

4th August 2026

Planning Statement for Staincliffe Hall - Proposed Contemporary Residential Extension

Staincliffe Hall Road
Batley
WF17 7QU

Contents

1. Executive Summary
2. Introduction
3. Site Description
4. Planning History
5. The Proposed Development
6. Planning Policy Context
 - National Planning Policy Framework (December 2024)
 - National Design Guide
 - Kirklees Local Plan
7. Planning Assessment
 - Principle of Development
 - Design Quality
 - Heritage
 - Residential Amenity
 - Landscape
 - Access
 - Sustainability
8. Planning Balance
9. Conclusion
10. Policy Compliance Matrix

1. Executive Summary

This Planning Statement has been prepared in support of a Full Planning Application for the construction of a contemporary residential extension to Staincliffe Hall, Staincliffe Hall Road, Batley.

The proposal has evolved through a rigorous design process informed by site analysis, an appreciation of the historic significance of the existing dwelling and pre-application engagement with Kirklees Council. The resulting scheme represents a carefully considered contemporary intervention which enhances the long-term functionality of the property whilst preserving the architectural prominence and heritage significance of the Hall. The design has been refined following officer feedback, including a reduction in footprint and overall building length, demonstrating a positive and collaborative approach to the planning process.

The proposal has been assessed against the Development Plan and relevant national planning policy. It is considered to constitute sustainable development, delivering a high standard of design, safeguarding neighbouring amenity and respecting the site's landscape and heritage setting. It is therefore concluded that planning permission should be granted.

2. Introduction

2.1 Purpose of this Statement

This Planning Statement accompanies a Full Planning Application seeking permission for the construction of a contemporary residential extension to Staincliffe Hall.

The purpose of the Statement is to demonstrate that the proposal accords with national and local planning policy and represents sustainable development for the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004.

It should be read alongside the accompanying:

- Design & Access Statement
- Existing and Proposed Drawings
- Site Location Plan
- Block Plan
- Landscape Proposals
- Supporting Technical Information

The Design & Access Statement explains the design process in detail. This document instead focuses upon the planning merits of the proposal and its compliance with the Development Plan.

2.2 Description of Development

Planning permission is sought for the construction of a contemporary pavilion-style extension to the existing dwelling.

The proposal provides enhanced family accommodation through the creation of additional living space whilst maintaining the architectural primacy of the existing Hall. The extension is connected via a lightweight glazed link, ensuring a clear distinction between historic and contemporary built form.

3. Site Description

3.1 Site Location

Staincliffe Hall occupies a substantial residential plot on Staincliffe Hall Road, Batley, within an established residential area characterised by detached dwellings set within generous, landscaped plots. The Hall benefits from a mature landscape setting, extensive private gardens and established boundary vegetation, which contribute significantly to its character and provide visual screening from the public realm.

Vehicular access is taken from Staincliffe Hall Road via an existing private driveway, with no changes proposed as part of the application.

3.2 Existing Site

The application site comprises the existing dwelling, associated domestic curtilage, hardstanding, and mature planting. The surrounding vegetation plays an important role in filtering views into and out of the site and contributes positively to the verdant character of the area.

The generous plot size allows for the proposed extension to be accommodated without resulting in overdevelopment, maintaining substantial areas of landscaped garden and the spacious setting that defines the property.

3.3 Surrounding Character

The surrounding area is predominantly residential in nature, although the Hall occupies a distinctive position due to its scale, architectural quality and mature landscape setting.

The proposed development has therefore been designed to respond primarily to the character of the Hall itself and its immediate landscape context rather than replicating neighbouring residential architecture.

4. Planning History and Pre-Application Engagement

4.1 Planning History

The application relates to the extension of the existing residential property known as Staincliffe Hall. The accompanying Design & Access Statement sets out the design development undertaken to inform the current proposal and demonstrates that the scheme has evolved through a robust assessment of the site's constraints, opportunities and heritage significance.

