

PLANNING APPLICATION FOR THE
CHANGE OF USE FROM DWELLING
TO AGRICULTURAL BARN AT

2 WHITLEY ROYD BARN
SPITTAL ROYD,
OFF PINFOLD LANE/
TOWN END LANE,
LEPTON,
HD8 0NA

ON BEHALF OF
ELLIOTT FARMING LTD

DESIGN ACCESS STATEMENT

DATED: FEBRUARY 2026

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
THE CHAPEL, MILLMOOR ROAD
MELTHAM, HOLMFIRTH HD9 5JU
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1.0 – THE SITE

1.01 - The dwelling and area of land that relates to this application can be seen on the location plan below.

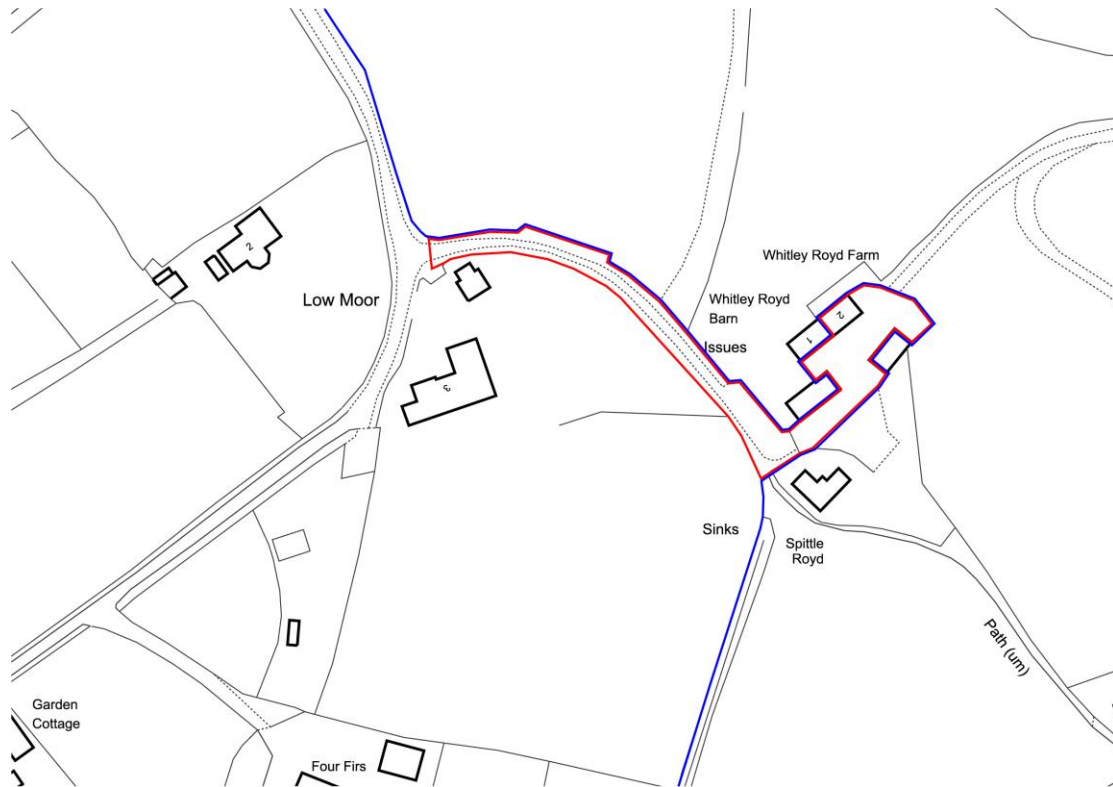


Image 1 – The dwelling and access road is outlined in red, with the other land owned by the applicant outlined in blue.

2.0 – PLANNING HISTORY

2.01 – A planning application was submitted in Nov 2009 (2009/62/93083/E2) for re-use and adaptation of existing barn to 1 dwelling & erection of passing places & turning area (Modified Proposal). This application was approved in Nov 2011 and implemented shortly after. The building has remained as a dwelling since then.

3.0 – PROPOSALS

3.01 - The proposal is to convert the dwelling back to an agricultural barn. The barn is required for general storage and for storage of feed for sheep.

3.02 - As seen in the attached drawings it is proposed that most of the internal walls would be removed, whilst openings at ground floor level would become timber doors.

3.03 – There are numerous reasons why the applicant wishes to convert the dwelling back to an agricultural barn:

3.04 – The principal access to the agricultural land is located approximately 9 metres to the east of the dwelling and serves as a regularly used access point for the neighbouring farmer. The close proximity of this entrance results in frequent agricultural vehicle movements immediately adjacent to the building. Its reclassification and use as an agricultural building would align more appropriately with the established agricultural character and function of the site, reducing the potential for conflict between residential occupation and farming operations.

3.05 – The fields immediately adjoining the dwelling are regularly used for grazing livestock. In light of the recently introduced rental reforms, the applicant has concerns regarding the practical management of the property as a residential letting. The proximity of the dwelling to active livestock fields would necessitate careful control over the keeping of pets by tenants, which proves difficult to secure and enforce. This creates uncertainty over the suitability and long-term viability of the property as a rental dwelling in this location.

3.06 – The dwelling is currently served by an oil-fired boiler that will require replacement to meet modern efficiency standards. Although an air source heat pump could be installed, this would require significant upgrades to the building, including improved insulation, larger radiators, internal re-plumbing

and a new hot water cylinder. The scale and cost of these works would be substantial and, given the property's limited rental return, would not be financially viable for the applicant.

4.0 - CONCLUSION

4.01 - The proposals to change the building use are wholly appropriate.

4.02 – The building has previously operated as an agricultural barn prior to the 2009 planning application.

4.03 – As previously, mentioned there are numerous reasons why the property is no longer viable to be used as a rentable dwelling.

4.03 - We therefore trust that Kirklees MBC can support this proposal.