



Date: July 2026

Design & Access Statement

Project: Extension, refurbishment and erection of barn at Hogley
Green Cottage, 25 Booth House Lane, Holmfirth, HD9 2QT

Job No. 3701

1. Introduction and Background – Hogley Green Cottage

- 1.01. This document has been prepared to support an application for planning consent to extend and reconfigure Hogley Green Cottage, 25 Booth House Lane and add an ancillary, agricultural- style barn to the adjacent land. The host dwelling is located within the greenbelt.

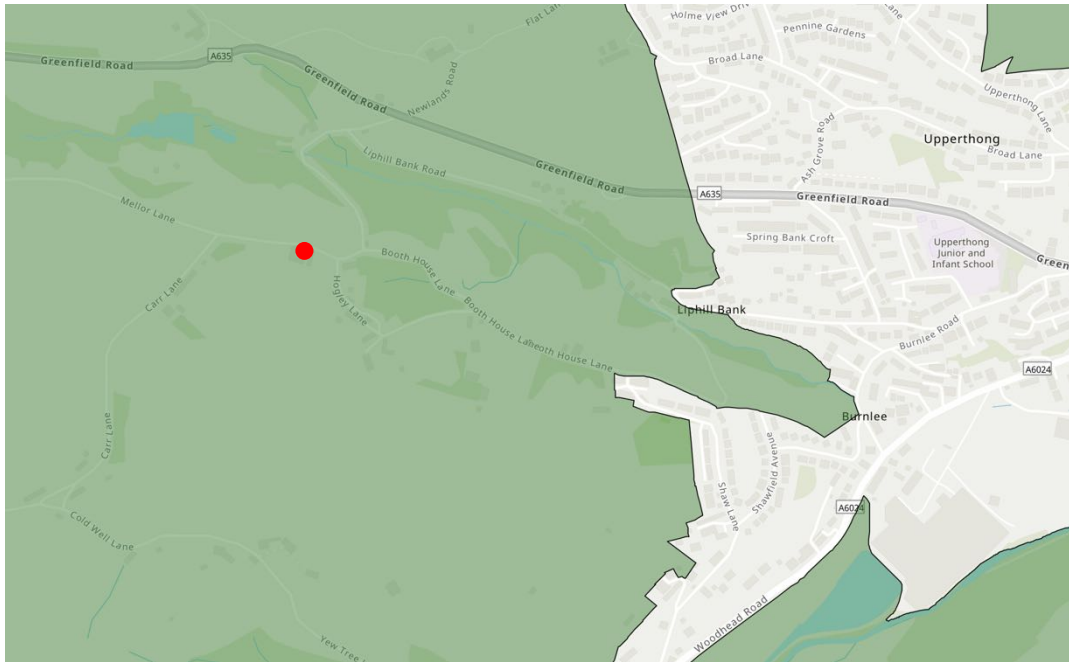


Figure 1: Site location shown with red circle in relation to the green belt

- 1.02. The host dwelling is a stone-built end-terrace property, originally built around 1800. The property forms one of a group of three connected buildings comprising Hogley Green Cottage (the host dwelling), Hogley Green Farmhouse and Hogley Green Barn, the latter of which was converted to a dwelling around 2011.
- 1.03. Although the address of the property is 'Booth House Lane', it is situated on Mellor Lane. To the east, Mellor Lane stretches around 900m before reaching a junction with Cliff Road and End Edge Lane. To the west of the site Mellor Lane runs for 100m before changing to Booth House Lane.



Figure 2: Satellite image of site shown with boundaries outlined in red



Figure 3: Host building shown highlighted in red

- 1.04. None of the buildings on the site are listed and there are only two listed buildings across both Booth House Lane and Mellor Lane – both are Grade 2 listed dwellings. The proposal will cause no detriment to either.
- 1.05. The existing property is arranged over two storeys, with a single-storey lean-to extension to the eastern side of the building, which is understood to have been added around 1940.