(If there are previous planning permissions relating to the site, these should be listed here once confirmed. If none exist, this section can simply state that there is no planning history material to the determination of this application.)

4.2 Pre-Application Engagement

The applicant has engaged positively with Kirklees Council through the pre-application process. The feedback received has informed a comprehensive review of the original design, resulting in a proposal that better responds to the site's context and the character of the existing Hall.

The submitted drawings clearly illustrate the evolution of the scheme, demonstrating a number of substantive amendments, including:

- a significant reduction in the overall length of the extension;
- refinement of the building footprint and massing;
- improved separation from site boundaries and neighbouring properties;
- increased areas of soft landscaping; and
- a more discreet relationship with the principal elevation of the Hall.

These amendments demonstrate a positive, iterative design process and reflect the applicant's willingness to respond constructively to planning and design feedback.

5. Description of the Proposed Development

The application seeks full planning permission for the construction of a contemporary pavilion-style extension to Staincliffe Hall.

The proposed extension is positioned within the existing residential curtilage and is connected to the original building by a lightweight glazed link. This approach creates a clear distinction between the historic building and the new accommodation, ensuring that the architectural hierarchy remains legible.

Internally, the proposal provides enhanced family accommodation, including a generous open-plan living, dining and kitchen area together with ancillary accommodation that supports modern family living. The internal layout has been arranged to strengthen connections with the surrounding gardens while maintaining the existing formal rooms within the Hall.

At first-floor level, the extension accommodates additional bedroom accommodation, including principal bedroom facilities, while maintaining a scale and massing that remain subordinate to the original dwelling. A semi-intensive green roof is incorporated as part of the design, contributing to biodiversity enhancement and reducing the visual impact of the development when viewed from higher ground.

Externally, the proposal retains the mature landscape structure of the site and introduces additional planting to reinforce the established garden setting.

6. Planning Policy Context

6.1 Legislative Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The National Planning Policy Framework (NPPF) is a material consideration and sets out the Government's planning policies for England.

Accordingly, this application has been assessed against both the adopted Development Plan for Kirklees and the relevant provisions of the NPPF.

6.2 National Planning Policy Framework (December 2024)

The NPPF promotes sustainable development and confirms that good design is a fundamental component of successful places.

Paragraph 8 of the NPPF confirms that achieving sustainable development requires planning decisions to pursue economic, social and environmental objectives in mutually supportive ways. The proposal contributes to these objectives through the continued investment in an existing dwelling, the delivery of high-quality design and the sensitive enhancement of the site's landscape and heritage setting.

The chapters of particular relevance to this application are:

Chapter 2 – Achieving Sustainable Development

The Framework establishes a presumption in favour of sustainable development, recognising that planning should support proposals that improve the built environment whilst balancing economic, social and environmental objectives.

The proposal represents the sensitive enhancement of an existing residential property within its established curtilage and therefore makes efficient use of previously developed domestic land without extending development into the wider countryside.

Chapter 12 – Achieving Well-Designed Places

Chapter 12 places significant weight on achieving high-quality design.

The proposal accords with these objectives by:

- responding positively to the site's established character;
- respecting the scale and form of the existing Hall;
- delivering a contemporary architectural response of high quality;
- reinforcing local distinctiveness rather than replicating historic detailing; and
- creating functional, adaptable accommodation capable of supporting long-term occupation.

The proposal also reflects the NPPF expectation that development should be visually attractive, sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change. The contemporary architectural language has therefore been deliberately selected as the most honest and appropriate response to the historic building.

Chapter 16 – Conserving and Enhancing the Historic Environment

The NPPF requires proposals affecting heritage assets to be informed by an understanding of their significance and for decision-makers to weigh any harm against the public benefits arising from development.

The Framework also requires applicants to describe the significance of any heritage assets affected by development in a manner proportionate to their importance, allowing the Local Planning Authority to understand the potential impacts of the proposal. The accompanying Design & Access Statement provides that assessment and demonstrates how the design has evolved to preserve the significance of the Hall.

