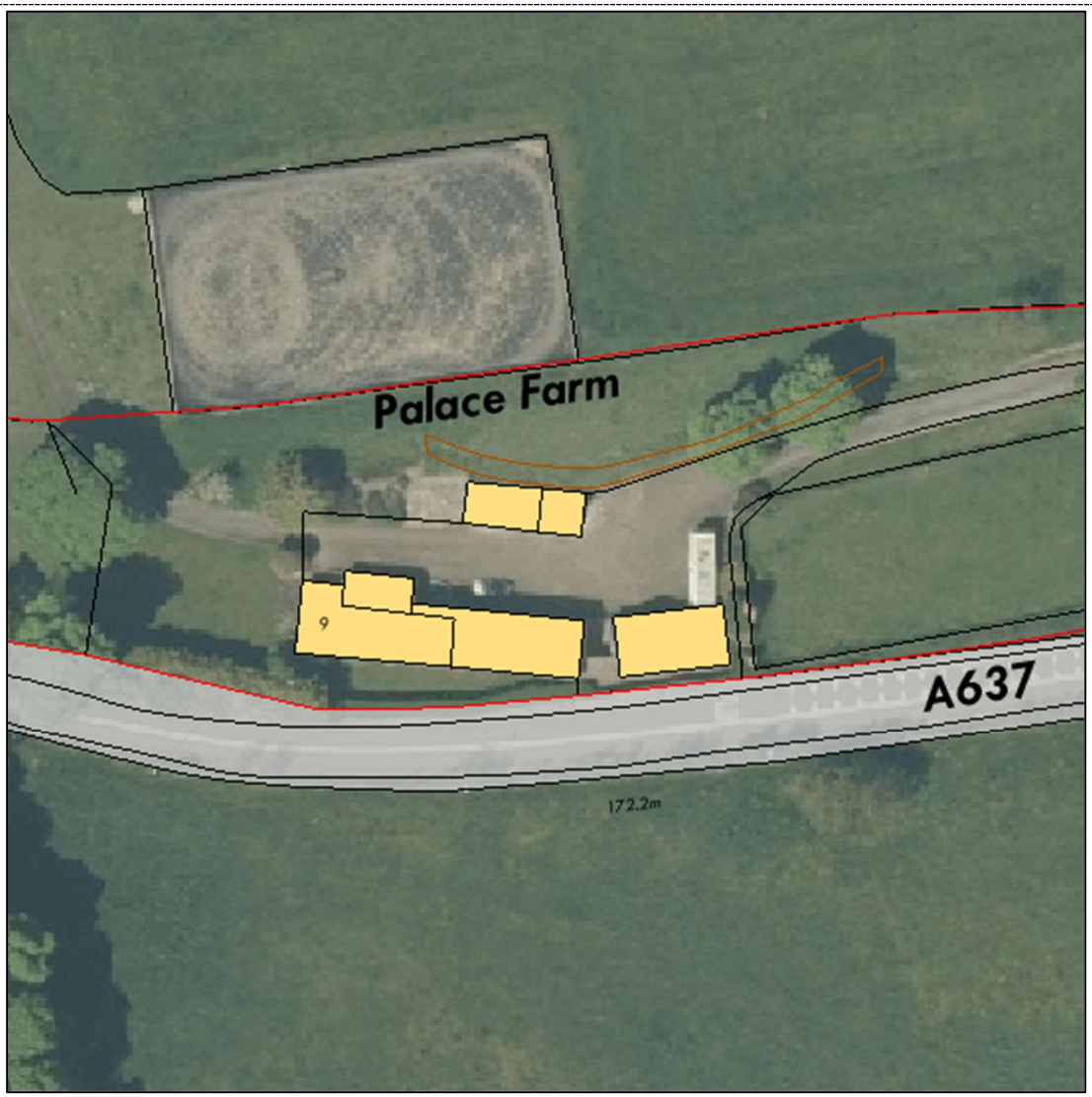

Figure 2- Site Boundary with approximate locality

4.0 Planning Policy

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).

The site is located within the designated Green Belt on the Kirklees Local Plan Proposals Map.

Material considerations exist in the form of national policy and guidance contained within the National Planning Policy Framework (NPPF) as updated in July 2021 and the suite of documents comprising National Planning Practice Guidance (NPPG).

