



Planning Statement

**CONVERSION AND EXTENSION OF EXISTING BARN TO FORM
SINGLE DWELLING**

LAND TO THE SOUTH OF COMMON LANE, DENBY DALE, HD8 8YN

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1.0 INTRODUCTION

This statement has been prepared to support a full planning application for the conversion of an existing barn to form a single new residential dwelling, including a simple side extension. The proposal comprises the re-use and proportionate extension of an existing building and so represents an appropriate form of development within the Green Belt and accords with both the NPPF and Local Plan policy.

The proposed dwelling has been sensitively designed in order to respect and reflect the rural landscape and setting of the site. The proposal is for the creation of a high quality and sustainable property.

This statement should be read in conjunction with the supporting plans supplied by NYP Architectural Ltd. which demonstrate the credentials of the scheme in more detail. It is anticipated that the Local Planning Authority (LPA) will adopt a progressive approach to this sustainable scheme.

This statement now proceeds to give details of the site. The details of the proposal are then set out. The planning merits of the scheme are then discussed in relation to relevant planning policies contained in the statutory development plan, together with Government guidance principally set out in the NPPF.

In particular, it will be demonstrated that the proposal is not inappropriate development in the Green Belt, that it will have negligible impact on visual and residential amenity and that it would result in the creation of a high-quality, well-designed property. Furthermore, the proposal will have no adverse impact in relation to highways safety, biodiversity or any other matter. Finally, the conclusion is reached that planning permission should be granted for the proposed development.

2.0 THE SITE

The existing barn lies to the south of Common Lane, in the Green Belt on the outskirts of the village of Denby Dale, in the Metropolitan Borough of Kirklees.

The existing barn is clearly of permanent and substantial construction. The building features a solid concrete base, a steel portal frame, concrete panel walling and vertical timber boarding. It has a corrugated, cement-based fibre board roof with translucent cladding panels for rooflights. It is open sided to the southern aspect. The barn is screened by mature trees from the road, as shown in the image below.



The property is served from Common Lane, with an existing gated access, predominantly used for agricultural vehicles – but suitable for all vehicle types as shown in the image below

There is an existing vehicular access/ egress point off Common Lane. The barn has Gross footprint of 169m² and Internal Floor Area (GIA) of 156m². The red line boundary location plan incorporates land within the curtilage of the barn and the access to the highway.

3.0 THE PROPOSAL

Full planning permission is sought for the conversion of the existing barn to create a single storey dwelling. A simple side extension is proposed as part of the scheme.

As shown on the Proposed Site Plan [NYP Architectural Ltd], the new dwelling would provide accommodation comprising an open plan lounge/kitchen/diner, a utility and shower room, a snug, a study, house bathroom and 4no. bedrooms, one of which is proposed as a master bedroom with en-suite and dressing room.

The proposal involves a degree of internal subdivision to create the various rooms the accommodation would provide, principally however the house would utilise the existing external structures to form the core of the dwelling.

Externally, the proposal re-uses or upgrades the existing materials, such as the concrete panels, Yorkshire timber boarding (to replace the existing panelling). A new corrugated roof will be installed to match the existing and insulation will be installed. New doors and windows will be black aluminium. New rooflights will be provided within the existing openings. Rainwater goods, fascias and soffits will all be provided to match existing. An insulated floor is proposed.

The proposal would create a new dwelling with a gross footprint of 252m². The existing footprint is 169m² which means the extension will increase the overall volume of the building by 49%.

Three existing containers will be removed to facilitate the conversion. The entrance will be laid to block paving and gravel, along with some soft landscaping. A septic tank will be provided for foul and a soakaway is proposed to accommodate surface water drainage.

4.0 PLANNING HISTORY

The barn was constructed after planning permission was granted on 25/01/2018. Kirklees Council granted permission for the erection of an agricultural building under refer 2017/93651.

An extension to the agricultural building was approved on 28/11/2018 under ref 2018/92761 but was not built out. Nevertheless, the council have previously accepted the principle of significantly extension the existing building.

5.0 ALLOCATION AND POLICIES

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. In this instance the Development Plan consists of the Kirklees Local Plan

Material considerations exist in the form of national policy and guidance contained within the National Planning Policy Framework (NPPF) as updated in December 2024 and the suite of documents comprising National Planning Practice Guidance (NPPG).