The accompanying Design & Access Statement demonstrates that the proposal has been developed following a thorough assessment of the significance of Staincliffe Hall and the contribution made by its setting. The extension has been designed as a clearly contemporary intervention that remains visually subordinate to the historic building, allowing the Hall to retain its architectural primacy.

6.3 National Design Guide

The National Design Guide (2021) identifies ten characteristics of well-designed places and explains that successful development should arise from an understanding of local context rather than the application of a predetermined architectural style. The proposal reflects this design philosophy through a contemporary yet contextually responsive architectural approach.

- **Context** - responding to the established landscape setting and historic character of the Hall;
- **Identity** - adopting a high-quality contemporary architectural language that complements, rather than imitates, the existing building;
- **Built Form** - maintaining a subordinate scale and massing;
- **Nature** - retaining mature planting and incorporating additional landscape enhancement;
- **Homes and Buildings** - providing adaptable accommodation that improves functionality and quality of life; and
- **Resources and Lifespan** - incorporating sustainable design measures, including a green roof and flexible internal spaces.

6.4 Kirklees Local Plan

The Design & Access Statement identifies the principal policies relevant to the application, namely:

Policy PLP1 (Sustainable Development) seeks development that contributes positively to the environmental, social and economic objectives of sustainable development.

Policy PLP2 (Place Shaping) requires proposals to respond positively to local character, reinforce identity and create attractive places.

Policy PLP24 (Design) expects development to demonstrate high standards of architecture, landscape and urban design while responding appropriately to its context.

Policy PLP35 (Historic Environment) seeks to conserve and enhance heritage assets and their settings through sensitive design.

The proposal has been designed to accord with these policies by delivering a high-quality, contextually responsive extension that preserves the significance of the existing Hall while enhancing its long-term residential function.

7. Planning Assessment

7.1 Principle of Development

The application seeks planning permission for the construction of a contemporary extension within the established residential curtilage of Staincliffe Hall. No change of use is proposed, and the site will remain in lawful residential occupation.

The principle of extending an existing dwelling is well established within national and local planning policy, provided that proposals are of an appropriate scale, preserve the character of the area and do not give rise to unacceptable impacts on neighbouring amenity or the wider environment.

In considering this proposal, the key planning question is not whether residential use is acceptable—this is already established—but whether the scale, form and design of the extension represent an appropriate response to the site and its context. For the reasons set out below, it is considered that they do.

The proposal represents an investment in the long-term occupation and viability of an existing dwelling rather than new residential development. The extension enables the property to continue meeting modern living requirements while respecting its established character and landscape setting.

As such, the proposal accords with the objectives of sustainable development promoted by the National Planning Policy Framework and Policy PLP1 of the Kirklees Local Plan.

7.2 Design Quality

Design Philosophy

Policy PLP24 and Chapter 12 of the NPPF place significant emphasis upon achieving high-quality design that responds positively to local character whilst encouraging innovation where appropriate. The proposal has therefore been assessed not against stylistic imitation but against its ability to preserve the architectural hierarchy of the Hall while delivering a clearly contemporary intervention.

The Design & Access Statement establishes that the proposal has not sought to imitate the historic architecture of Staincliffe Hall. Instead, the design adopts a restrained contemporary architectural language that is clearly distinguishable from the original building while remaining respectful of its scale, proportions and architectural significance.

This approach reflects accepted conservation principles whereby new interventions should be legible as products of their own time rather than creating a false sense of historical development.

The extension therefore reads as a secondary pavilion set within the landscaped grounds of the Hall rather than as an attempt to replicate or compete with the original building.

Scale and Massing

A key strength of the proposal is the careful control of scale.

The extension remains visually subordinate to the principal dwelling through:

- a lower ridge height;
- reduced visual mass;
- separation via a glazed link;
- a simple horizontal form; and
- positioning within the garden rather than projecting prominently toward the public realm.

These measures ensure that the Hall continues to be read as the principal building on the site.