4.1 Kirklees Local Plan

The following policies taken from the Kirklees Local Plan are considered particularly relevant to this application for change of use within this proposed site:

- LP 1 - Achieving Sustainable Development
- LP 2 - Place Shaping
- LP 21 - Highways and Access
- LP 22 - Parking
- LP 24 - Design
- LP 30 - Biodiversity & Geodiversity
- LP 52 - Protection and Improvement of Environmental Quality
- LP 53 - Unstable and Contaminated Land
- LP 57 - Extension, Alteration or Replacement within Green Belt

4.2 National Planning Policy Framework

The following policies taken from the NPPF are considered particularly relevant to this application for change of use within this proposed site:

- Chapter 2 – Achieving sustainable development
- Chapter 5 – Delivering a sufficient supply of homes
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well designed and beautiful places
- Chapter 13 – Protecting Green Belt Land
- Chapter 15 – Conserving and enhancing the natural environment

The overarching message of the NPPF is that LPAs should adopt a positive and pro-active approach to planning proposals, particularly those that result in sustainable development. LPAs should not place unnecessary burdens on developers and should look to support appropriate schemes such as this.

5.0 Planning Assessment

5.1 Principle of Development

5.11 Application of Kirklees Local Plan

Policy LP1- Presumption in favour of sustainable development

Policy LP1 of the Kirklees Local Plan states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in Chapter 2 of the National Planning Policy Framework.

Given the nature of the proposal, and the existing building, it is anticipated that the development will have an acceptable visual impact, as it is considered that the proposal which only makes internal alterations would be considered to have a neutral impact. This presumption has regard to the context of the site which is dominated by the large former host dwelling.

Principle 8 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations should, where practicable, maximise energy efficiency. Principle 9 goes on to highlight that the use of innovative construction materials and techniques, including reclaimed and recycled materials should be used where possible. It is intended that a large portion of the extension to the outbuilding will be created utilising recycled and reusable materials. Furthermore, Principles 10 and 11 request that extensions and alterations consider the use of renewable energy and designing water retention into the proposals. The scope for renewable energy is limited with the nature of this particular development; however, water retention systems will be considered as part of the development.

Policy LP2 – Place Shaping

The Kirklees Local Plan seeks for all development proposals to build on the strengths, opportunities and help address challenges identified in the Local Plan, in order to protect and enhance the qualities which contribute to the character of local places.

The “place shaping” principles in the Kirklees Local Plan cascade down into specific policies that apply directly to household extensions, alterations, or redevelopment, such as this application. The proposal for the ancillary outbuilding will remain subordinate to the host dwelling, rely on sympathetic additions which are trivial to the overall site appearance. The building will retain the character and footprint as the existing structure.

The current site is located within an historic quarry, and as such immediately north of the outbuilding faces. The building is sensitively designed, appropriately located and ancillary in function.

Policy LP21 – Highways and access

Policy LP21 states "new development will normally be permitted where safe and suitable access to the site can be achieved for all people and where the residual cumulative impacts of development are not severe." The proposals should be read in conjunction with the Transport and Parking Strategy applicable to this application. The proposed development will include safe and efficient flows of traffic within the site area, take in account the site topography to ensure accessed easily by all sections of the community, account for emergency access, service and refuse collection and provide safe, secure and convenient cycle storage facilities to encourage sustainable travel modes.

Acceptable levels of off-street parking, adequate waste storage facilities would need to be set out as part of any application. On the basis adequate parking and access arrangements are in place, it is likely the development could be acceptable with regard to highway safety. The proposed Site Plan and supporting Travel and Parking Strategy document should be reference and read in conjunction. It should be noted that car parking arrangements will remain as per the existing site.

It should be noted that the applicant has not yet had any feedback from the pre-application consultation from the Highways Team.

The proposed site is not considered of high environmental value and is currently a vacant site. It is implicit that the proposed change of use addresses to the currently degraded, underutilised unit will have a positive impact to the local surrounding area.

Policy LP22 - Parking

Local Plan Policies LP21 and LP22 of the Kirklees Local Plan are relevant and seek to ensure that proposals do not have a detrimental impact on highway safety and provide sufficient parking. Furthermore, Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposed development would not intensify the domestic use at the dwelling or affect the existing parking / waste storage arrangements on site. Therefore, the development is considered acceptable in accordance with Policies LP21 and LP22 of the Kirklees Local Plan, Chapter 9 of the NPPF, Principles 15 and 16 of the Kirklees House Extensions and Alterations SPD and the Highways Design Guide SPD.

Policy LP24 - Design

Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal.

