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Planning Development

Planning Policy Statement

Upper Marsh Farm, 204 Marsh Lane, Shepley, Huddersfield, HD8 8AY

Introduction

In March 2022, details were approved by the LPA for the “Prior approval of proposed change of use of agricultural building to a dwellinghouse.” The details of the application were implemented by the applicants following approval of the application, and upon completion, the applicants have been residing in the dwelling until the present day.

This application seeks planning permission for a single storey side extension to the existing dwelling, in order to increase the amount of living accommodation given the relatively small size of the existing dwelling. The proposed extension would make movement around the dwelling easier for the ageing applicants whereby extra space will be needed as mobility is potentially reduced.

Site Description

The existing dwelling comprises a detached, single storey building constructed of natural stone. The roof of the dwelling is pitched and tiled in artificial stone slates. Window and door openings are located on the front / south-east elevation. Access to the dwelling is via an access track from Marsh Lane. The property is situated in a rural location surrounded by open fields and countryside. The wider application site also contains recently granted agricultural building. Two-metre-high native hedging borders the site along the south-east and south-west boundaries.

Relevant Planning History

2024/90003 – Erection of agricultural building – Approved

2014/91588 – Class Q prior approval of proposed change of use of agricultural building to a dwellinghouse – Details approved.

Policy Designation

The application site is located within the Green Belt in accordance with the Local Plan Policies Map.

The Proposals

This application seeks planning permission for the erection of a single storey side extension.

The proposed extension would extend sideways from the existing south-west elevation by 7.1 metres. The extension would be set in slightly from the front and rear elevations so that the width of the extension would measure 5.3 metres. The roof of the extension would be pitched and set down from the main house roof.



Existing Dwelling (Front Elevation)

The extension would be constructed using sawn larch cladding to the external elevations with artificial stone slates. Two windows and a door opening are proposed on the front/south east elevation, one window is proposed on the side/south-west elevation and one window and two rooflights are proposed on the rear/north-west elevation.

Internally, the accommodation would comprise a utility room, W.C and a study/office.

Assessment of the Proposals

Green Belt and 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, 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. 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;

Applicant response: The appeal dwelling is a detached property, situated within a spacious area of land some distance from its nearest neighbours and thereby providing a natural sense of openness to the site. Moreover, due to its character and appearance, the site for the extension clearly forms part of the existing developed residential plot, rather than the surrounding countryside

The original building has not been extended previously and is relatively small in scale. The proposed extension, like the main dwelling, is single storey.

The extension is proposed to be set in from both the front and rear elevations, with the roof set down from the main roof to allow it to appear subservient to the host dwelling. This would also help to reduce the perceived volume of the extension.

The extension would also be located immediately to the side of the existing dwelling, thereby minimising impacts on openness (when compared with a detached outbuilding for example). In addition, the extension is located to the far (rear) side of the dwelling, away from the principal elevations when approaching the property along the drive.

The extension would also have a similar orientation to the host dwelling and would be built parallel to the field boundary to the rear. There would be a clear visual connection between the existing and proposed parts of the building, resulting in the extension not appearing incongruous.

Moreover, from a visual amenity perspective, it would be almost entirely hidden from public vantage points along Marsh Lane and Penistone Lane, by the existing hedgerows surrounding the property (see photo below). These visual amenity factors form part of the assessment of impacts on Green Belt openness, as confirmed in *Euro Garages Ltd v The Secretary of State for Communities And Local Government & Anor [2018] EWHC 1753 (Admin) (11 July 2018)*.

Paragraph 30 of that judgement stated:

However, I take Lindblom LJ in the Samuel Smith case to say that where the issue of openness of the Green Belt arises, the visual impact of a development will generally require consideration, and that should be the case whether there is likely to be a visual impact or there is no visual impact. On the facts of the Samuel Smith case, the court was concerned with a scenario in which the development was likely to have visual effects which had not been considered in the context of the issue of preserving the openness of the Green Belt but, in my view, if there is no visual impact that ought also to be a material consideration for the obvious reason that it is the less likely that the openness of the Green Belt will be harmed.

It is therefore considered that the proposed extension would not result in a disproportionate addition over and above the size of the original building, which would remain the dominant element both in

terms of scale, massing and appearance. Furthermore, the fact that the building is almost entirely hidden from view means that in accordance with established case law, impacts on Green Belt openness are reduced further.

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

Applicant response: No alterations are proposed to the existing outdoor areas. As such, the openness of the Green Belt is not harmed in this respect.

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.'

Applicant response: The proposed roofing materials (artificial stone slates) would tie in with the existing roofing materials whilst the proposed walling materials (larch timber cladding) would provide a suitable contemporary contrast, in keeping with its rural Green Belt setting and agricultural character.

The proposed extension is therefore considered to be appropriate development in the Green Belt in that it would not represent a disproportionate addition to the original building, in accordance with Paragraph 154 of the NPPF and Local Plan Policy LP57.



Native hedgerows around the site perimeter

Design and Visual Amenity

Local Plan Policy LP24 states:

'Proposals should promote good design by ensuring: 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 Kirklees House Extensions and Alterations Supplemental Planning Document (SPD) also sets out what the Council considers to be good, high-quality design through a number of principles. The relevant principles in this application in relation to design and visual amenity are:

Key Design Principle 1: Local character and street scene

Key Design Principle 2: Impact on the original house

Key Design Principle 9: Construction materials

The footprint of the existing dwelling comprises a relatively narrow rectangle measuring 13.4m (l) x 5.7m (w). The proposed extension would project sideways from the existing south-west side elevation by 7.1m. The extension would be set in from the front and rear elevations, and the roof would be set down from the main house roof. As a result (and as explained above), the proposed extension would appear as a subservient addition to the original dwelling, allowing it to remain the dominant element.

The proposed roofing style (pitched) and materials (artificial stone slates) would be in keeping with the host dwelling and the proposed walling materials (larch timber cladding) would provide an attractive contrast befitting of the building's rural character and location. The proposed fenestration and architectural detailing would also harmonise with the appearance of the host building.

The proposals are therefore considered to be acceptable with regard to design and visual amenity, and comply with Local Plan Policy LP24, paragraph 135 in the NPPF and Principles 1, 2 and 9 in the Kirklees House Extensions and Alterations SPD.

Other Matters

Residential Amenity

Local Plan Policy LP24 states that,

'Proposals should promote good design by ensuring: b. they provide a high standard of amenity for future and neighbouring occupiers.'

The closest residential dwelling to the application site is over 75 metres away. As such, the proposed extension would not cause undue harm to the residential amenity of neighbouring occupants by way of outlook, privacy or daylight.

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

Highway Considerations

The proposed development would not result in any additional parking requirements. There is ample off-street parking availability within the application site. No changes are proposed to the existing access or hardstanding areas. The proposals are therefore considered to be acceptable in relation to highway considerations and accords with Local Plan Policies LP21 and LP22 and the aims of Chapter 9 in the NPPF.

Climate Change

A Climate Change Statement is submitted as part of the application. The following climate change mitigation measures have been incorporated into the proposals:

- Use of sustainable materials
- Low energy lighting
- High quality insulation
- Energy and water efficient appliances
- Use of local labour

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

Conclusion

This application seeks planning permission for the erection of a single storey side extension.

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 extension 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, and climate change.

It is therefore respectfully requested that planning permission is granted.

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