Architectural Quality

The proposal demonstrates a clear architectural rationale, employing a limited palette of high-quality contemporary materials and simple forms. The restrained composition avoids unnecessary ornamentation and allows the quality of detailing, proportion and landscape integration to define the character of the extension.

The design therefore aligns with the aspirations of Chapter 12 of the NPPF, Policy PLP24 of the Kirklees Local Plan and the National Design Guide's principles relating to Context, Identity and Built Form.

7.3 Heritage

Heritage Context

National policy recognises that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. The proposal has therefore been informed by an understanding of the architectural and historic interest of Staincliffe Hall and the contribution made by its setting.

The Design & Access Statement includes a detailed assessment of the significance of Staincliffe Hall and explains the contribution made by its setting to that significance. It identifies the importance of preserving the visual dominance of the Hall while allowing sensitive contemporary intervention.

Design Response

Rather than competing with the historic building, the extension has been deliberately designed to remain secondary.

Key heritage design principles include:

- retaining the Hall as the dominant architectural element;
- maintaining clear visual separation between historic and new fabric;
- avoiding replication of historic detailing;
- preserving appreciation of the existing elevations; and
- integrating the extension within the landscaped garden setting.

This approach allows the evolution of the building to be honestly expressed while respecting its historic significance.

NPPF Heritage Test

Chapter 16 of the NPPF requires decision-makers to consider whether proposals preserve or enhance the significance of heritage assets and to weigh any harm against public benefits.

Based on the submitted information, the proposal has been informed by an understanding of the site's heritage significance and seeks to minimise any impact through careful siting, scale and architectural expression. The long-term enhancement of the property's functionality, combined with a high-quality design response, provides clear planning benefits that support the proposal.

The proposal has been assessed against the relevant heritage policy framework having regard to the significance of the existing building and its setting. Should the Local Planning Authority identify any additional heritage considerations during the determination process, the applicant remains committed to engaging positively to address those matters where appropriate.

7.4 Residential Amenity

The proposal has been carefully designed to safeguard the amenities enjoyed by neighbouring occupiers.

The extension is contained within an exceptionally generous residential curtilage, enabling it to maintain comfortable separation distances from neighbouring properties.

Furthermore:

- mature boundary vegetation provides effective screening;
- the revised scheme reduces the scale of built form compared with the pre-application proposal;
- opportunities for overlooking have been carefully controlled through the arrangement of glazing; and
- the extension has been positioned to minimise perceptions of dominance.

Having regard to these factors, it is considered that the proposal will not result in unacceptable impacts in terms of privacy, outlook, daylight or overshadowing.

7.5 Landscape and Visual Character

The mature landscape setting of Staincliffe Hall forms one of the defining characteristics of the site.

The proposal responds positively by retaining the existing landscape framework while introducing additional planting and high-quality external works. The revised layout also increases the extent of retained garden areas compared with the earlier design iteration.

Importantly, the extension has been designed to sit within the landscape rather than dominate it. Existing trees and boundary planting will continue to soften views of the development from the surrounding area, ensuring that the spacious, verdant character of the site is preserved.

7.6 Access and Highway Considerations

The proposal utilises the existing vehicular access from Staincliffe Hall Road and does not introduce any changes to the established access arrangements.

The scale and nature of the proposal are not expected to generate any material increase in vehicle movements beyond those associated with the existing lawful residential use. Existing parking and manoeuvring space remain adequate, and no adverse highway safety impacts are anticipated.

Accordingly, the proposal is considered acceptable in transport terms.

7.7 Sustainability and Biodiversity

In addition to improving the functionality of the existing dwelling, the proposal incorporates measures that support the environmental objectives of the NPPF, including enhanced biodiversity, landscape retention and improved building performance, demonstrating that sustainable development extends beyond energy efficiency alone.

Although domestic in scale, the proposal incorporates a number of measures that support sustainable development.

