DESIGN & ACCESS STATEMENT

PLANNING APPLICATION FOR POOL CONVERSION

Woodley, 10 Busker Lane
Skelmanthorpe, Huddersfield
HD8 9EP

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ARCHITECTURE

01 PURPOSE AND CONTENTS

THE PROPOSAL IN ONE SENTENCE

Conversion of the existing single-storey domestic swimming pool building at Woodley into one self-contained dwelling, retaining the established stone-built form, together with a detached garage, access, parking, EV charging, refuse facilities and landscaped curtilage.

Purpose of this statement

Heneghan Architecture has prepared this statement to support the application to convert the existing swimming pool building at Woodley into a separate dwelling. It explains the alterations to the pool building, detached garage and access arrangements, and assesses the proposals against Green Belt policy. The relevant drawings are 2649-0101-P03 and 2649-0301-P02, both dated 26 October 2026.

An earlier application for a new house in Woodley's front garden was refused in 2019 and dismissed at appeal in 2020. The present application is different: it proposes the conversion of a building already on the site.

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02 SITE AND HISTORICAL CONTEXT

Location and setting

Woodley is a detached house on the south side of Busker Lane, set in landscaped grounds with mature trees and hedges. Other detached houses occupy similarly generous plots nearby, with open countryside beyond. The site is within the Green Belt. The revised application boundary is stated to be approximately 0.18 ha and includes the access to the pool building and associated works. The exact area must be checked against the CAD drawing.

The swimming pool stands to the south of the main house within the existing garden. Trees and hedges partly screen it from the surrounding area.

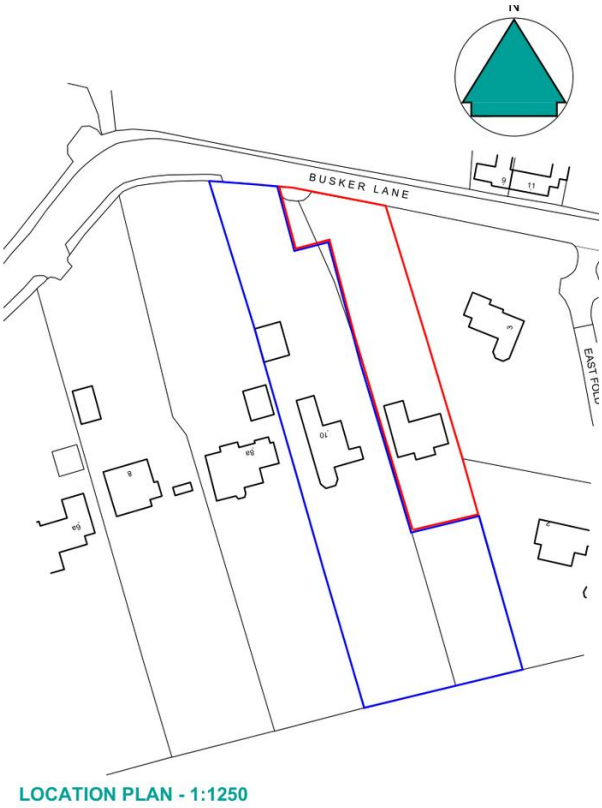


Figure 1: Location plan

Existing building and lawful history

The single-storey pool building has stone external walls, a hipped roof, central cupola and extensive glazing towards the garden. The existing plan shows the pool hall, changing and shower rooms, sauna, steam room, toilets and plant room. Kirklees' 2019 delegated report refers to leisure pool approval 2003/91046. The original permission and approved plans should be included if available.



Figure 2a: Existing garden elevation and roof form.



Figure 2b: Existing side elevation and stonework.

Existing arrangement

Drawing 2649-0101-P03 records the pool building and its existing layout and roof. The conversion keeps the existing building rather than adding another house in the garden.

