

From:
Sent: 12 October 2026 12:53
To: DC Admin
Subject: Application Reference: 2026/92191 Proposal: Conversion and extension of existing agricultural barn to form single residential dwelling Location: Land South of Common Lane, Denby Dale / Upper Denby, HD8 8YN

To: Kirklees Council Planning Services

Application Reference: 2026/92191

Proposal: Conversion and extension of existing agricultural barn to form single residential dwelling

Location: Land South of Common Lane, Denby Dale / Upper Denby, HD8 8YN

Subject: Formal Objection to Planning Application 2026/92191

Dear Case Officer,

I am writing to formally object to the above planning application for the conversion and extension of the agricultural barn at Common Lane, Upper Denby. While the principle of reuse is acknowledged under certain policies, this specific proposal fails to meet essential national and local planning requirements, representing inappropriate development and unsustainable creep into the Green Belt.

I urge the planning committee to refuse this application based on the following material planning considerations:

1. Breach of Green Belt Policy and Inappropriate Scale of Extension

While National Green Belt policy allows for the reuse of permanent and substantial buildings, this application goes significantly beyond a simple conversion.

- **Disproportionate Additions:** The proposed residential extension fails the strict "disproportionate increase" test under national policy. The additions and alterations are materially larger than the original agricultural framework, resulting in a prominent, domestic footprint that harms the openness and character of the Green Belt.
- **Aesthetic and Character Creep:** The introduction of domestic curtilages, residential lighting, and structural extensions will drastically alter what is currently a rural, open landscape. This constitutes a clear, inappropriate creep into a sensitive Green Belt area between Upper Denby and Denby Dale.

2. Conflict with Original Planning Intention

The existing building on this site was originally applied for, justified, and granted permission strictly for agricultural purposes to serve local farming needs. Converting it into a residential dwelling so soon after its establishment circumvents the integrity of local planning controls. It sets a

dangerous precedent where temporary or functional agricultural approvals can be systematically leveraged to bypass strict Green Belt housing restrictions.

3. Unresolved Mining and Public Safety Risks

The Coal Mining Risk Assessment prepared by RB Geotechnical confirms that the site sits within a **Development High Risk Area**, underlain by historic, shallow coal seams.

- The report explicitly highlights severe risks from shallow mine workings, unrecorded mine entries, and **dangerous mine gas migration**.
- Granting planning permission before intrusive, rotary borehole site investigations are fully completed, reviewed, and approved by the Coal Authority poses an unacceptable risk to local ground stability and public safety. The complex structural adaptations required to safely stabilize a residential dwelling on this site further undermine the argument that this is a simple, straightforward barn conversion.

Conclusion

For the reasons outlined above—specifically the disproportionate scale of the extension, the erosion of Green Belt protections, and the significant, unmitigated coal mining risks—the proposal is contrary to both local Kirklees planning policies and national frameworks.

I respectfully request that Kirklees Council refuses planning permission for application 2026/92191.

Yours sincerely,