

## BRIEF PLANNING STATEMENT

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|------------------|-------------------------------------------------------------------------------------------------------------------------|
| location         | Garden Field Cottage, 5 Carr Lane, Holmbridge, Holmfirth, HD9 2QB                                                       |
| application      | Erection of Extensions and Alterations to Dwelling at Garden Field Cottage, 5 Carr Lane, Holmbridge, Holmfirth, HD9 2QB |
| client/applicant | Mr & Mrs J Sutton                                                                                                       |
| job number       | 25/1122                                                                                                                 |
| date             | December 2025                                                                                                           |

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### ARCHITECTURE | PLANNING | DESIGN

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## Introduction/Description

This brief Planning Statement has been produced to accompany this planning application for the erection of extensions and alterations to dwelling of Garden Field Cottage, 5 Carr Lane, Holmbridge, Holmfirth, HD9 2QB.

The host property, Garden Field Cottage is a compact detached dwelling with a detached garage and a large domestic curtilage, principally located to the rear of the dwelling.

The existing property is a 3 bedroomed detached bungalow. The property currently has one reception room and an open plan kitchen/dining, a bathroom, an ensuite to the master bedroom, a small utility and a separate W/C.

The allocation on the Kirklees local plan is greenbelt but is not designated land (National Parks, Broads, Areas of Outstanding Natural Beauty, Conservation Area or a World Heritage Site).

The proposals result from a recent split decision for a certificate of lawfulness application to erect 2 ancillary outbuildings within the domestic curtilage of the property ([2025/CLD/92373](#)).

It is also important to note the other recent planning approval for a larger home extension ([2025/HHPD/91951/W](#)).

Mr & Mrs J Sutton relocated back to the Holme Valley from South Yorkshire partly due to the care of an immediate relative.

Mrs Sutton works from home and alternates with another family member to care for an immediate family member (1/2 a week, each and every week).

The relative will be staying at the property part time every week and following the refusal of the previous application the owners of the property would like to consolidate the previously approved schemes to provide extra required bedroom space to allow for sufficient care of their relative.

The 2025/92373 previous certificate of lawfulness application included two outbuildings, one of which was going to provide the annex accommodation, this was refused by Kirklees hence this householder application to extend the dwelling and reconfigure internally to provide the required bedrooms for the family.

It is important to note that the proposed extensions creates significantly less additional sprawl, volume and massing than the previously, above mentioned, approved applications. This is a fallback position and a material planning consideration.

The recent 2025/91951 approval (prior approval) comprised of a single storey rear extension, projecting 8m from the rear elevation with a gabled roof to match the existing roof typology of the dwelling. This extension created an additional volume of **206.83m<sup>3</sup>**.

The ancillary outbuilding, 2025/92373, recently approved under Permitted Development created a volume increase of **123.84m<sup>3</sup>**.

As such, the extant approvals for the dwelling would see an overall increase of the existing volume by **330.67m<sup>3</sup>** furthermore these create a significantly greater sprawl within the Green Belt, which would be significantly reduced as detailed on the plans accompanying this application.

This revised scheme comprises of a side/rear extension along with a small extension and alteration to the rear entrance of the property to provide the occupants with a sheltered space to arrive and depart the property.

This revised proposal creates an overall volume increase of **198.55m<sup>3</sup>** (172.22m<sup>3</sup> for the proposed side/rear extension and 26.33m<sup>3</sup> for the modest rear extension). This demonstrates that the new scheme will reduce the approved volume by **132.12m<sup>3</sup>**. It is important to note the extant approval for the detached ancillary outbuilding was located over 12m from the rear elevation of the property and set on the higher garden ground level, elevated a further 1.5m. above the ground level around the dwelling.

With this large reduction in volume, built form and massing, this revised proposal also reduces the domestic sprawl within the green belt by removing the requirement of constructing the previously approved ancillary outbuilding on the raised garden area to the rear.

The existing third bedroom will make way for new access through the property but allow for 2 extra bedrooms within the proposed extension. It also important to note the property has a large driveway and parking area more than capable of complying with the KMC Planning policy of parking spaces (determined by the number of bedrooms).

The proposed study will provide the dwelling with a small/compact work from home office space for Mrs Sutton, the applicant. This revised scheme has been purposely designed to ensure care, yet privacy and independence, can be provided for the immediate family member.

### **Planning Assessment**

Paragraph 142 of the NPPF importantly states that;

*“The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”*

This statement, showing the ‘fundamental aim’ of Green Belt policy shows that the proposed works are directly in line with what these policies are trying to achieve. We contend that the proposals do exactly this point, they demonstrably reduce the urban sprawl significantly in relative size to the works and existing dwelling when compared with the extant fallback position. The decision to not construct the ancillary outbuilding nor the 8m projecting single storey rear extension ensures the openness of the Green Belt is maintained.

Kirklees Local Plan also places emphasis on the importance of the role of Green Belt policy through chapter 19, drawing on similar aims proposals should adhere to in order to protect against urban sprawl and openness.

The extant ancillary outbuilding, due to its separation from the dwelling, clearly constitutes a new building in the Green Belt, rather than an extension to the dwelling. Such a development would normally be regarded as inappropriate development in the Green Belt by definition, as it does not fall into any of the exceptions set out in paragraphs 154 of the National Planning Policy Framework. Further harm would be introduced to the visual and spatial openness of the Green Belt by developing this land (garden) that is currently open.

It is clear when referencing back to both the extant approvals (2025/91951 & 2025/92373) that the design (restricted by PD criteria) location, size, scale, prominence and siting that considered separate or accumulatively would be neither subservient to the host dwelling nor harmonise with the existing dwelling or the wider character and appearance of the area. This proposed scheme addresses this with a more compact, smaller and better designed overall proposal.

### **Conclusion**

We contend the proposals are acceptable in relation to protecting urban sprawl and offer significant reductions in built volume within Green Belt. As such we trust this application can be supported.

I would be grateful if you could contact Paul Matthews Architectural Ltd prior to drafting up your recommendation for determination.

## **APPENDIX A**

**(AERIAL IMAGE)**



Current aerial image of property/garden