DESIGN & ACCESS STATEMENT

Change of use and conversion of barn to dwelling with associated alterations (within a Conservation Area)

at:

Woodview Farm
42 Manor Road
Farnley Tyas
HD4 6UL

for:

Mr Julian Chambers

job nr:

23034

date:

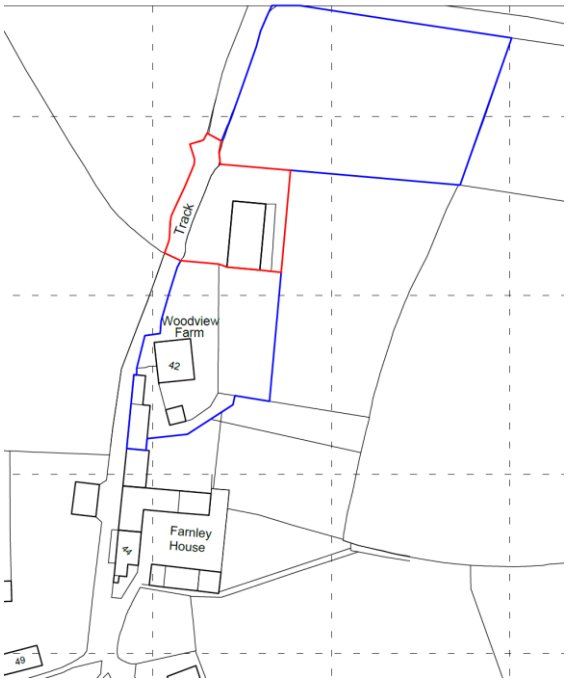
28 October 2026

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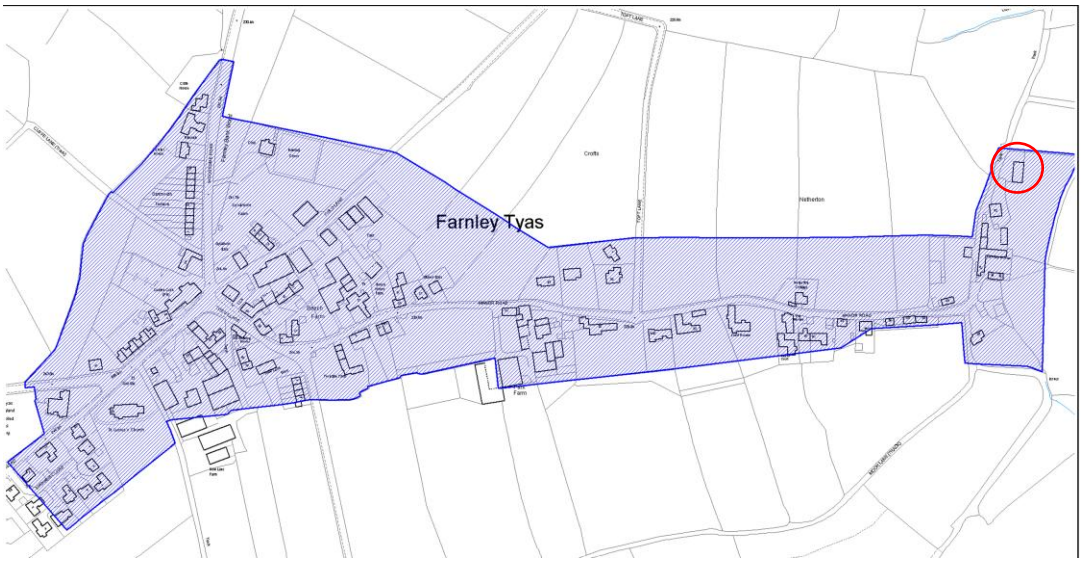
Introduction

This Design and Access Statement has been prepared by ***ADP Architecture and Design Ltd*** on the instructions of Mr Chambers and provides sufficient information to accompany a full planning application for the change of use and conversion of barn to a dwelling within a Conservation Area, at Woodview Farm, 42 Manor Road, Farnley Tyas, HD4 6UL.

