



**Land off Slaithwaite Gate**

**Scapegoat Hill**

**Huddersfield**

**HD7 4NS**

**Use of building as a holiday let**

## Introduction

This statement has been prepared by AKPlanning in support of a planning application for the use of an existing building as a holiday let. It will address the relevant planning policies.

## Site Location and Description

The site is shown on the aerial view below.



It is a single storey building located on the edge of the village.

## Relevant Planning History

The most relevant planning permission is shown below: -

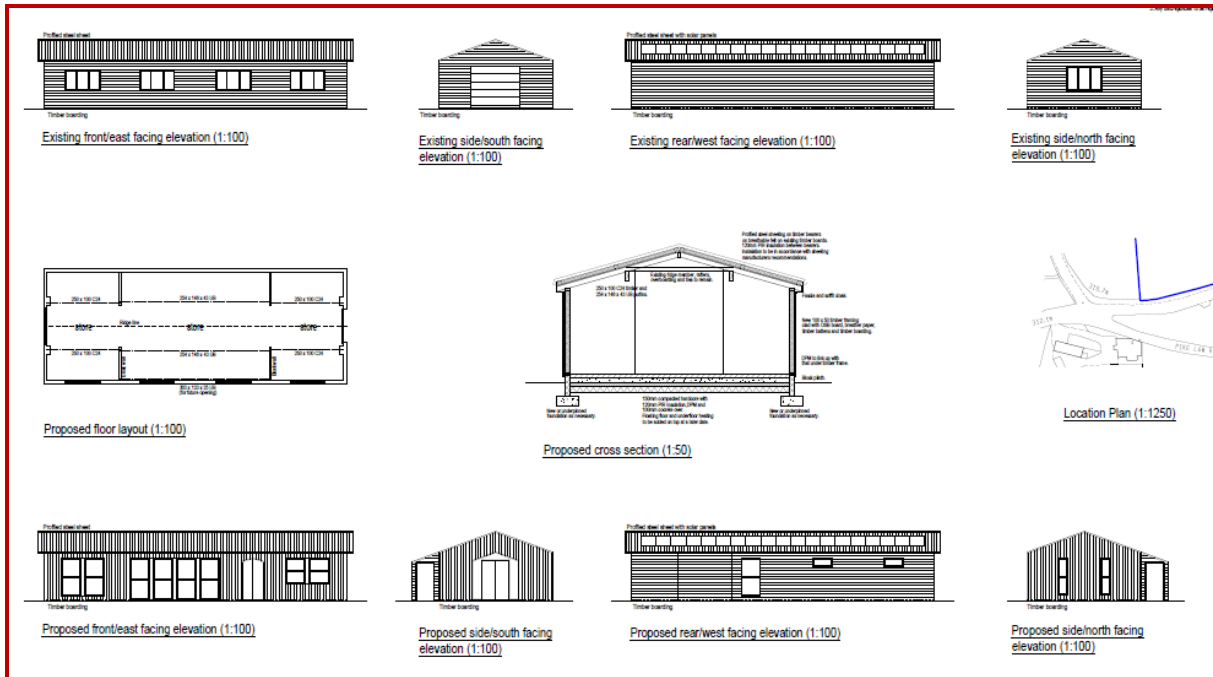
2024/90936

Demolition of existing storage building and erection of new storage building.

