

Planning Statement

**CONVERSION OF STABLE TO HOBBY ROOM AND GYM, SINGLE
STOREY EXTENSION TO DWELLING, CONSTRUCTION OF
GREENHOUSE AND CREATION OF TENNIS COURT AND SWIMMING
POOL.**

ICKLES HOUSE, HOWROYD LANE, WHITLEY, WF12 0NE

**PREPARED FOR: MR AND MRS GOGNA
PREPARED BY: JAMES ROBERTS MRTPI**

1.0 INTRODUCTION

This statement supports a planning application for works at an existing residential property. The proposals comprise a single storey extension to the dwelling, the conversion of a stable building to provide a gym and hobby room, the erection of a new greenhouse, and the formation of an outdoor tennis court. The proposals also include an outdoor swimming pool and kitchen area set within landscaped grounds. The site lies within the Green Belt and this statement demonstrates that the proposed development consists of appropriate forms of development in the Green Belt.

This statement should be read in conjunction with the submitted plans which demonstrate the credentials of the scheme in more detail. It is anticipated the Local Planning Authority (LPA) will adopt a progressive approach to this sustainable scheme and approve planning permission without delay.

This statement now proceeds to give details of the site. The details of 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 National Planning Policy Framework (NPPF). Finally, the conclusion is reached that planning permission should be granted for the proposed development.

2.0 THE SITE AND PLANNING HISTORY

The application site is a residential dwelling known as Ickles House, it is accessed from Howroyd Lane. The site currently accommodates a dwelling, garage, stables, ancillary buildings and areas of domestic curtilage, set within generous grounds. The site is located within Flood zone 1. The site context, existing access, building can be seen in the following image:



3.0 THE PROPOSAL

The proposals comprise a series of works associated with the existing dwelling including a single storey extension, the conversion of a stable building to provide a gym and hobby room, the erection of a new greenhouse, and the formation of an outdoor tennis court. The proposals also include an outdoor swimming pool and kitchen area set within landscaped grounds.

Stable Conversion

The existing stable building would be converted to provide a gym and hobby room. The external form of the building is retained, with only 2 roof lights proposed, ensuring the existing character of the building is preserved. Existing openings are utilised maintaining the stable type appearance and its relationship with the wider site.

Greenhouse

A new greenhouse is proposed within the garden area, positioned alongside an existing greenhouse and shed, which are to be retained. The structure is modest in scale and adopts a traditional greenhouse form with a pitched roof and glazed elevations on all sides, the design incorporates slim framing and regular glazing panels, allowing the building to read as a typical horticultural structure rather than a solid outbuilding.

Tennis Court

The proposal includes a tennis court. The court is located within the domestic curtilage and enclosed by discreet fencing fixed above the existing dwarf wall. The court will make use of the existing 2 metre high concrete panel boundary wall to the south of the court.

Outdoor Pool and Kitchen

The proposals include an outdoor swimming pool and external kitchen area, integrated into the landscaped garden. This will be positioned to the east of the existing dwelling.

Extension to the house

The proposals include an extension to the main dwelling, the extension is positioned to the side of the main dwelling, projecting from the existing rear elevation and set within the established domestic garden. It creates additional ground floor living accommodation, forming an enlarged kitchen and day to day family space that connects directly to the existing internal layout.

4.0 ALLOCATION AND POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the Development Plan consists of the Kirklees Local Plan adopted in 2019

Material considerations exist in the form of national policy and guidance contained within the National Planning Policy Framework (NPPF) as updated in December 2024 and the suite of documents comprising National Planning Practice Guidance (NPPG).

Allocations

The site is located within the open countryside and within the Green Belt.

National Policy

The NPPF is reflective of the guidance contained within the NPPG. The following sections of the revised NPPF are considered of direct relevance to the current proposal:

Section 2 - Achieving sustainable development

Section 4 - Decision-making

Section 6 - Building a strong, competitive economy

Section 12 - Achieving well-designed places

Section 13 - Green Belts

Section 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.

Kirklees Local Plan

The relevant policies are considered to be:

- LP 1 – Achieving sustainable development
- LP 2 – Place shaping
- LP 22 – Parking
- LP 24 - Design
- LP57- Extension alteration or replacement of existing building in the green belt

Relevant Supplementary Planning Documents / guidance

The Housebuilders Design Guide SPD is a material consideration

5. ASSESSMENT

Principle of Development

The application site is located within land designated as Green Belt under the Kirklees Local Plan. Paragraph 154 of the NPPF identifies new buildings in the Green Belt as being inappropriate unless they fall within specific exceptions. Each element of the proposal is considered against the relevant Green Belt policy test below.

Extension

Among these, paragraph 154(c) permits the 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. LP57 states that:

“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 considered. Proposals to extend buildings should have regard to the scale and character of the original building.”

The dwelling is as it was originally built with no previous extensions. The proposed extension is single storey, small scale and well related and contained by the existing property. The extension would therefore not be disproportionate to the host property and is acceptable in principle and in line with policy LP57 and the NPPF. Additionally, the proposal would not adversely affect the character, visual amenities or openness of the Green Belt. In addition, the scale and siting of the extension ensure that it remains discreet within the established residential context, safeguarding both the visual qualities and openness of the Green Belt.