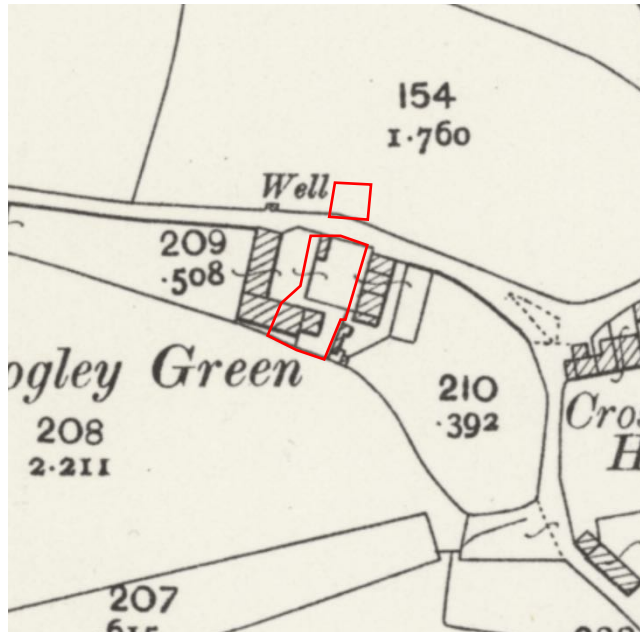


Figure 4: Site shown outlined in red on 'OS 1:1 million-1:2.5K, 1900s'

- 1.06. A further flat-roofed extension to the rear of the property was constructed at some point between 1975 and 1999.

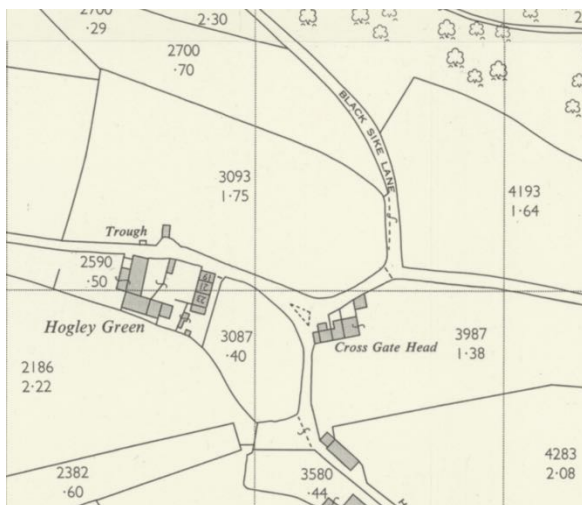


Figure 5: Site shown on 'OS 1:2500 A ed., 1984-1975' without rear extension



Figure 6: Site shown on aerial imagery from 1999 with rear extension

- 1.07. In 1999, planning permission was granted for the conversion of the barn to a dwelling, together with the demolition of the 1940s lean-to extension to Hogley Green Cottage and its replacement with a two-storey extension. The approved extension projected approximately 6m in front of the principal elevation of the property. This permission was not implemented.