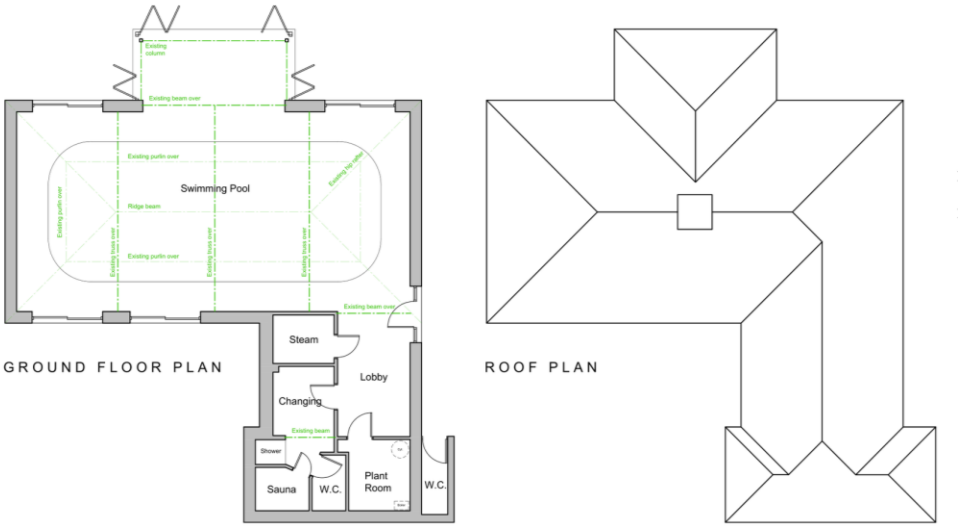


Figure 3: Existing floor plan

03 DEVELOPMENT PROPOSAL

Scope of the application

Permission is sought to change the existing domestic swimming pool building into one separate dwelling (Use Class C3). The application also includes minor changes to openings, a green oak entrance canopy,

a detached garage, driveway and parking, refuse facilities and associated garden and boundary works. The existing stone walls, roof form and cupola will remain.

The proposed plan includes an open kitchen, dining and living space in the former pool hall, two bedrooms, a further room marked “Lounge or Bedroom 3”, entrance hall, utility, bathroom and en-suite. The room’s intended use should be consistent with the bedroom count on the application form.

