



**Land off Slaithwaite Gate**

**Scapegoat Hill**

**Huddersfield**

**HD7 4NS**

**Use of building as a dwelling**

## Introduction

This statement has been prepared by AKPlanning in support of a planning application for the use of an existing building as a dwelling. It will address the relevant planning policies.

## Site Location and Description

The site is shown on the aerial view below.



It is a single storey building located on the edge of the village.

## Relevant Planning History

The most relevant planning permission is shown below: -

2024/90936

Demolition of existing storage building and erection of new storage building.

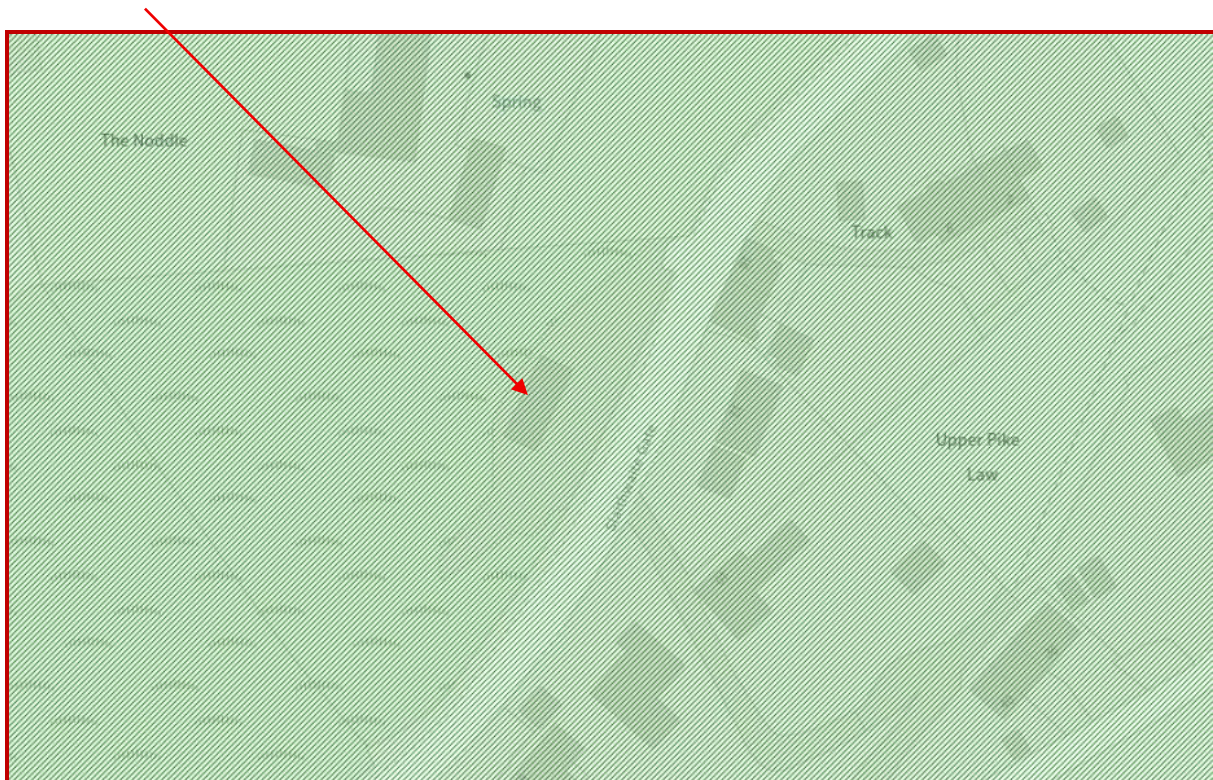
Granted 19/11/2024

## **The Proposal**

It is proposed to change the use of the building from storage to a single dwelling.

## Planning Policy

The site lies within the green belt as shown on the plan below: -



National Planning Policy in the National Planning Policy Framework (NPPF) States: -

GB7: Development which is not inappropriate in the Green Belt

b. The reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the original building<sup>40</sup>. In the case of proposals for a replacement building, it should be for the same use and not materially larger than the one it replaces;

Local plan policy is contained in the Kirklees Local Plan, the policies in this document reflect the NPPF. With regard to the re-use of buildings the following is relevant: -

Policy LP60

*The re-use and conversion of buildings*

*Proposals for the conversion or re-use of buildings in the Green Belt will normally be acceptable where;*

- a. the building to be re-used or converted is of a permanent and substantial construction;*

- b. the resultant scheme does not introduce incongruous domestic or urban characteristics into the landscape, including through the treatment of outside areas such as means of access and car parking, curtilages and other enclosures and ancillary or curtilage buildings;*
- c. the design and materials to be used, including boundary and surface treatments are of a high quality and appropriate to their setting and the activity can be accommodated without detriment to landscape quality, residential amenity or highway safety.*

### **Consideration of Policy**

Green Belt Policy states that the conversion of an existing building is appropriate development so long as the following criteria are met: -

*...the building to be re-used or converted is of a permanent and substantial construction...*

The building under consideration had only just been erected and is permanent, it therefore complies with this requirement.

Local Plan Policy also includes further criteria: -

*...the resultant scheme does not introduce incongruous domestic or urban characteristics into the landscape, including through the treatment of outside areas such as means of access and car parking, curtilages and other enclosures and ancillary or curtilage buildings...*

The proposed scheme does not alter the areas for parking or planting and as such has no effect on the landscape character.

*...the design and materials to be used, including boundary and surface treatments are of a high quality and appropriate to their setting and the activity can be accommodated without detriment to landscape quality, residential amenity or highway safety...*

The building has a very similar appearance, and all materials are the same, including hard surfacing areas. There is no detriment to landscape quality, residential amenity or highway safety.

It is our conclusion that the proposal is appropriate development as defined by Green Belt policy.

## Highway Safety

Sufficient sight lines have been provided to provide a safe access and parking. The proposal only has two bedrooms. There is sufficient space for two vehicles to park and turn around.

Bins will be brought to the end of the drive by the occupiers.

## Conclusion

The proposal is appropriate development within the Gren Belt. It has no detrimental effect on neighbours or highway safety and should therefore be granted planning permission.

*AKPlanning  
147 Lane Top  
Linthwaite  
Huddersfield HD7 5SG*

*Contact: Andrew Keeling  
E-mail: [andrew@akplanning.co.uk](mailto:andrew@akplanning.co.uk)  
Mobile: 07500965645*



**RTPI**

Chartered Town Planner