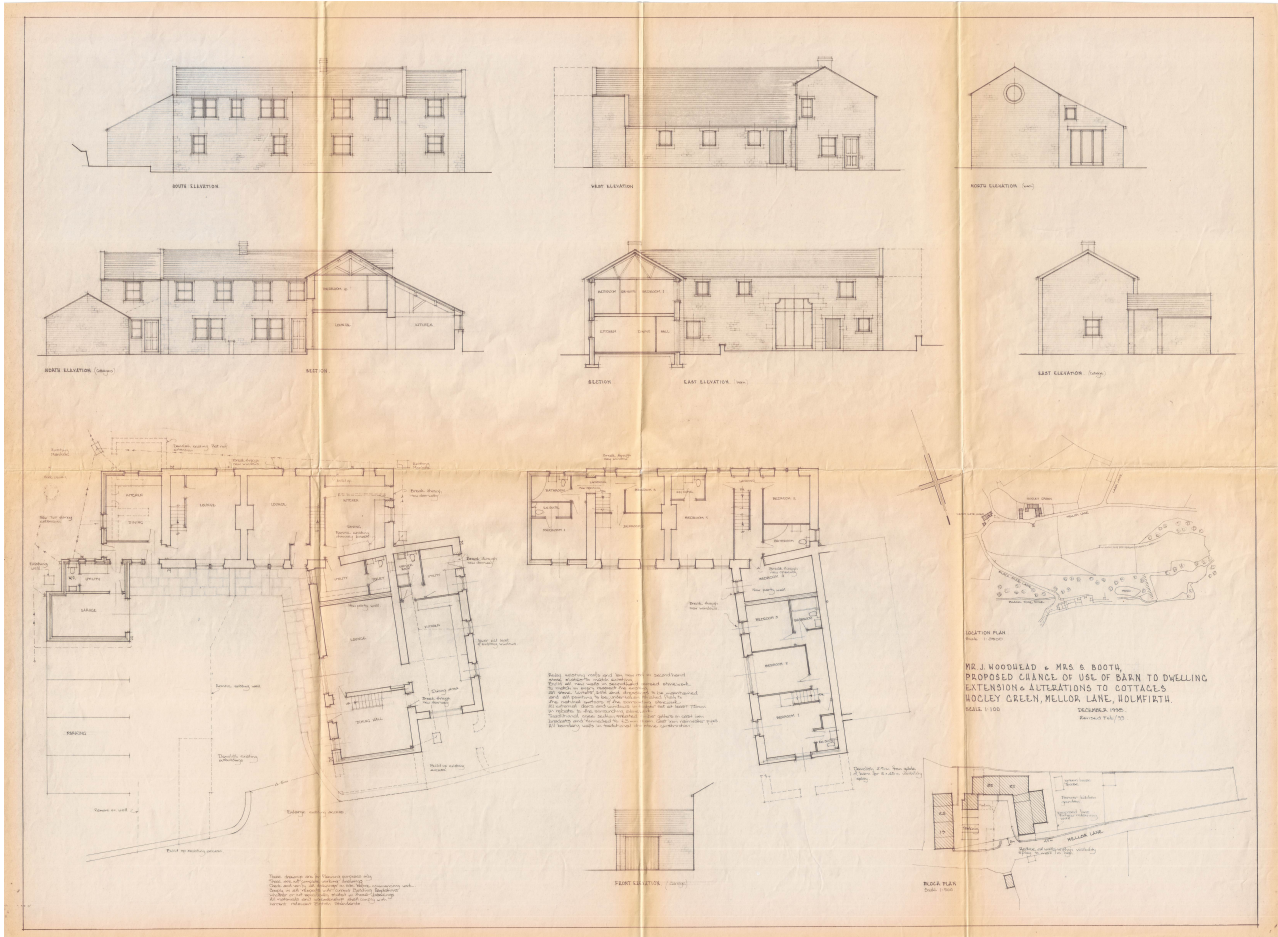


Figure 7: Approved plans from 1999

- 1.08. A further planning application was submitted in 2011 and approved an almost identical conversion of the barn to a dwelling. However, on this occasion, no extension to Hogley Green Cottage was proposed. The application also included the demolition of the southernmost part of the barn to improve visibility splays.



Figure 8: Approved plans from 2011

- 1.09. In association with the conversion of the barn in 2011, a shared parking area was formed for the three properties on the northern side of Mellor Lane. Hogley Green Cottage owns the easternmost third of this parking area.
- 1.10. As shown on drawing 3701 (LP) 01- *Location Plan*, the applicant owns Hogley Green Cottage together with several areas of land to the north of the cottage, resulting in an overall landholding of approximately 4.9 acres. The applicant requires a range of tools and agricultural machinery to maintain and manage the land. The proposals therefore include an agricultural-style barn adjacent to the existing parking area, which will provide secure and practical storage for the

equipment required to maintain the landholding. Access to the proposed barn will be provided via the applicant's existing parking area.

