

Robert Halstead

Chartered Surveyors & Town Planners

N.C. Willock MRICS MRTPI

Office G of H, Bridge Mills, Huddersfield Road, Holmfirth, HD9 3TW

Tel: 01484 686322 e mail: nick@roberthalstead.co.uk

Planning Development

Planning Statement

Lower Carr Farm, Carr Lane, Shepley, Huddersfield, HD8 8BR

Site Description

The applicant's property comprises a detached two-storey stone-built dwelling with attached outbuildings, an attached stone-built double garage, detached stables, gardens and associated land. The main dwelling is situated perpendicular to Carr Lane with the front elevation facing east and the rear elevation facing west.

Access to the property is via a drive from Carr Lane which runs along the front of the property and leads to the stable block directly north of the dwelling. The gardens are located to the west/rear of the dwelling beyond which is a horse menage. The property is located approximately 0.6 miles south-east of Shepley and 0.5 miles north-west of Upper Cumberworth in a rural location surrounded by open fields and countryside.

Planning History

2021/93865 – Erection of two-storey rear extension – Approved but unimplemented (now expired)

2011/90568 – Erection of sunroom extension and alterations – Approved and partially implemented

87/04318 – Extension to form swimming pool, sauna and plant room – Refused

Policy Designation

The property is located in the Green Belt in accordance with the Kirklees Local Plan Policies Map.

The Proposals

This application seeks planning permission for demolition of attached outbuildings and erection of two-storey extension to form annex accommodation in association with Lower Carr Farm, Carr Lane, Shepley, Huddersfield, HD8 8BR.

The existing stone built single storey tack room and lean-to extension/outbuilding located on the northern end of the dwelling would be demolished and replaced with a two-storey stone-built annex built of natural stone and matching stone roof slates. The roof of the annex would be pitched and set

down from the main house roof. Window and door openings are proposed on all elevations with two rooflights also proposed on the west facing roof slope.

Internally, the accommodation would comprise of an open plan living/dining/kitchen room, small entrance hall and W.C on the ground floor and two en-suite bedrooms on the first floor. A door link between the existing house and the existing tack room will be retained as a door link between the main house and the annex.



Existing tack room and lean-to extension from the north/west



Existing tack room from the front/east

Assessment of the Proposals

Green Belt and the Principle of Development

Paragraph 154 in the NPPF states:

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

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.'

Local Plan Policy LP57 also states:

'Proposals for the extension, alterations 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.'

The volume of the original house and barn measures 1085m³. The existing single storey extension has a volume measuring 80m³. The volume of the previously approved two storey extension (2021 application) would have measured 169m³. As such, the previous extension along with the existing single storey extension would have increased the volume of the original property by 249m³, an increase of 23%. This was accepted in 2021.

The proposed development, when taking account of the demolition of the attached outbuildings, would increase the volume of the property by 154 cu.m (21.5% over the original volume). This is 15 cu.m less than that approved in 2021 and so the previous extension would have resulted in a larger overall volume increase to the property than what is now being proposed.

The proposed development would therefore not result in a disproportionate addition over and above the size of the original building.

The proposed development does not involve any additional outdoor areas including hard standings, curtilages, enclosures or means of access. As a result, the proposed development would have no greater impact on the openness of the Green Belt in this respect.

The design of the proposed annex is considered to be appropriate. The annex would be located at the northern end of the dwelling where currently the attached outbuildings to be demolished are situated. The siting of the proposed annex is considered to be more sympathetic than the previously approved two-storey rear extension as the linear character and appearance of the building would be retained. The roof of the annex would be set down from the main house roof, and the walling and roofing

materials would match those on the host dwelling. As such, it is considered that the proposed annex would not detract from its Green Belt setting.

The proposed development is therefore considered to be appropriate development in the Green Belt and accords with paragraph 154 in the NPPF and Local Planning Policy LP57.

Design and Visual Amenity

Local Plan Policy LP24 states:

'Proposals should promote good design by ensuring:

a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;

c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers.'

Paragraph 135 in the NPPF also sets out various design objectives, including the need to ensure that developments are visually attractive, sympathetic to local character, and establish or maintain a strong sense of place.

The existing dwelling is relatively large with the proposed annex extension adding just 21.5% to the original volume. The roof of the extension is also proposed to be set down from the main house roof. As a result, the annex extension would represent a subservient addition to the original dwelling which would remain the dominant element in terms of both scale and overall appearance.

The proposed materials (matching natural stone and stone roof slate), roof style, fenestration and architectural detailing would all be in keeping with the character and appearance of the main house. The proposed annex would result in an attractive addition that harmonises with the host building and local rural context.

The proposals are therefore considered to be acceptable with regard to design and visual amenity and complies with Local Plan Policy LP24 and paragraph 135 in the NPPF.

Residential Amenity

Local Plan Policy LP24 states:

'Proposals should promote good design by ensuring:

b. they provide a high standard of amenity for future and neighbouring occupiers.'

This is echoed in paragraph 135 f) in the NPPF.

The applicant's property is located along a rural road where properties are fairly spaced out. The closest neighbouring residential dwelling is located over 200m east of the applicant's property. As such, the proposed annex extension would not have a detrimental impact on the residential amenity of any neighbouring properties in terms of outlook, daylight and privacy.

In terms of the residential amenity for the existing occupants, the garden and parking areas would be unaffected by the proposals. The annex occupiers would share the outdoor facilities. Given the siting of the extension, the existing occupants of the main house and the future occupants of the annex would have a high level of outlook, daylight and privacy.

The proposed development is therefore considered to be acceptable in relation to residential amenity and complies with Local Plan Policy LP24 and paragraph 135 in the NPPF.

Highway Considerations

Local Plan 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 existing access from Carr Lane would serve the annex. Visibility at the site entrance/egress onto Carr Lane is good in both directions. There is ample off-street parking provision adjacent to the front/east elevation of the main house that would serve the annex and the main house. The main house also has a double garage. There is also adequate turning within the site for vehicles to exit the site in a forward gear. In addition, the proposed annex would not generate significant volumes of traffic in the local area.

The proposals are therefore considered to be acceptable in respect of highway safety and accords with Local Plan Policy LP21 and the aims of Chapter 9 in the NPPF.

Biodiversity Net Gain

Certain types of development are exempt from the mandatory biodiversity net gain requirements. This includes Householder applications (like this) where no new independent dwelling is to be formed.

The proposals are therefore considered to exempt from biodiversity net gain and therefore acceptable in terms Government Guidance and Local Plan Policy LP30.

Climate Change

A Climate Change Statement is submitted as part of the application. The following climate change mitigation measures form part of the development proposals:

- High quality wall and roof insulation
- Energy efficient lighting and appliances
- Use of local labour and building supplies
- Energy efficient windows and doors
- Water efficient fixtures and fittings

The proposals would therefore have a positive impact on climate change and accords with Local Plan Policy LP24.

Conclusion

This application seeks planning permission for demolition of attached outbuildings and erection of two-storey extension to form annex accommodation in association with Lower Carr Farm, Carr Lane, Shepley, Huddersfield, HD8 8BR.

As discussed in the preceding paragraphs of this report, it is considered that the proposals would not result in a disproportionate addition over and above the size of the original building. As a result, the proposed annex represents appropriate development in the Green Belt in accordance with national and local planning policy.

The proposed development is also considered to be acceptable regarding visual amenity, residential amenity, highway safety, biodiversity and climate change.

It is therefore respectfully requested that planning permission is approved.

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