



CALDER VALLEY  
ARCHITECTS

**Design and Access Statement**  
**Meadow Court**  
**Northfield Lane**  
**Highburton**

**1. Introduction**

1. This Statement has been prepared on behalf of Mr B Richardson-Owen to support the proposed extension to Meadow Court, 19 Northfield Lane, Highburton, Huddersfield, HD8 0QT.
2. This Statement describes the proposals and examines the planning issues which they raise and should be read in conjunction with the various drawings submitted in support of the application.

**2. General**

1. The site is located within the boundary of Kirklees Council ('KC') just north of Highburton Village Centre, approximately 5.6km south east of Huddersfield town centre. Located almost half way along Northfield Lane, the site is roughly rectangular in shape and slopes slightly from east to west.
2. The site sits within a rural setting, bounded by two storey detached dwellings, beyond which are open rural fields, in addition to the odd detached dwelling. There is also a group of farm buildings to the north east.
3. Access is along Northfield Lane which serves a few residential properties from the junction with Moor Lane near to the Highburton Church of England School.
4. The site does not lie within a conservation area and there are no designated heritage assets situations in close vicinity.
5. The site lies within a flood zone 1 area, therefore has a low probability of flooding.
6. In terms of planning policy designations, the site lies within the defined Kirklees Council Green Belt.
7. The property, assumed built in the 1960's, occupies a large west facing plot and accommodates a two bedroom, detached bungalow with attached garage.
8. The property has a small single storey extension to the original footprint on the south elevation which is used as a garden room.

### **3. Proposal**

1. The current property only provides two bedrooms for a building which occupies a large plot.
2. The pre planning application proposes a partial, second storey extension to the original footprint of the bungalow at Meadow Court.
3. This vertical extension will allow the building to be used as a modern family home and provide spacious and flexible accommodation for all ages of occupants.
4. The second storey will have an eaves level at 1.8m above the first floor level. This has been suggested so that the impact of the new extension on the green belt is minimal and the property will still have less of an overall mass than its immediate two storey neighbours.

### **4. Planning**

1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the development plan unless material considerations indicate otherwise.
2. Given this obligation, the following section therefore considers national planning policy guidance relevant to the application, which is a material consideration in the determination of this application, as well as reviewing the development plan for the area.
3. An updated National Planning Policy Framework (NPPF) was published in July 2021 and sets out guidance on various matters that need to be considered when proposing new development.
4. The NPPF has a clear presumption in favour of sustainable development which should be seen as a critical thread running through both plan-making and decision-making.
5. Section 5 of the NPPF discusses the importance of delivering a sufficient supply of homes. Paragraph 62 states that the 'size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies'.
6. Section 8 of the NPPF sets out the ways to achieve healthy, inclusive and safe places, specifically discussing how new development should promote healthy lifestyles through scheme layouts that encourage cycling and walking.
7. Section 9 of the NPPF seeks to ensure that sustainable transport modes are promoted in the determination of planning applications. Paragraph 110 asserts that development should: give first priority to pedestrian and cycle movements as well as high quality public transport; address the needs of people with disabilities and reduced mobility; create places that are safe, secure and attractive; and, be designed to allow for electric cars to be charged.
8. Achieving well designed places is focussed on in section 12 of the NPPF, and seeks to create high-quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creating better places in which to live and work and helps make development acceptable to communities (paragraph 126).

9. Section 13 of the NPPF sets out the Government's policies regarding Green Belt land. Paragraphs 147 to 151 set out the policies that relate to proposals affecting the Green Belt.
10. The NPPF states that a LPA should regard the construction of new buildings as inappropriate in the Green Belt (paragraph 149); in line with this, it states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (paragraph 151).
11. Exceptions to this rule are set out in paragraph 149:
  - a) buildings for agriculture and forestry;
  - b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
  - 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;
  - d) the replacement of a building, provided the new building is in the same use and not r than the one it replaces;
  - e) limited infilling in villages;
  - f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception Sites); and
  - g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would
  - h) not have a greater impact on the openness of the Green Belt than the existing development; or
  - i) not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