Granted 19/11/2024

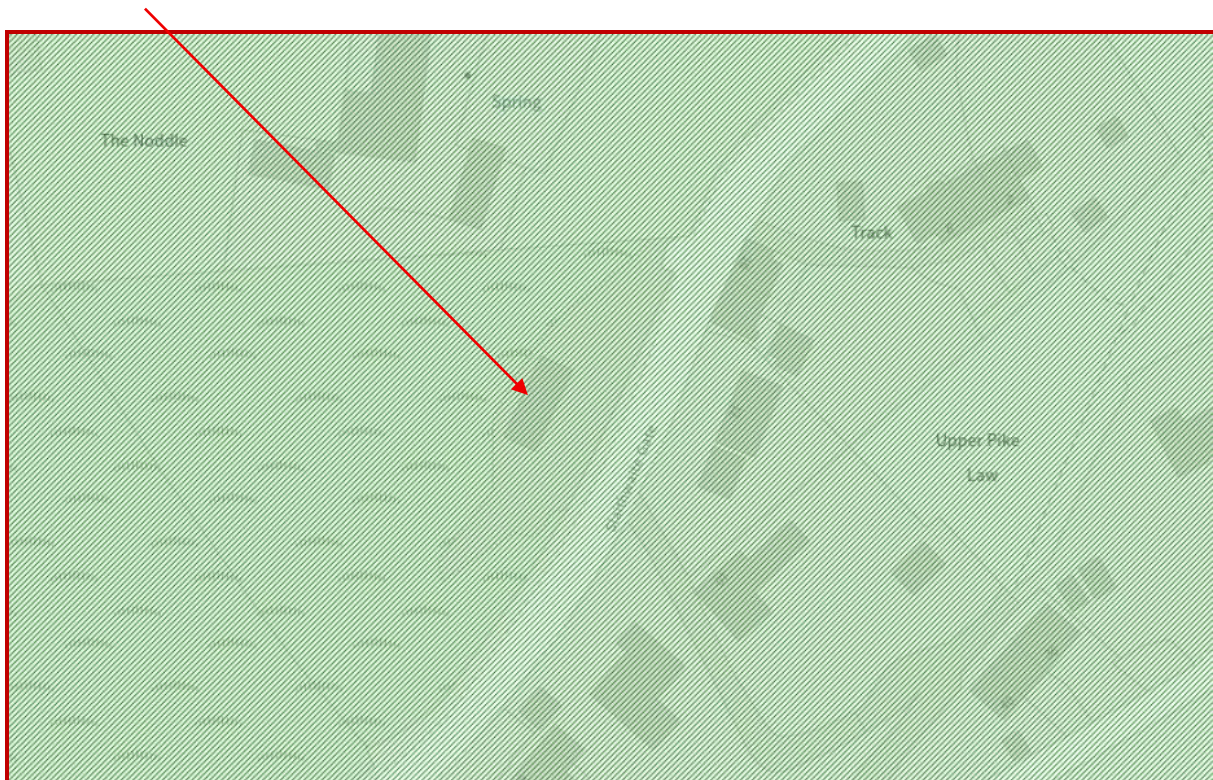
### The Proposal

It is proposed to change the use of the building from storage to a holiday let. A small extension to the rear will provide a covered porch/access and there are minor window changes. The plans below show existing and proposed and full details are submitted.



## Planning Policy

The site lies within the green belt as shown on the plan below: -



National Planning Policy in the National Planning Policy Framework (NPPF) States: -

**153.** *When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness [55](#). Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.*

**154.** *Development in the Green Belt is inappropriate unless one of the following exceptions applies:*

*h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:*

*iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;*

With regard to the rural economy the NPPF states: -

### **Supporting a prosperous rural economy**

**88.** *Planning policies and decisions should enable:*

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;*
- b) the development and diversification of agricultural and other land-based rural businesses;*
- c) sustainable rural tourism and leisure developments which respect the character of the countryside;*

Local plan policy is contained in the Kirklees Local Plan, the policies in this document reflect the NPPF. With regard to the re-use of buildings the following is relevant: -

Policy LP60

*The re-use and conversion of buildings*

*Proposals for the conversion or re-use of buildings in the Green Belt will normally be acceptable where;*

- a. the building to be re-used or converted is of a permanent and substantial construction;*
- b. the resultant scheme does not introduce incongruous domestic or urban characteristics into the landscape, including through the treatment of outside areas such as means of access and car parking, curtilages and other enclosures and ancillary or curtilage buildings;*
- c. the design and materials to be used, including boundary and surface treatments are of a high quality and appropriate to their setting and the activity can be accommodated without detriment to landscape quality, residential amenity or highway safety.*

Regarding the rural economy the following is relevant.

*PolicyLP10*

*Supporting the rural economy*

*The economic performance of the rural economy will be improved by:*

*1d. supporting and increasing tourism related development, including encouraging new facilities and accommodation for tourists;*

### **Consideration of Policy**

Green Belt Policy states that the conversion of an existing building is appropriate development so long as the following criteria are met: -

*...the building to be re-used or converted is of a permanent and substantial construction...*

The building under consideration had only just been erected and is permanent, it therefore complies with this requirement.

Local Plan Policy also includes further criteria: -

*...the resultant scheme does not introduce incongruous domestic or urban characteristics into the landscape, including through the treatment of outside areas such as means of access and car parking, curtilages and other enclosures and ancillary or curtilage buildings...*

The proposed scheme does not alter the areas for parking or planting and as such has no effect on the landscape character.

*...the design and materials to be used, including boundary and surface treatments are of a high quality and appropriate to their setting and the activity can be accommodated without detriment to landscape quality, residential amenity or highway safety...*

The building has a very similar appearance, and all materials are the same, including hard surfacing areas. There is no detriment to landscape quality,, residential amenity or highway safety.

It is our conclusion that the proposal is appropriate development as defined by Green Belt policy.

Furthermore, there is strong support for new tourism facilities in the NPPF and Local Plan which specifically states: -

*The economic performance of the rural economy will be improved by:*

*1d. supporting and increasing tourism related development, including encouraging new facilities and accommodation for tourists;*

This proposal does exactly what the policy requires and is strongly supported.

### **Highway Safety**

Sufficient sight lines have been provided to provide a safe access and parking. The proposal only has two bedrooms; a maximum of two couples could stay. There is sufficient space for two vehicles to park and turn around.

Bins will be brought to the end of the drive by the operators.

### **Conclusion**

The proposal is appropriate development within the Gren Belt and is strongly supported by local and national rural economy/tourism. It has no detrimental effect on neighbours or highway safety and should therefore be granted planning permission.

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**RTPI**

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