Allocations

The site lies within the Green Belt as identified under the development plan.

National

The NPPF is reflective of the guidance contained within the NPPG. The following sections of the revised NPPF are considered of direct relevance to the current proposal:

- Section 2 - Achieving sustainable development
- Section 4 - Decision-making
- Section 11 – Making efficient use of land
- Section 12 - Achieving well-designed places
- Section 13 – Protecting Green Belt land
- Section 15 – Conserving and enhancing the natural environment

The overarching message of the NPPF is that LPAs should adopt a positive and pro-active approach to planning proposals, particularly those that result in sustainable development. LPAs should not place unnecessary burdens on developers and should look to support appropriate schemes such as this.

Kirklees Local Plan (2019)

LP1 – Presumption in favour of sustainable development

LP2 – Place shaping

LP21 – Highways and access

LP22 – Parking

LP24 – Design

LP30 – Biodiversity and geodiversity

LP52 – Protection and improvement of environmental quality

LP57 – The extension, alteration or replacement of existing buildings (in the Green Belt)

Other Material Considerations

- Housebuilders Design Guide SPD
- Highway Design Guide

Emerging Policy

Kirklees Council have set out their timetable for a Local Plan Review. Early engagement consultation took place between 25/11/2024 and 28/02/2025.

The Local Development Scheme (September 2025) states the target submission date to the secretary of state for the Local Plan Review is January 2028. Limited weight can therefore be afforded to the emerging policies or modification of policies forming part of the review.

6.0 ASSESSMENT

Principle of Development in the Green Belt

The revised NPPF is a crucial part of the Government's overarching agenda of delivering 1.5million new homes along with enhancing the sustainability of local communities during this parliament. The NPPF places great importance on sustainable development across the UK and is accompanied by recent press releases ("back the builder's, not the blocker's") and written ministerial statements. All of these place heavy emphasis on the need to reform the planning system so that developments can be delivered as quickly as possible.

Paragraph 154(h) of the NPPF is the most critical in the determination of this application, since it constitutes an applicable exception when assessing whether the proposal is or is not inappropriate development in the Green Belt.

Part h allows other forms of development in the Green Belt, provided they preserve the openness and do not conflict with the purposes of including land within it. Included within the other forms of development is the *re-use of buildings provided that the buildings are of permanent and substantial construction*.

There is no doubt that the barn is of substantial and permanent construction. The deliberate re-use and re-purposing of existing materials combined with the tree coverage near the edge of the proposal site will help preserve the openness.

In terms of the extension, part (c) of Paragraph 154 is applicable, where it states that development in the Green Belt is not inappropriate in the case of: *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*.

It should be emphasised that the NPPF was revised in December 2024, which is after all relevant Local Planning Policy Documents referenced in the last section were adopted or last reviewed. This renders local policies that relate to development in the Green Belt out of date where they clearly conflict with the NPPF. Policy LP57 (part a) of the Local Plan states:

Proposals for the extension, alteration or replacement of buildings in the Green Belt will normally be acceptable provided that:

a. 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;

The Framework does not specify a figure as to what represents disproportionate additions. However, a number of recent appeal decisions serve as useful indicators as to what scale and volume of extension can be found to be acceptable in the Green Belt.

Appeal APP/Z4718/D/24/3336806 allowed an appeal for a single storey extension to a house in Shelley, Huddersfield which represented an increase in volume over the original buildings of **47%**. In that particular case, the extension was proposed to a property that was previously converted and extended under a separate permission. Despite this, the inspector was satisfied the extensions, when taken together, would not represent disproportionate additions when compared to the original group of buildings.

Appeal decisions and case law clearly demonstrate the following:

1. There is no fixed percentage above which development automatically becomes disproportionate.
2. Volume calculations are an aid, not the legal test.
3. The assessment is one of overall planning judgment.
4. The key question is whether the original building remains the dominant element.
5. Previous planning permissions and earlier Council decisions can legitimately influence the assessment.

In this instance, the proposed extension is just below 50% larger than the existing building but follows a similar layout and form. The proposed conversion includes a modest extension that would preserve the linear form of the building. Being single storey and less than half the width principal elevation, it would be entirely subservient in terms of scale. The original building, to which it would be attached, would clearly remain the dominant element both in terms of size and overall appearance. The proposal therefore satisfies LP policy LP57(a).