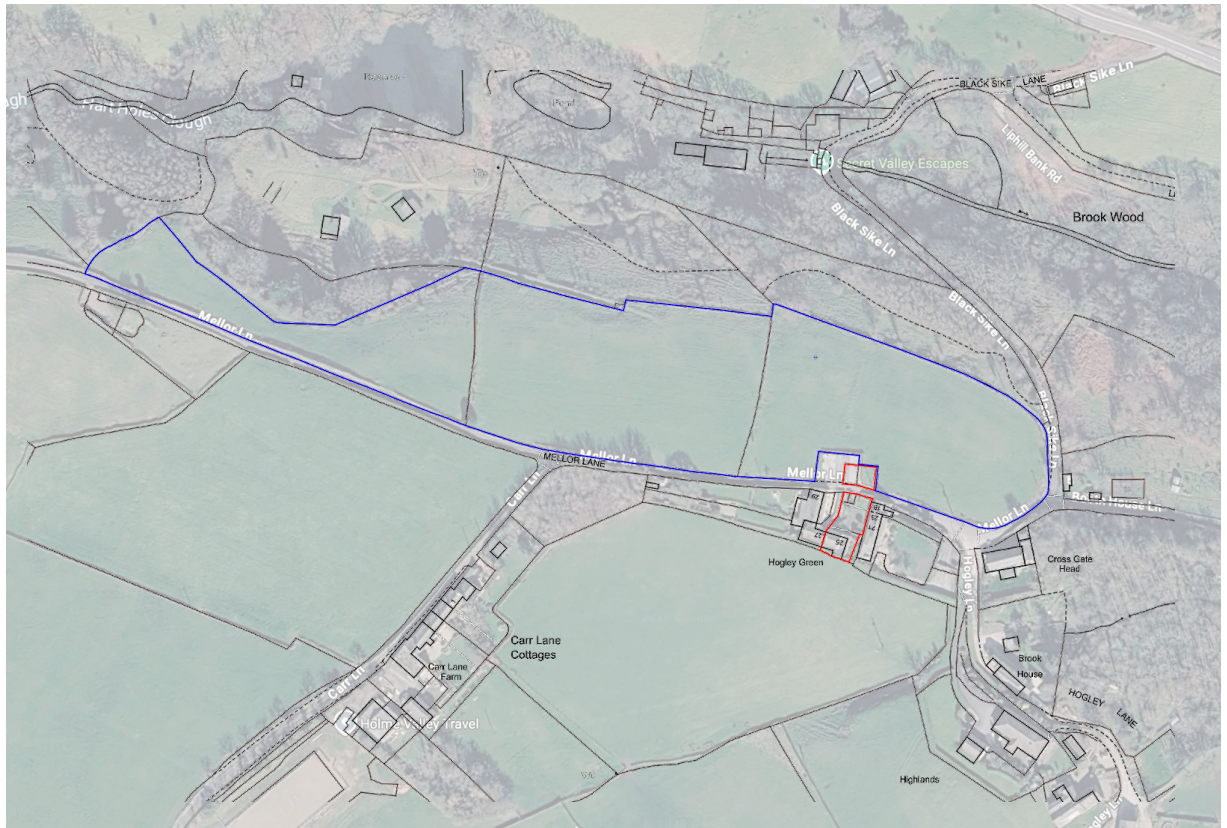


Figure 9: Location plan overlayed on aerial view

1.11. The site has historically accommodated a number of ancillary structures associated with the use and maintenance of the wider landholding. These included timber outbuildings within the wider site and a stone outbuilding within the garden of Hogley Green Cottage. These structures were removed in association with the 2011 planning permission for the conversion of Hogley Green Barn. The proposal seeks to reintroduce a modest storage building to provide appropriate accommodation for the equipment required to maintain the extensive landholding.



Figure 10: Google street view imagery from 2009 showing ancillary buildings

- 1.12. In 2020, permission was granted for a rear extension to Hogley Green Farm, the middle of the three properties.
- 1.13. The property has remained within the same family for many decades, with the current applicant being at least the third generation of the family to own the property. The current proposals seek to provide an extension and reconfiguration of the existing dwelling to improve its layout, functionality and relationship with the surrounding site, ensuring its suitability for modern living and helping to preserve its use by the family many years to come. It aims to respond sensitively to the character and appearance of the existing building and its rural Green Belt setting.
- 1.14. The proposals have been developed with consideration given to the existing form and materiality of Hogley Green Cottage, the character of the wider group of buildings and the site's established relationship with the surrounding landscape. The proposed works seek to enhance the existing dwelling whilst retaining its overall character and ensuring that the development is appropriate to its context.

2. Policy

NPPF

- 2.01. Paragraph 142 of the NPPF states that: 'The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open.'
- 2.02. Paragraph 153 of the NPPF makes clear that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. However, Paragraph 154 sets out forms of development that are not considered inappropriate in the Green Belt. Paragraph 154(h) is particularly relevant to this application, which states that the following is not inappropriate development: 'forms of development provided that they preserve [the Green Belt's] openness and do not conflict with the purposes of including land within it.'