Consideration in relation to the impact on the residential amenity of neighbouring occupants should take into account Policy LP24C, which sets out that proposals should not only promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers. The SPD goes into further detail with respect to Key

Design Principle 3 on privacy, Key Design Principle 5 on overshadowing/loss of light, Key Design Principle 6 on preventing overbearing impact and Key Principle 7 for outdoor space.

The submitted plans confirm that the host dwelling is situated in an isolated location with the nearest residential property (15 Barnsley Road) located approximately 121m away from the proposed development. Given that the separation distance retained would be substantial, it is considered that the proposal would have an acceptable impact on the neighbour's residential amenity.

Consideration to the proximity of the proposal to the host dwelling and consider that; there is the potential for the development to impact light and outlook for the occupiers of the main dwelling. As the proposal would serve the building being impacted upon its not considered this would constitute a reason to withhold permission.

Policy LP30 – Biodiversity & Geodiversity

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance. Principle 12 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations should consider how they might contribute towards the enhancement of the natural environment and biodiversity.

Whilst the site is located in an area identified as being within a 'bat alert' layer on the Council's GIS mapping system, in this instance, the nature of the works is considered unlikely to have a detrimental impact on the bat population; however, an informative condition would be required on the decision notice relating to the process to follow should a bat be discovered on site.

Given the proposal would be householder development for an outbuilding to serve the existing dwelling it is considered the proposal would be exempt from the legislative requirement(s) for biodiversity net gain.

Policy LP52 – Protection and Improvement of Environmental Quality

Principle 8 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations should, where practicable, maximise energy efficiency. Principle 9 goes on to highlight that the use of innovative construction materials and techniques, including reclaimed and recycled materials should be used where possible. Furthermore, Principles 10 and 11 request that extensions and alterations consider the use of renewable energy and designing water retention into the proposals.

In determining planning applications, the Council should apply the relevant Local Plan policies and guidance to ensure that the climate change agenda is fully embedded. The proposals incorporate the use of environmentally responsible materials, including the re-use of elements that might otherwise be treated as waste. In addition, the development of the structure presents an opportunity to enhance the building's thermal performance and reduce its overall life-cycle carbon footprint.

Policy LP53 – Contaminated and unstable land

This site has been identified as potentially contaminated land (site ref 24/17). It has been outlined that the proposal would be for storage.

With regard to land quality, paragraphs 187, 196 and 197 of the National Planning Policy Framework and policy LP53 of the Kirklees Local Plan which seeks to ensure land quality is maintained as part of new development are considered to be relevant.

Given the nature and scale of the proposal, it is not considered a requirement that an assessment of land quality accompanies the application.

Policy LP57 – Extension, Alteration and Replacement within Green Belt

LP57 sets out guidelines for development within Green Belt land. 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. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building. As part of the proposals, the original host building will remain dominant within the site and will be the prominent visual feature from public view.
b. In the case of replacement buildings, the new building must be in the same use as and not be materially larger than the building it is replacing. The proposed design does not allow for replacement but only suggest repair and extension to the existing structure.
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. The proposed design retains the existing building footprint and only includes a trivial increase in vertical volume to accommodate an additional floor. The means of access, surrounding hard standings and curtilage will remain the same.
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. The materials and shape of the proposed design supplement and reflect the character of the existing building on-site.

5.12 Application of the National Planning Policy Framework

Chapter 2 – Achieving sustainable development

Under the NPPF, sustainable development is achieved via three overarching objectives which include:

- An economic objective,
- A social objective,
- An environmental objective.

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system, and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target. However, it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change.

As discussed above within policy LP52, it is proposed that the majority of the newly extended sections of the structure will be formed from repurposed masonry. This will reduce the overall carbon footprint of the development. Consideration will be given to water harvesting systems for surface water to reduce the overall dwelling uptake of local water reserves.

Chapter 11 – Making effective use of land

Chapter 11 sets out how planning policies and decisions should ensure that land is used efficiently, especially in meeting needs for housing and other development, while also protecting and improving environmental quality and living conditions. It encourages local planning authorities and decision-makers to make the best use of land, including making use of previously developed ("brownfield") land, optimising densities, re-using under-utilised land, and supporting upward extensions where appropriate.

Chapter 11 encourages re-use and intensification of land and buildings. Extending an existing outbuilding as designed, rather than constructing a new building, could be argued as a more efficient use of land, especially if it avoids further loss of garden, countryside, or open space. The NPPF specifically supports upward extensions of existing buildings where design and context allow. As the outbuilding extension involves adding another storey this aligns with Chapter 11's push for vertical intensification.

