

## **PLANNING STATEMENT**

### **Conversion of Barn and Outbuilding to residential and erection of detached garage at Wood Nook Lane, Honley, Holmfirth**

#### **1. Introduction**

This Planning Statement has been prepared in support of a full planning application for the conversion of an existing barn and associated outbuilding at Wood Nook Lane, Honley, into residential accommodation.

The proposal seeks to secure a viable and sustainable long-term use for traditional rural buildings that are currently underutilised, while preserving their character and contribution to the rural landscape.

#### **2. Site and Surroundings**

The site is located off Wood Nook Lane, within the rural setting of Honley. The surrounding area is characterised by:

- Agricultural land and open countryside
- Various farmsteads, converted barns and residential dwellings
- Traditional stone-built structures typical of the local vernacular

The existing buildings comprise a traditional stone barn with attached buildings and a detached adjacent outbuilding. All structures are permanent, of traditional masonry construction, and form part of the historic rural character of the area.

#### **3. Proposed Development**

The proposal involves:

- Conversion of the existing barn to form a single residential dwelling
- Conversion of the associated outbuilding for ancillary residential use
- Erection of timber frame 'cart shed' type building to form garaging.
- Retention of the existing building envelope and structural form
- Minimal external alterations
- Sensitive insertion of windows and rooflights

- Use of traditional and matching materials
- Removal of non-original roof coverings on all buildings and replacement with stone type roof slates approved by L.P.A.

No extension or enlargement is proposed to the existing barn, attached and detached outbuilding as part of the works.

The works are limited to what is necessary to facilitate residential occupation, ensuring that the agricultural character of the buildings are preserved.

### 3.1 Ancillary Nature of the Accommodation

The annexe is intended to provide flexible family accommodation, such as:

- Dependent relative accommodation
- Elderly family member living space
- Accommodation for adult children
- Guest accommodation

The annexe will remain in the same ownership as the main dwelling and will share services and access arrangements. Its location relative to main building and subordinate scale reinforce its ancillary status.

### 3.2 Timber-Framed Cart Shed

In addition, the proposal includes:

- Erection of a detached timber-framed cart shed
- Open-fronted design
- Traditional oak/treated timber frame construction
- Pitched roof design to reflect rural agricultural structures
- Provision of covered garaging and secure storage

The cart shed has been deliberately designed as a lightweight, visually recessive structure that reflects traditional rural cart shelters found within agricultural settings.

The scale is modest and subordinate to the converted barn.

## 4. Planning Policy Context

The application has been assessed against the Development Plan for the area administered by Kirklees Council, including:

- Kirklees Local Plan
- National Planning Policy Framework (NPPF)

## National Policy

The National Planning Policy Framework supports:

- The re-use of redundant or disused buildings
- Sustainable development in rural areas
- The conservation of heritage assets and local character
- Efficient use of existing resources

Paragraphs relating to rural housing and the re-use of rural buildings are particularly relevant. The proposal accords with national policy by delivering sustainable rural housing through conversion rather than new-build development.

## Local Policy

The Kirklees Local Plan supports:

- Conversion of rural buildings where they are of permanent and substantial construction
- Development that respects local distinctiveness
- Protection of the rural landscape
- High quality design

The buildings are structurally sound and capable of conversion without substantial rebuilding. The proposal preserves the agricultural character and avoids harm to openness or landscape character.

## 5. Design and Heritage Considerations

The existing barn is of traditional stone construction with features typical of the local vernacular, including:

- Natural stone walls
- Stone lintels
- Traditional roof form

The design approach is based on:

- Retention of original openings where possible
- Insertion of glazing set back within existing openings
- Use of timber windows and doors appropriate to agricultural buildings
- Limited new openings only where necessary

The proposal enhances the building's longevity and secures its preservation. Without intervention, such buildings are at risk of gradual deterioration.

## 6. Impact Assessment

### Landscape Impact

The development will not materially alter the visual appearance of the buildings within the wider landscape. As no extensions are proposed, the rural character of Wood Nook Lane will be preserved. Existing dry stone boundary walls will remain and a timber post and rail fence will enclose the garden and paddock areas.

### Residential Amenity

Given the rural location and separation distances to neighbouring properties, there will be no unacceptable overlooking, overshadowing, or loss of privacy. As previously mentioned a garden area is proposed along with an adjacent paddock.

### Highway and Access

Access is taken from Wood Nook Lane via an existing access point. Traffic generation from a single dwelling will be minimal and will not materially impact the local highway network.

### Ecology

A bat report and mitigation strategy are included as part of the submitted planning documents.

## 7. Sustainability

The proposal represents sustainable development through:

- Re-use of existing structures
- Reduction in need for new construction materials
- Support for rural housing supply

The site is accessible to Honley, Meltham and Holmfirth, where local services and facilities are available.

## 8. Conclusion

The proposed conversion of the barn and outbuilding at Wood Nook Lane represents an appropriate and policy-compliant form of rural development.

The proposal:

- Secures the long-term future of traditional rural buildings
- Preserves and enhances local character
- Avoids harm to the countryside
- Complies with national and local planning policy
- Represents sustainable development

For the reasons set out above, it is respectfully requested that planning permission be granted.