Kirklees Local Plan Policies

- 2.03. Paragraph 11.4 states 'Development in the Green Belt should wherever possible ensure the use of vernacular building styles and traditional materials and that surface and boundary treatments are sensitive to their setting.'
- 2.04. Policy LP57 states that proposals for the extension, alteration or replacement of existing buildings in the Green Belt will be acceptable provided that: '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' (LP57a) and where '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' (LP57c).

- 2.05. Policy LP24, Design, requires all development proposals to demonstrate high quality design. It states that development should: ‘respect and enhance the character of the... landscape’ and ensure that ‘extensions subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details’.

Supplementary Planning Guidance

- 2.06. Paragraph 2.11 of the Kirklees House Extensions and Alterations Supplementary Planning Document also states that ‘any application for the extension of a building in the Green Belt must ... have regard to its Green Belt setting so care should be taken to ensure that the design is sympathetic to countryside character, both on the building itself and in the treatment of any outside space’
- 2.07. In summary, the relevant planning policy establishes that development within the Green Belt must preserve openness and avoid encroachment into the countryside. Replacement buildings and extensions may be acceptable where they are proportionate in scale, and are sensitively designed and constructed to a high quality so as not to harm the character or openness of the Green Belt.

3. Principle of Development in the Green Belt

Proposed Extension to the Dwelling

- 3.01. In considering the impact of the proposed extensions, it is important to recognise that the proposals do not represent a wholly additional increase in built form. The existing scheme includes the demolition of a number of existing extensions to Hogley Green Cottage (see figure 15) , which will be replaced by a more coherent and carefully considered arrangement of accommodation. The proposal therefore seeks to rationalise and improve the existing built form, rather than simply adding the proposed extensions to the dwelling as it currently exists. The proposal has been designed with regard to the scale and proportions of the original dwelling and seeks to provide a more appropriate relationship between the original building and its extensions.
- 3.02. The demolition of the existing extensions also provides an opportunity to remove existing, less coherent additions and replace them with a considered design that better responds to the character of the original stone-built dwelling and its rural setting.
- 3.03. In accordance with the Kirklees Local Plan which requires extensions to be subservient to the host dwelling, the highest point of the proposed extension will be set considerably lower than the existing ridge line of the original dwelling.
- 3.04. The original dwelling has an approximate volume of approx. 295m³, including the existing extensions. These existing extensions, which are considered to be less coherent additions to the original dwelling, are proposed to be demolished and replaced with a more considered arrangement of extensions bringing the total volume to approx. 370m³. The proposals would therefore result in a net increase in the volume of the existing dwelling of approximately 25%.
- 3.05. Hogley Green Farmhouse and Hogley Green Barn also contribute to the established built form of the site. The three buildings are physically connected and form a cohesive group of buildings which, when viewed from the surrounding area, read as a single, established built form. When considered collectively, the original volume of the three buildings, excluding subsequent extensions, is

approximately 1,060m³. The proposed extension to Hogley Green Cottage would therefore represent an increase of less than 15% when considered in the context of the original volume of the established built form as a whole. The scale of the proposed extension is therefore considered proportionate to the established scale and massing of the wider group of buildings.

Proposed Ancillary Barn

- 3.06. The proposed barn is considered to accord with the Kirklees Local Plan, as its design reflects vernacular building forms and materials characteristic of the local area. The use of natural stone and timber cladding is intended to respond sensitively to the rural setting and complement the existing built form. A number of traditional and agricultural-style barn buildings are located along the roads surrounding the site, and the proposed barn would therefore reflect an established local building typology and would not appear incongruous within its surroundings.



Figure 11: Aerial view showing site in red and other precent barns in yellow



Figure 12: Barn on Black Sike Lane



Figure 14: Barn on Black Sike Lane



Figure 13: Barn on Public Footpath between Broad Lane and Greenfield Rd.