The proposal is an appropriate form of development in the Green Belt as defined by paragraph 154 (c and h) of the NPPF, and therefore complies with local plan policies LP1 and LP57 in so far as those policies remain up to date. The principle of development is wholly acceptable and policy compliant.

Impact upon Visual Amenity

The NPPF offers guidance relating to design in Chapter 12 (achieving well designed places) whereby Paragraph 131 provides a principal consideration concerning design which states:

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

Kirklees Local Plan Policies LP1, LP2 and significantly LP24 all also seek to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, thus retaining a sense of local identity.

Policy LP24 states that proposals should promote good design by ensuring:

“a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape...”

The design and form of the proposed dwelling will adopt the appearance of the existing barn, only seeking to renew or upgrade certain materials where necessary.

The elevations are simplistic in their appearance with a modern approach to fenestration, through the use of full height glazed screens with matching doors, in the front elevation and partly to the sides. No fenestration is proposed to the rear elevation (facing Common Lane). The use of Velux windows in roof spaces is an organic progression from the natural light openings in the existing barn. These features will harness more generous natural light penetration and reflect the traditional/contemporary blend the design seeks to promote.

The proposed building would form an appropriate piece of contemporary rural architecture that would relate well to its surroundings and would not appear in any way discordant.

The proposal would respect and preserve the landscape character of the surrounding area, and is fully compliant with policies LP1, LP2 and LP24 of the Local Plan and section 12 of the NPPF.

Impact upon Residential Amenity

Section B of Policy LP24 of the Kirklees Local Plan states that proposals should promote good design by ensuring: *“They provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings”*.

Further to this, Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

The design, size and scale of the new dwelling will ensure it meets residential amenity standards for its future occupiers. The location of the proposed dwelling means there will be no impact on neighbouring occupiers.

The proposal is therefore in accordance with Policy LP24 of the Local Plan and the NPPF.

Highways Safety

Policies LP21 and LP22 of the Kirklees Local Plan and the Council's adopted Highway Design Guide are relevant as they seek to ensure acceptable levels of off-street parking, adequate waste storage facilities are provided.

For a four-bedroomed family house of this nature, it is considered that the hard-standing driveway area is large enough to facilitate an increase in the requirement of off-street parking. The parking proposals are detailed on the Site Plan.

The proposal for hard surfacing at the entrance to the property, accords with standard highways safety measures for developments of this type. The application of a compliance condition can ensure highways safety in regards to gates and accesses are not compromised. Details of waste storage and collection can be secured by condition.

The proposals are therefore in accordance with the relevant policies and design guidance.

Ecological Impact

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance. Paragraphs within Chapter 15 of the National Planning Policy Framework are also relevant.

The proposal site is not within or near any designated ecological sites of national or local importance. The site is also likely to represent suitable habitat for protected species, given the agricultural use and the enclosed nature of the building. Should a requirement for mitigation or survey emerge, the applicant would be willing to undertake as required.

The site area is below 0.2ha and therefore falls below the minimum size threshold to trigger mandatory Biodiversity Net Gain. The proposal is therefore in accordance with Policy LP20 of the Local Plan and section 15 of the NPPF.

Drainage

The proposal is for a new dwelling on previously developed land. The amount of hardstanding will not materially increase because of the proposal and it is therefore considered the proposal will not lead to flood risk issues.

Full details of the proposals for surface water drainage (via soakaway) and foul (via septic tank) can be secured by an appropriately worded condition.

7.0 CONCLUSION

The proposed scheme represents a sustainable form of development that would not have any unacceptable impact for the reasons set out above. The proposal would deliver a sensitively designed, contemporary dwelling suitable for its rural setting.

The development is proposed in a manner that is fully compliant with Green Belt policy. The development is not inappropriate by virtue of the fact that it re-uses an existing building of permanent and substantial construction.

The nature of the proposed extension, which would complement the conversion, means it would not result in a disproportionate addition over and above the original building and would be subservient to the main building, which is to be converted.

The proposal would have no adverse impact in respect of visual, amenity, highways and environmental considerations. The proposal is fully policy compliant in all other respects.

The Applicant is willing to discuss any issues that may arise during the consideration of the proposal with the LPA.