These include:

- the continued use of an established residential site;
- improved thermal performance through contemporary construction techniques;
- the incorporation of a semi-intensive green roof to enhance biodiversity and reduce visual impact; and
- additional soft landscaping that reinforces the site's ecological value.

The scheme also benefits from a flexible internal layout capable of adapting to the changing needs of occupants over time, supporting the long-term sustainable use of the property.

8. Planning Balance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

In accordance with Section 38(6), the proposal should therefore be determined in accordance with the Development Plan unless material considerations indicate otherwise. Having regard to the assessment contained within this Statement, there are no material considerations that outweigh the strong policy support for the proposal.

In this case, the proposal has been demonstrated to:

- accord with the principles of sustainable development set out in the NPPF;
- deliver a high-quality contemporary architectural intervention that respects the significance of Staincliffe Hall;
- respond positively to the site's landscape setting;
- preserve neighbouring residential amenity;
- incorporate biodiversity enhancements;
- demonstrate clear design evolution in response to pre-application engagement; and
- comply with the relevant policies of the Kirklees Local Plan.

There are no material planning considerations that indicate planning permission should be withheld. The proposal delivers a carefully considered and policy-compliant form of development, and any limited impacts are appropriately mitigated through its design, scale and landscape integration.

9. Conclusion

9.1 Summary

This Planning Statement has been prepared in support of a Full Planning Application for the construction of a contemporary residential extension at Staincliffe Hall.

The proposal has evolved through a robust design process informed by site analysis, an understanding of the significance of the existing dwelling and constructive pre-application engagement with Kirklees Council. The resulting scheme represents a carefully considered contemporary intervention that enhances the long-term functionality of the property whilst respecting its architectural and landscape setting.

Unlike the original concept, the submitted proposal has been significantly refined through reductions in footprint and overall length, together with improvements to its relationship with neighbouring properties and the surrounding landscape. These amendments demonstrate a positive and collaborative approach to the design process and have resulted in a scheme that is more proportionate, less visually prominent and better integrated within its context.

The proposal has been assessed against the Development Plan and the National Planning Policy Framework (December 2024). It has been demonstrated that the proposal:

- represents an appropriate form of development within the existing residential curtilage;
- delivers a high-quality contemporary architectural response that remains subordinate to the existing Hall;
- preserves the architectural significance and landscape setting of the property;
- safeguards neighbouring residential amenity;
- retains and enhances the mature landscape framework;
- incorporates biodiversity enhancements through landscape improvements and a semi-intensive green roof; and
- contributes to the long-term sustainable occupation of the property.

When considered as a whole, the proposal constitutes sustainable development and accords with the objectives of the National Planning Policy Framework, the National Design Guide and the relevant policies of the Kirklees Local Plan.

Accordingly, it is respectfully concluded that planning permission should be granted.

The proposal is the outcome of an iterative design process that has responded positively to site constraints, heritage considerations and pre-application advice. It demonstrates that contemporary architecture can successfully coexist with historic buildings where it is informed by a thorough understanding of context, proportion and landscape. The scheme therefore represents sustainable development in accordance with the Development Plan and national planning policy.

Appendix A – Planning Policy Compliance Matrix

Policy	Requirement	Response
NPPF Chapter 2	Sustainable development	Reuses an established residential site and supports its continued viable occupation.
NPPF Chapter 12	Well-designed places	Contemporary, high-quality design that responds to context and preserves the architectural hierarchy of the Hall.
NPPF Chapter 16	Conserving the historic environment	Sensitive intervention informed by an understanding of the site's heritage significance.
National Design Guide	Context, Identity, Built Form, Nature	Proposal responds positively to site character, landscape setting and long-term sustainability objectives.
PLP1	Sustainable Development	Supports the continued use and adaptation of an existing residential property.
PLP2	Place Shaping	Reinforces the character of the site through a contextual landscape-led design response.
PLP24	Design	High-quality contemporary architecture that is subordinate, legible and well-integrated.
PLP35	Historic Environment	Preserves the significance and appreciation of the existing Hall through careful siting, scale and architectural expression.