Figure 15: Barn on Carr Lane



Figure 17: Barn on Carr Lane



Figure 16: Barn on Cold Well Lane

4. Impact on the openness of the greenbelt

- 4.01. The NPPF and Kirklees Local Plan identify openness as an essential characteristic of the Green Belt and requires substantial weight to be given to any harm arising from development. Openness relates to both spatial and a visual openness, relating to scale, massing, position and how the development is perceived from sensitive viewpoints.

Proposed Extension to the Dwelling

- 4.02. In spatial terms, the proposal of the extension to the cottage would not extend development into previously undeveloped land, the replacement extension would occupy an area that already contains part of the cottage and associated hardstanding and would not result in the outward spread of development further into the adjoining countryside.
- 4.03. The visual impact of the proposal has been a key consideration in the design of the extension. By replacing the existing extension, this ensures there is no detriment to the openness by introducing new areas of built form within the domestic curtilage.

Proposed Ancillary Barn

- 4.04. The proposed new barn is considered to accord with paragraph 154(h) of the NPPF, which allows other forms of development within the Green Belt where the development would preserve its openness and would not conflict with the purposes of including land within the Green Belt. The proposed barn is modest in scale and is positioned adjacent to the existing parking area and established group of buildings, thereby limiting its visual and spatial impact on the wider Green Belt. The proposal does not result in the encroachment of development into the wider countryside, as the building is located within an established area of built form and does not introduce a new pattern of development across the open landholding. Furthermore, the proposal would not result in the loss of openness

or undermine the purposes of the Green Belt, including preventing unrestricted sprawl and safeguarding the countryside from encroachment.

5. Design, Scale and Appearance

5.01. Policy LP58 of the Kirklees Local plan states that development within the Green Belt must be 'appropriate to its setting and is of a high quality of materials and design'.

Proposed Extension to the Dwelling

5.02. The existing extensions to the cottage have evolved incrementally over time, using a variety of natural stone, displaying variation in colour, size, coursing and texture, resulting in a building that lacks coherence and contributes little to the visual quality of the site. The stonework ranges from roughly squared, coursed stone to thinner, more irregularly laid stone, and the roofing materials range from natural slate to rubber.



Figure 18: Photograph of the host dwelling showing the mismatched stone of the extensions

- 5.03. The proposed replacement extension has been designed as a single, clearly articulated scheme with a restrained palette of natural materials that reflects the host dwelling. This approach reduces visual clutter within the plot and results in a more orderly and legible arrangement of built form.

Proposed Ancillary Barn

- 5.04. The proposed building has been designed as a simple and functional storage building to provide tools and equipment required for the maintenance and management of the applicant's wider landholding. Its form and appearance have been informed by the rural character of the surrounding area and the established presence of traditional and agricultural-style buildings within the local context.
- 5.05. The building will be positioned adjacent to the existing parking area, at the edge of the road, and will occupy the full width of the applicant's parking area. The building will measure approximately 5.5m in width by 6.8m in depth, with the angled relationship to the road resulting in a maximum overall width of approximately 7m. The building has been positioned to make efficient use of the existing area associated with the applicant's parking provision, whilst avoiding the need for additional access tracks or the introduction of built development further into the wider landholding.
- 5.06. The proposed building will adopt a simple pitched roof form, reflecting the traditional form of rural and agricultural buildings within the surrounding area. Its scale has been carefully considered to provide sufficient internal accommodation for the intended storage use whilst avoiding unnecessary height or massing. The building is proposed to be modest in height, with the eaves closest to the road almost reaching the existing dry-stone wall at its lowest point, reducing its perceived scale from the road. This provides sufficient clearance for the storage of the machinery whilst maintaining a modest overall scale appropriate to its rural setting.

- 5.07. The proposed external materials have been selected to reflect the character and materiality of the surrounding buildings. The building will incorporate natural stonework and timber cladding, providing a simple and restrained appearance that responds to the local vernacular. The use of natural materials will assist the building in assimilating into its surroundings and will complement the existing stone-built properties within the Hogley Green group.
- 5.08. The proposed building is intended to read as a modest ancillary structure associated with the existing group of buildings rather than as a separate dwelling or residential building. The simple architectural form, restrained material palette and functional appearance are considered appropriate to the rural character of the site. The building's location adjacent to the existing parking area also ensures that development is consolidated within an established area of built form, limiting the visual and spatial impact on the wider Green Belt.