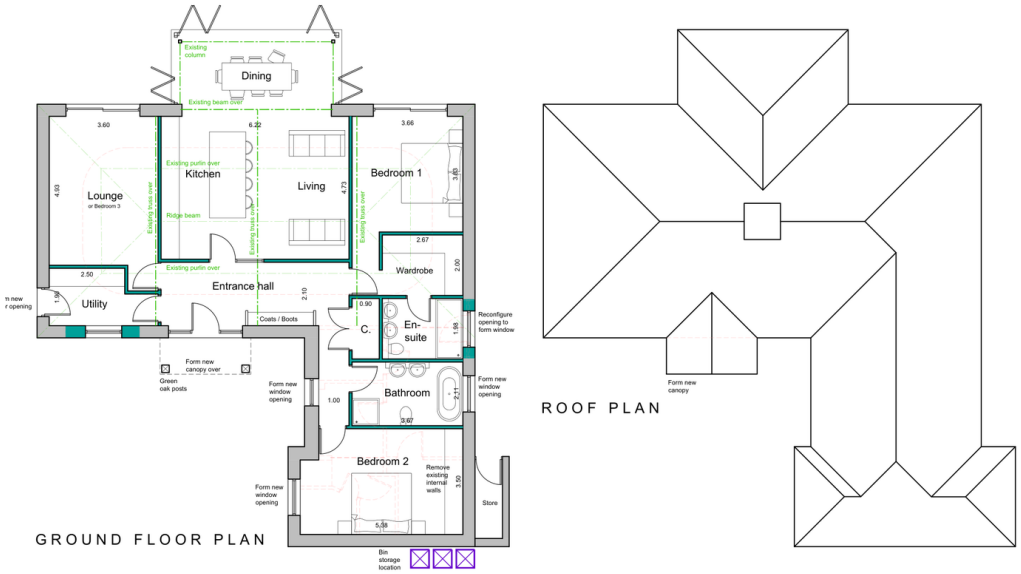


Figure 4: Proposed floor plan

Associated external works

A few door and window openings will be formed or altered. The entrance canopy has green oak posts. The detached garage measures approximately 6.0 m by 6.4 m and has a pitched roof. Vehicles will continue to enter from Busker Lane and use the proposed driveway, parking and turning area. The plan identifies an EV charging point beside the garage, bin storage near the dwelling and a collection point close to Busker Lane. New walls and fencing define the garden. The detached garage is new development and must be assessed separately under Green Belt policy.

04 DESIGN RESPONSE

Reuse, layout and scale

The existing pool hall is large enough to accommodate the proposed living accommodation without extending the main building. The stone walls, roof trusses, beams, purlins and columns will remain. Most of the work is internal, with a small number of changes to external openings.

The building remains single storey, with its existing hipped roof and cupola. The entrance canopy is a small addition beneath the main roofline.



Figure 5a: Existing pool hall and exposed timber roof structure.



Figure 5b: Existing building set within the ornamental garden.

Residential quality and adaptation

The layout separates the living rooms from the bedrooms and gives the dwelling its own entrance. The pool will either be backfilled or covered by a new suspended floor, subject to structural design. Insulation, ventilation and moisture control will be dealt with through the technical design. The existing structure will be retained where practicable, reducing demolition and replacement work.

05 APPEARANCE AND MATERIALS

Architectural character

The existing roof, cupola and stone walls will remain. Door and window alterations are limited to those needed for the new layout, with matching stone used where openings change. The new canopy has green oak posts. The proposed garage has a simple pitched roof; its external finishes will be confirmed in the materials schedule.



Figure 6: Proposed elevations

Proposed details

ELEMENT	TREATMENT	REASON
Primary walls	Existing stonework retained; matching stone at altered openings.	Match the existing elevations.
Roof	Retained hipped roof and central cupola.	No change to the existing roof height.
Windows and doors	Reuse existing glazed areas; carefully formed or adjusted openings.	Provide light and access to the new rooms.
Entrance canopy	Subordinate structure with green oak posts.	Cover the main entrance.
Boundary details	Low-key walls / fencing and retained planting.	Define the garden without prominent fencing.
Garage and site works	New detached, pitched-roof garage; existing access with defined driveway, bin facilities and EV charging point.	Provide parking, storage and EV charging.

06 LANDSCAPE, AMENITY AND BIODIVERSITY

Landscape and domestic subdivision

The revised application boundary measures approximately 0.18 ha, subject to final CAD measurement. It includes the pool building, access and proposed garage. The existing trees and hedges will remain. A simple landscaping and boundary schedule should confirm fencing and wall heights, new hard surfacing and any replacement planting.



Figure 7a: Wider landscaped grounds.



Figure 7b: Established approach and hardstanding.

Neighbouring amenity

The pool building's position and height will not change. The new and altered windows will need to maintain suitable privacy for Woodley and neighbouring houses. The garden boundaries should remain low-key to avoid drawing attention to the subdivision.

Ecology and biodiversity

The application area is stated to be approximately 0.18 ha. The applicant intends to rely on the mandatory BNG exemption for sites not exceeding 0.2 ha where no onsite priority habitat is affected, subject to confirmation of the measured area and habitat position. All existing trees and hedgerows will be kept. The separate ecological statement addresses protected species, lighting and proposed enhancements.

07 ACCESS AND INCLUSIVE DESIGN

Vehicular access, parking and turning

The existing entrance from Busker Lane will serve both Woodley and the converted pool building. The proposed drive leads to the new garage and parking and turning area, with the bin collection point near the road. Previous highway comments on the refused dwelling raised access width, visibility and turning; these should be addressed on the revised drawings.