Chapter 13 – Protecting Green Belt land

Chapter 13 of the NPPF outlines the government's policies for protecting Green Belt land in England. The fundamental aim is to prevent urban sprawl by keeping land permanently open, with the essential characteristics of Green Belts being their openness and permanence.

The National Planning Policy Framework and the Kirklees Local Plan both support limited extensions to buildings within the Green Belt. For extensions within the Green Belt to be acceptable, it is essential that they should not impact on the open character of the Green Belt nor be discordant in themselves or in relation to the host property.

Paragraph 153 and 154 of the National Planning Policy Framework states that certain forms of development are exceptions to 'inappropriate development'. One of these is the extension or alteration of a building, provided that it does not result in disproportionate additions over and above the size of the original building. The host property is a residential dwelling located off Barnsley Road. In respect of the openness of the Green Belt, openness has been established to have both a visual and spatial aspect. The proposal would introduce additional built development within the Green Belt which would have minimal effect on the character and openness.

One of the most significant changes in the revised NPPF in respect of Green Belt policy is the clear and deliberate loosening of restrictions on the redevelopment of previously developed land. Under the last iteration of the NPPF, the redevelopment of previously developed land was not inappropriate providing that it would not have any greater impact on openness. This like for-like requirement has now been abolished. Instead. Paragraph 154 part (g) now allows for the redevelopment of previously developed land which would not cause substantial harm to the openness of the Green Belt.

Substantial harm is a deliberately high threshold. There can be no doubt that the change in this respect has been made in order to allow for more housing development on previously developed sites in the Green Belt. There is no longer any policy requirement for arbitrary volumetric calculations between the existing and proposed developments. A new development that is larger than the existing development is policy compliant up until the point where the substantial harm threshold is crossed.

In this instance, the proposed extension to the outbuilding is larger than the existing structure but follows the same footprint and form. There would be a marginal impact on openness through the height of the new building being larger, but the impact of this would be moderate rather than substantial. It should be noted that the proposed design as part of this application is significantly smaller than the previous designs, submitted as part of the pre-application enquiry.

The limited first-floor height of the proposed building would limit the visual impact on openness. The extension would be seen in conjunction with the existing host dwelling at Wood Palace Farm and would be set against the rising topography of the site and the land to the north, west and east. The site already has the appearance of an enclosed and developed area, distinct from the surrounding open fields. The proposed extension would be largely visually contained and would not unacceptably impact the function and purpose of the Green Belt. Because of this, although the extension is larger than the existing structure, the visual impact of it will not be significantly different. As such, whilst there would also be some additional impact on visual openness, this would also be moderate, and not substantial.

Chapter 15 – Conserving and enhancing the natural environment

Chapter 15 of the National Planning Policy Framework is relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance.

Principle 12 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations should consider how they might contribute towards the enhancement of the natural environment and biodiversity.

Whilst the site is located in an area identified as being within a 'bat alert' layer on the Council's GIS mapping system, in this instance, the nature of the works is considered unlikely to have a detrimental impact on the bat population; however, an informative would be required on the decision notice relating to the process to follow should a bat be discovered on site.

Given the proposal would be householder development for an outbuilding to serve the existing dwelling it is considered the proposal would be exempt from the legislative requirement(s) for biodiversity net gain.

5.2 Scale and Amount

Consideration under Paragraph 154(c) –the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. It is important to begin by understanding what constitutes the "original building". The glossary within the National Planning Policy Framework defines "original building" as: "A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

The footprint of the previous structures on site has previously been considered as follows: Original Building in 1948:	
Original house	395m^2
Outbuilding 1	24m^2
Outbuilding 2	25.6m^2
	444.6m^2

Detached Garage	74m^2
Conservatory	32m^2
Proposed Outbuilding Addition	29m^2
	135m^2

The proposals to extend the existing outbuilding would result in a floor space increase of 29m^2. This is equal to a 6.5% increase relative to the original building footprint. When considering the total floor space added from previous extensions, this would allow for a total of 30.36% increase – this would be considered moderate in relative terms and would not result in substantial harm to the site.

Established case law supports the principle that disproportionate additions cannot be judged on size metrics alone (such as floor area, volume, or mass), and that a proper evaluation must consider the impact on the openness of the Green Belt and the character of the area.

In this case, having regard to the cumulative scale of development already undertaken or approved at the site, it is considered that the proposed extension would consummate a 'de minimis' addition to the site. The proposal, when viewed in the context of the site's planning history and the scale of the existing and proposed built form, suggests that the proposals should be considered trivial to the overall development of the site. As such, it is considered that the proposed development would fall within the scope of paragraph 154(c) of the National Planning Policy Framework (NPPF).