### Local Planning Policy

12. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019). The Kirklees Local Plan comprises the strategy and policies document, allocations and designations document and associated policies map.
13. The document sets out the policies necessary to achieve strategy and how much new development there should be in the district and where it will go. The Plan covers the period 2013-2031.
14. The application site is designated within the Kirklees Green Belt within the Local Plan. There are also a number of policies from the Kirklees Local Plan that are relevant to the proposals.
15. Policy PLP1 (Presumption in favour of sustainable development) seeks that the Council takes a positive approach that prioritises sustainable development, working pro-actively with applicants jointly to find solutions.
16. Policy PLP2 ('Place shaping') outlines that a key role of the local authority is to under the local needs, ensuring development responses accordingly.
17. PLP24 ('Design') sets out design considerations and expectations, specifically stating that extensions should be in keeping with the scale, materials and colour of the existing building. Extensions to existing development should also minimize impact on residential amenity of future and neighbouring occupiers.
18. Finally, Policy LP59 sets out that proposals for infilling within existing brownfield sites in the Green Belt will only be accepted if:

A) in the case of infilling, the gap is small and is located between existing built form on a brownfield site;

B) in the case of partial or complete redevelopment the extent of the existing footprint is not exceeded; and

C) redevelopment does not result in the loss of land that is of high environmental value which cannot be mitigated or compensated for.

## **5. New Development**

1. The principle of residential developed was established on the site when the property was first granted planning approval.
2. The Site is located within the designated Green Belt, therefore Chapter 13 of the NPPF is relevant which identifies development within the Green Belt as being inappropriate. Paragraph 147 sets out a number of exceptions in which development can be considered appropriate. The proposals are considered to fall under criteria 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.
3. The proposals put forward will increase the overall volume of the existing property by 38.6%. It is considered that the size of this extension is not a disproportionate addition and as such will have limited impact on the openness of the Green Belt. For this reason, the proposals are considered to comply with Policy LP59 from KC Local Plan.
4. Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 ('GPDO') (See Appendix A), which allows 'the enlargement, improvement or other alteration of dwellinghouse.' The GPDO enables dwellings within the Green Belt to be extended without the need to comply with local or national planning policy, given that the proposals accord with the conditions and limitations set out in Class A of the GPDO.
5. The proposals suggested by this pre application will result in an extension smaller in size than that could be actually achieved through Permitted Development rights. A 4.0m rear extension of 53 sq m and a single storey side extension of 55 sq m could be built under PD and this would represent a 78% increase in floor area.

## **6. Design**

1. The aim is to provide a four bedroom family home over two storeys which will be compatible with modern living trends and have sufficient space on the ground floor to allow for flexible, multi generational living. Flexible living spaces represent a forward-thinking approach to home design, addressing the evolving needs of modern homeowners. By embracing versatility and adaptability, these spaces offer a solution to the challenges of contemporary living. As home design continues to evolve, the integration of flexible living solutions will play a significant role in shaping the future of residential architecture.
2. The internal layout is a standard approach with living spaces on the ground floor and bedrooms on the upper floor. There is a large open plan family space proposed along with other cellular rooms which can be used for different purposes as the family evolves. Playroom for children, home office or study, ground floor bedroom for elderly parents or visitors, teenagers living room, etc.

3. The proposed extension has been designed to ensure that it is of a scale that fits in with its surroundings and that sufficient distances are achieved to the neighbouring boundaries to protect existing and future amenity;
4. The proposed extension will match the existing design of external wall, roof pitch, window and eaves detail, therefore, it is considered that the development proposed is acceptable from a visual amenity perspective and would contribute positively to the character and appearance of the area in accordance with Policy PLP24 (as modified) of the LP as well as the aims of Chapters 12 and 13 of the NPPF.

## **7. Amenity**

1. Extending within the existing footprint will mean that the property still maintains sufficient distance from neighbouring buildings and ensuring there is no overshadowing. The additional volume created will not impact on neighbouring occupiers and will ensure there is ample space for prospective occupiers.
2. As such, the proposals are considered to accord with aims of Local Plan Policy PLP24 (as modified) and as such is acceptable.

## **8. Conclusions**

1. The current property occupies a large plot and only provides two bedroom accommodation. This application seeks to address this and provide a good sized family home that will be attractive to a larger cross section of the local population.
2. The proposed development is designed to be sympathetic and complimentary to local surrounding area, as well as have limited impact on the Green Belt.
3. As demonstrated, the proposed extensions would be smaller in size than that which could be achieved through Class A of the The Town and Country Planning (General Permitted Development) (England) Order 2015 ('GPDO'). As such it is considered that the proposals will not cause substantial harm to the Kirklees Green Belt and in fact consider the host property and wider street scene.
4. In conclusion, the proposed development satisfies all relevant national and local policy considerations. In these circumstances it is suggested that this application should be welcomed by the Local Planning Authority and approval should be granted