Figure 8: Proposed 1:200 site/block plan

The access drawings should show the shared entrance width, visibility, parking and turning for both houses. Refuse bins are stored close to the new dwelling and brought to the collection point near Busker Lane. An EV charging point is proposed by the garage.

Pedestrian and inclusive access

The proposed entrance is reached from the internal drive. Its approach, gradient, surfacing and thresholds will be considered during technical design to meet the applicable Part M requirements. Permeable surfacing is proposed, with the drainage details to be confirmed.

08 PLANNING AND GREEN BELT ASSESSMENT

Statutory context and national policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires decisions to follow the development plan unless material considerations indicate otherwise. The site is within the Green Belt and the relevant policies include the August 2026 NPPF and the adopted Kirklees Local Plan.

NPPF Policy GB7(1)(b) allows for reuse or alteration of a lawful, permanent and substantial building where alterations do not result in disproportionate enlargement. The existing pool building is being converted within its present form, with a small entrance canopy and amended openings. The new garage does not fall within the building-reuse argument and needs separate consideration.

Applying GB7(1)(b) to the conversion

TEST	SITE-SPECIFIC RESPONSE
Lawful existing building	Leisure pool approval 2003/91046 is noted in the 2019 report; original plans and decision to confirm.
Permanent and substantial	Existing stone cavity walls and timber roof will remain. Structural inspection and any engineer verification will address their suitability for conversion.
Disproportionate enlargement	No change to the main roof or footprint. Only limited changes to openings and a small canopy are proposed.
Other associated works	The garage, parking, driveway and new garden boundaries are assessed separately.

Local Plan Policy LP60

Kirklees Policy LP60 concerns the conversion of existing Green Belt buildings. The pool building is substantial and the main structure will remain. The Council will also need to consider the new residential curtilage, access, boundaries and garage, and their effect on the appearance of the grounds.

The 0.18 ha boundary relates to the proposed BNG exemption; it does not alter the Green Belt assessment. The garage, driveway and new domestic boundaries need to be justified on their own merits, taking account of their scale and visibility.

09 RELEVANT PLANNING DECISIONS

Planning history at Woodley

REFERENCE	PROPOSAL / OUTCOME
2003/91046	Leisure pool: approval recorded in Kirklees delegated report. Original consent and drawings to be checked.
2018/60/92832/E	Outline dwelling within Woodley's front garden: REFUSED by Kirklees on 13 September 2019.
APP/Z4718/W/20/3249011	Appeal against the above refusal: DISMISSED by the Planning Inspector on 31 July 2020.

How the present proposal differs from the refused scheme

The earlier application proposed a new detached house in Woodley's front garden. In dismissing the appeal, the Inspector concluded that the proposal did not amount to limited infilling within a village and would harm Green Belt openness.

This application does not rely on village infilling. It would make a dwelling from the existing pool building. The dismissed appeal nevertheless shows why the new garage, hardstanding and garden boundaries must be considered carefully.

10 PLANNING BALANCE AND CONCLUSION

Planning balance

The proposal provides a new dwelling within the existing swimming pool building, retaining its stone walls, single-storey scale and hipped roof. The site layout also makes provision for parking, bins and EV charging. Subject to confirmation of its lawful status and structural suitability, the pool conversion falls to be considered under NPPF GB7(1)(b) and Local Plan LP60.

The separate residential use and new garage will change how the grounds are used. The Council will need to consider access, parking, drainage, ecology, boundaries and the effects of the new building on Green Belt openness.

Conclusion

The scheme is different from the new front-garden dwelling refused in 2019. It makes use of an existing building without substantially altering its external form. The pool conversion is therefore supported in principle by the relevant Green Belt building-reuse policies, provided its condition and lawful status are confirmed. The garage and other external works will need to be acceptable in their own right. Permission is sought on that basis.

PLANNING CONCLUSION

The conversion retains the existing pool building and is assessed under NPPF GB7(1)(b) and Kirklees LP60. The garage and other external works require separate consideration. The application area is stated to be approximately 0.18 ha, subject to verification for the proposed BNG exemption.