5.3 Access

The access to the site will remain as per existing arrangements.

Local Plan Policies LP21 and LP22 of the Kirklees Local Plan are relevant and seek to ensure that proposals do not have a detrimental impact on highway safety and provide sufficient parking. Furthermore, Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposed development would not intensify the domestic use at the dwelling or affect the existing parking / waste storage arrangements on site. Therefore, the development is considered acceptable in accordance with Policies LP21 and LP22 of the Kirklees Local Plan, Chapter 9 of the NPPF, Principles 15 and 16 of the Kirklees House Extensions and Alterations SPD and the Highways Design Guide SPD.

5.4 Appearance and Design

Document (SPD) does state that extensions and alterations to residential properties should be in keeping with the appearance, scale, design and local character of the area and the street scene. Furthermore, Key Design Principle 2 of the SPD goes onto state that extensions should not dominate or be larger than the original house and should be in keeping with the existing building in terms of scale, materials and details. Part of Policy LP57 of the Kirklees Local Plan stipulates that 'the design and materials used (for extensions to buildings) in the Green Belt should be sensitive to the character of the Green Belt setting.'

The proposal would increase the eaves / ridge height of the proposal by approximately 1.4m. The proposal appears to retain the use of matching materials on site, would retain the existing roof design and would retain the footprint of the exiting building from a visual perspective.

The feedback from the initial pre-application enquiry stated, "*Subject to the use of appropriate materials, it is considered that the proposal would visually appear acceptable on site.*"

The proposed development would not cause any significant harm to the visual amenity of either the host dwelling or the wider street scene, complying with Policy LP24 of the Kirklees Local Plan (a), KDP 1 & 2 of the House Extensions and Alterations Supplementary Planning Document and the aims of Chapter 12 of the National Planning Policy Framework.

Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be set out, taking into account Policy LP24 c), which sets out that proposals should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers. The SPD goes into further detail with respect to Key Design Principle 3 on privacy, Key Design Principle 5 on overshadowing/loss of light, Key Design Principle 6 on preventing overbearing impact and Key Principle 7 for outdoor space.

The submitted plans confirm that the host dwelling is situated in an isolated location with the nearest residential property (15 Barnsley Road) located approximately 121m away from the proposed development. The feedback from the initial pre-application enquiry stated, *"Given*

that the separation distance retained would be substantial, it is considered that the proposal would have an acceptable impact on the neighbour's residential amenity."

Pre-application commentary goes on to say: *"Officers have considered the proximity of the proposal to the host dwelling and consider that; there is the potential for the development to impact light and outlook for the occupiers of the main dwelling. As the proposal would serve the building being impacted upon its not considered this would constitute a reason to withhold permission."*

The proposed development has been carefully designed to reflect and respect the rural landscape setting of the site. The single/ two storey height, narrow gables, l-shaped form and materials all reference the existing outbuilding that would typically be found in this landscape setting. The external materials are highly recessive and would integrate into the surrounding landscape whilst also not dominating the existing dwelling at Wood Palace Farm.

The proposed building would form an appropriate piece of rural architecture that would relate well to its surroundings and would not appear in any way discordant. The proposal would respect and preserve the landscape character of the surrounding area and is fully complaint with policies LP24 and LP32 of the Local Plan, Policies 1 and 2 of the Neighbourhood Plan, and section 12 of the NPPF.

6.0 Conclusion

Having regard to the scale of the proposed development, the extent of the host property's curtilage, and the siting of the existing and proposed buildings, it is considered that the cumulative level of built form would not have a detrimental impact on the openness and character of the Green Belt. The increase in overall massing, and the fact that the building footprint would remain the same, it is not considered that proposals would result in a development that encroaches further into previously open areas of the site. On this basis, the proposal is considered to preserve the openness of the Green Belt and would therefore constitute an appropriate form of development, in compliance with Policy LP57 of the Kirklees Local Plan and the provisions of Chapter 13 of the National Planning Policy Framework (NPPF).

The proposal would deliver a good quality, small scale extension to an existing dwelling outbuilding, in a manner that is fully compliant with Green Belt policy. The proposal would have no adverse impact in respect of visual, amenity, highways and environmental considerations. The proposal is fully policy compliant.

The Applicant is willing to discuss any issues that may arise during the consideration of the proposal with the LPA.