

CLIENT:

Mr & Mrs G & C Osborne

TITLE:

Planning Statement

PROJECT:

**Erection of single storey rear extension,
detached outbuilding and formation of
vehicular access.**



DATE:

14.08.2026

REF:

368-26-R1

LOCATION:

**4 Cross Heights
Scholes
Holmfirth
W. Yorkshire
HD9 1SL**



Introduction

- This statement has been prepared by Hinchliffe Architecture & Design Ltd. in support of a Full Planning Application for the erection of a single storey rear extension, erection of a detached outbuilding and formation of vehicular access at 4 Cross Heights, Scholes, Holmfirth.

Context

- The site is designation in Kirklees UDP as Greenbelt land.
- The existing site covers 0.0467hectares.
- There is no vehicular access to the property, pedestrian access is served of the junction of Cross Gate Road and Cross Lane.

Amount and Appearance

- The application seeks approval for the erection of a single storey side rear extension and the erection of a detached outbuilding sited to the rear of the property and the formation of vehicular access served via Ryecroft Lane.

The proposed materials are to match those of the existing in appearance, to include walls, roof and fenestration.

The rear extension of the property is modest and in keeping with existing extensions to the neighboring properties. The existing property has not been extended previously.

It is acknowledged the formation of the vehicular access is proposed through land outside of the domestic curtilage of the dwelling. Access is to be served through an adjacent parcel of land in our clients ownership. The existing land has an existing entrance from Ryecroft Lane and it is proposed to form an access track from the existing gate to the rear of 4 Cross Heights with parking provision for 2 vehicles and turning facilities.

The access track would comprise of loose gravel in a terram geogrid membrane to hold the gravel in place whilst being fully permeable.

Very Special Circumstances

It is acknowledged that any new development in the Greenbelt is classified as inappropriate unless very special circumstances can be demonstrated. The proposed extensions and outbuildings are within the domestic curtilage and represent less than 30% volume increase to the existing dwelling, however, the proposed vehicular access would require very special circumstances.

Existing vehicular parking for the dwelling takes place on the corner of Cross Gate Road and Cross Lane. The existing alignment of the road is a sharp blind right hand bend when approaching up Cross Gate Lane onto Cross Lane. Parking in this location is established, however is incredibly precarious.



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Oncoming traffic approaching from Cross Gate Road on to Cross Lane have to maneuver onto the opposing side of the road, into the oncoming traffic lane to take the bend. This presents significant highway safety issues and in the absence of any public footpath on Cross Lane, to pedestrians alike. It should be noted this is an existing bus route.

The proposals will alleviate this issue and provide off-street parking away from the roadside utilizing a parcel of land currently vacant, which is too small to accommodate livestock. Vehicular parking on the roadside bend would be removed as all other properties in the immediate location of the application site benefit from off-street parking.

The proposed access is existent and served directly from Ryecroft Lane; the proposed vehicular access will have limited impact on the openness of the greenbelt and the significant benefits to highway safety and pedestrian safety through this minor change can be categorized as very special circumstances.



Approach From Cross Gate Road heading North-East.



Approach From Cross Lane heading South-West.

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Existing field access served directly from Ryecroft Lane.

Agent Request

- Hinchliffe Architecture & Design Ltd would politely ask to be contacted by the delegated Planning officer prior to a formal determination of the application.

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