

## About the application

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| Application number: 2026/91423   |                                                     |
| What is the application for?:    | Erection of detached single storey outbuilding      |
| Address of the site or building: | 85, Hartshead Lane, Hartshead, Liversedge, WF15 8AL |
| Postcode:                        | WF15 8AL                                            |

## User comments

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| Type of comment: An objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |     |
| Do you wish your comments to be published on the website anonymously?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Yes |
| <p>Kirklees Planning Dept.</p> <p>Dear Sir/Madam,</p> <p>I wish to strongly object to the full planning application 2026/91423.</p> <p>This proposal is materially the same as the previously refused Certificate of Lawful Development application (2024/CL/93043/E). The officer's report for that refusal provides a clear and detailed assessment of why the latest scheme is unacceptable. Those fundamental issues remain unresolved in the current submission.</p> <p>Main Grounds of Objection</p> <p>1. Harm to the Green Belt – Disproportionate Development The site is located within the Green Belt. National and Local Planning Policy (NPPF and Kirklees Local Plan) strictly controls development here to protect openness and prevent urban sprawl. The proposed outbuilding is exceptionally large (139m<sup>2</sup> footprint, L-shaped, approximately 16.8m long x 13.6m deep x 4m high) and, together with the two substantial side extensions, would represent a disproportionate addition to the original dwelling. This conflicts with the requirement that extensions must not result in a disproportionate increase in the size of the dwelling. The cumulative effect amounts to overdevelopment of the plot.</p> <p>2. Outbuilding Not Incidental/Inappropriate Use and Scale The submitted floor plans show the outbuilding is designed as a large leisure complex containing an American pool table, cinema room, bar, sauna, steam room, hydro-therapy pool, entertainment hub, and other facilities. This goes far beyond purposes "incidental to the enjoyment of the dwellinghouse."</p> <p>Even in a full planning application, such a dominant, self-contained structure in the Green Belt is inappropriate and harmful to openness and the character of the area. The previous officer report raised serious concerns about the size, scale, and proposed use of this building — those concerns are equally valid now.</p> <p>Furthermore an application 2001/62/92782/ES was refused in 2006 for a detached dwelling at the other end of the site because it would adversely affect the openness of the green belt contrary to PPG2.</p> <p>3. Design, Scale and Impact on Character The extensions and outbuilding are not subordinate to the original stone-built property. Their scale, massing, and design (including matching materials intended to blend in) will dominate the site and</p> |     |

(including matching materials intended to blend in) will dominate the site and significantly alter the open, well-spaced character of the area. This conflicts with the Kirklees Design Guide.

I think that the proposal conflicts with Policy LP24 of the Kirklees Local Plan (adopted 2019), which requires that all development:

- Respects and enhances the character of the townscape and landscape;
- Provides a high standard of amenity for neighbouring occupiers;
- Ensures extensions and outbuildings are subservient to the original building in scale and do not dominate it; and
- Minimises impact on residential amenity.

The proposed building is not subservient. Its scale, massing, and range of luxury leisure facilities would dominate the site and introduce an urban, commercial character into a residential setting, contrary to LP24 and the Kirklees House Extensions and Alterations SPD.

The proposal represents overdevelopment of the plot. Combined with the approved side extensions, it would result in a cumulative impact that fails the subservience test set out in Policy LP24(c) and the House Extensions and Alterations SPD. Outbuildings should normally be modest, subservient, and positioned to minimise visual impact — this scheme does not achieve that. In fact the recently approved side extensions are in themselves going to dominate the existing building to such an extent that it is wonderful that they were recently approved by the Council.

#### 4. Absence of a Design and Access Statement

There does not appear to be a Design and Access Statement submitted with the application. This is a significant omission. Kirklees validation requirements and national guidance (Town and Country Planning (Development Management Procedure) Order 2015) expect such a statement for proposals of this scale to explain design principles, context appraisal, and how the development responds to its setting and relevant policies (including LP24). The lack of this document makes it difficult to properly assess the scheme's acceptability

5. Curtilage Coverage and Technical Breaches As noted in the previous refusal, the total ground coverage by buildings (including existing extensions) exceeds 50% of the curtilage. The living room extension projects significantly beyond the rear elevation, and other elements (porch dimensions, proximity to boundaries, etc.) raise further compliance issues.

6. Precedent and Undermining of Planning Controls Approving this scheme would set a harmful precedent for similar overdevelopment in the Green Belt. The applicant appears to be attempting to achieve through a full application what was rightly refused under permitted development rules.

#### 7. Adverse Impact on Neighbouring Amenity

The bar, cinema, entertainment hub, hydrotherapy pool, and outdoor areas would likely generate noise, light pollution, and disturbance, particularly in the evenings. This would harm the living conditions of neighbouring residents, contrary to Policy LP24(b) (high standard of amenity for neighbouring occupiers) and Principle 6 of the Kirklees Housebuilders Design Guide SPD, which emphasises privacy, outlook, and avoidance of overlooking or overbearing impacts.

#### 8. Inadequate Climate Change Statement

The submitted Climate Change Statement is generic and fails to robustly address the high energy and carbon demands of heated pools, saunas, and intensive leisure use.

This is inconsistent with the sustainability requirements of Policy LP24(d) and Kirklees' wider climate objectives.

I understand that a planning application has been submitted for the erection of a detached single-storey wellness and rehabilitation pavilion at 85 Hartshead Lane, Hartshead WF15 8AL. The proposal describes the pavilion as being for ancillary use by two disabled residents. However, to the best of my knowledge t