Stable conversion

The change of use of the stable building conforms in principle with Green Belt policy. Paragraph 154(h)(iv) of the NPPF allows for the re-use of existing buildings in the Green Belt where they are of permanent and substantial construction, and where openness is preserved. The existing stable building is a permanent structure capable of conversion without the need for substantial rebuilding the proposed development is completely contained within the existing building. Its re-use for ancillary domestic purposes retains the established built form on the site and does not introduce additional bulk or encroachment into undeveloped land. As such, the proposal preserves openness and does not conflict with the purposes of including land within the Green Belt, thereby aligning with the policy tests for the appropriate re-use of buildings in this location.

Greenhouse

Paragraph 154(g) of the NPPF allows for the redevelopment of previously developed land which would not result in substantial harm to openness. The proposed greenhouse, located within an existing residential curtilage, would be of “lightweight” design and would have minimal impacts on openness. On this basis, the proposal meets the criteria of paragraph 154(g) and constitutes appropriate development in the Green Belt.

Tennis court

Paragraph 154(b) of the NPPF allows for appropriate facilities for outdoor sport and recreation where they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

The tennis court forms part of the domestic garden and sits within the established curtilage. It does not involve any enclosed building or built mass and maintains a low, ground-level profile. The use of artificial grass creates a soft finish which reflects the existing garden character, rather than a hard

engineered surface. The proposed fencing is lightweight and visually open, ensuring the space remains visually permeable and does not introduce a sense of enclosure.

The proposal does not give rise to sprawl, does not contribute to the merging of settlements, and does not encroach into open countryside beyond the established garden boundary. It has no effect on the setting of historic towns and does not prejudice urban regeneration objectives, as it relates solely to garden land associated with an existing dwelling.

In both spatial and visual terms, the tennis court maintains openness. It remains clearly ancillary to the dwelling, contained within the domestic boundary, and does not alter the rural character or appearance of the wider Green Belt. On this basis, the proposal satisfies paragraph 154(b) and represents an appropriate form of outdoor recreation provision within the Green Belt.

Swimming Pool

Paragraph 154(b) of the NPPF supports outdoor sport and recreation facilities in the Green Belt where openness is preserved and the purposes of including land within it are not harmed. The swimming pool is positioned within the established domestic garden and remains ancillary to the dwelling. It is set at ground level and does not introduce any new built volume. The surrounding works are modest and contained within the curtilage, with no spread of development into the wider countryside.

The proposal does not alter the settlement pattern, does not contribute to sprawl, and does not bring development closer to neighbouring settlements. It has no effect on the setting of historic

towns and does not undermine regeneration objectives, as it relates solely to existing residential land.

In both physical and visual terms, openness is maintained. The pool sits comfortably within the garden and does not change the character or appearance of the wider Green Belt. The scheme therefore accords with paragraph 154(b), representing an appropriate domestic outdoor recreation use within the Green Belt.

It should also be noted that all of the works fall within a domestic garden/ curtilage outside of a built-up area. The combined impact of the works on the openness of the Green Belt would be less than substantial and the scheme as a whole would therefore be compliant with paragraph 154 (g) (redevelopment of previously developed land which would not result in substantial harm to openness).

As set out above the proposals all comply with the NPPF and constitute appropriate development within the Green Belt.

Highways

The existing access and parking arrangements remain unchanged and continue to provide an adequate level of provision for the dwelling. Refuse storage will remain as existing. The proposals therefore have no implications for access and parking and do not give rise to any highway safety concerns. The development accords with Policy LP22 of the Kirklees Local Plan and Key Design Principles 15 and 16 of the House Extensions and Alterations SPD.

Residential Amenity

National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

The nearest property lies to the west and comprises a converted outbuilding. The existing siting of the properties ensures a clear degree of separation and screening. Owing to the positioning of the proposed extension and the nature and location of the proposals there would be no loss of privacy, light or outlook for this neighbouring dwelling. The development therefore would not cause any adverse effect on residential amenity and accords with Policy LP24(c) of the Kirklees Local Plan. The proposal is considered fully compliant with all local and national policy in this respect.

5.0 CONCLUSION

The proposals comprise a series of modest domestic works within an established residential curtilage. Each element has been considered against the Green Belt policies in the NPPF and the Kirklees Local Plan. The extension, greenhouse, stable conversion, tennis court and swimming pool all fall within recognised exceptions in paragraph 154 and do not amount to inappropriate development. The works do not extend the built form into open land, do not introduce disproportionate additions, and preserve the openness of the Green Belt in both visual and spatial terms. There is no encroachment into the wider countryside and the purposes of the Green Belt are maintained.

The scale, siting and design of the proposals respect the character of the existing property and the rural setting. Existing access and parking arrangements remain suitable. The relationship with the adjoining dwelling ensures that privacy, outlook and daylight are safeguarded, in accordance with Policy LP24.

Overall, the scheme accords with the relevant Green Belt provisions of the NPPF and with Policies LP22, LP24 and LP57 of the Kirklees Local Plan. The proposals represent an appropriate form of development in this location, and planning permission should therefore be granted.

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

James Roberts (BA, MSc, MRTPI)

JR Planning