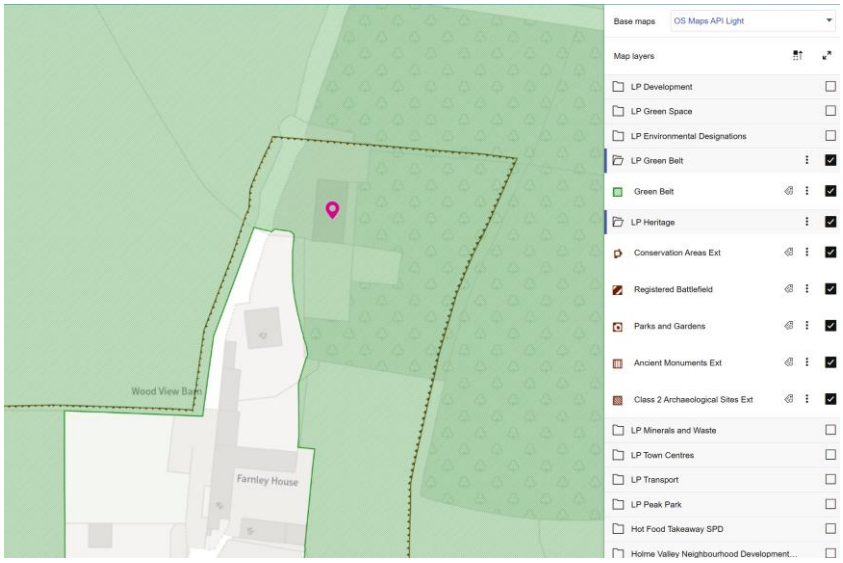


The site

Woodview Farm and the associated existing barn are situated at the very eastern edge of the Farnley Tyas Conservation area as indicated on the map below.



The barn is also located within the greenbelt as shown on the Kirklees Local Plan map below.
Farnley Tyas is a small West Yorkshire village located within the parish of Kirkburton, in Kirklees, West Yorkshire. It is located approximately 3 miles southeast of Huddersfield and 14 miles northwest of Barnsley.



Farnley Tyas is mostly rural farmland with some private housing and some social housing.
The buildings within the centre of the village are predominantly stone built with stone slate roofs, however further out, the properties on Woodsome Road are comprised of brick and pebble-dashed render. Similarly on Butts Road there are mix of materials including render, brick and stone.

Due to the size of the village and its small population, the local amenities are fairly limited. These include a bowling club, a public house, the Field Café, a church and a primary school. Additional services and a wider selection of shops, pubs and restaurants however are available in the nearby villages of Honley and Meltham.

There are regular local bus services connecting the village with surrounding centres with the 341 provided by South Pennine Community Transport operating Monday to Saturday. This provides connections to Stocksmoor Railway Station, Almondbury and Huddersfield Bus Station.

The 911 service provided by Stotts Coaches allow for further connections to the villages of Meltham, Thustonland Green and Brockholes. There are also dedicated school services to Kirkburton Middle school and Shelley College.

Existing Use

The existing barn is a conventional agricultural barn and is currently used for storage. There is a part mezzanine floor covering approximately half of the building area.

The barn benefits from a current planning approval for the *Change of Use and Conversion of Barn to Hydrotherapy Pool with Associated External Alterations (Within A Conservation Area)*. Planning reference **2026/62/90114/E**

Relevant Planning History

Planning Reference: 2026/62/90114/E

CHANGE OF USE AND CONVERSION OF BARN TO HYDROTHERAPY POOL WITH ASSOCIATED EXTERNAL ALTERATIONS (WITHIN A CONSERVATION AREA)

Planning Approval – 06/07/26

Planning Reference: 2023/91764

CHANGE OF USE OF AGRICULTURAL BUILDING FOR CLASS E BUSINESS USE/PROFESSIONAL SERVICES/FITNESS/RECREATION (WITHIN A CONSERVATION AREA)

Planning Approval – 15/06/23

Proposed Use

Proposed Use of the Building:

The proposed development seeks planning permission for the change of use and conversion of an existing agricultural barn to form a single dwellinghouse (Use Class C3). The proposals represent a sustainable and appropriate reuse of an existing building, making effective use of the established built form whilst avoiding the need for new residential development elsewhere within the Green Belt.

The existing barn is of relatively utilitarian agricultural design, incorporating materials of limited architectural quality. The site is clearly defined by existing boundary walls and fencing and is predominantly hard surfaced, comprising an established gravel yard. Consequently, the site has a defined and established relationship with the existing built environment, rather than forming an uninterrupted area of open countryside.

Importantly, the proposals would retain the existing barn form, with no extensions or increases to the building's footprint, height or overall external dimensions. The development would therefore avoid the physical expansion of the existing built form and would make efficient use of the building already occupying the site. The proposed conversion would provide a residential use without the need to introduce additional built development, thereby limiting the potential effects upon the character and openness of the surrounding Green Belt.

Existing Planning Permission and Principle of Development:

The site benefits from an extant planning permission under reference **2026/62/90114** for:
Change of use and conversion of barn to hydrotherapy pool with associated external alterations (within a Conservation Area).

This permission establishes an important material consideration in the determination of the current application. The approved development provides for the conversion of the existing barn to a commercial hydrotherapy facility, together with associated external alterations.

The permission remains extant and does not contain any pre-commencement or pre-occupation conditions that would prevent its implementation, subject to compliance with the permission and its approved plans and conditions. The approved scheme therefore represents a realistic alternative form of development that could be pursued at the site.

However, owing to a change in the applicant's personal circumstances, the hydrotherapy business is no longer a viable or appropriate option. The applicant has experienced significant personal trauma, including an attack by a dangerous dog whilst serving as a police dog handler, and is suffering from post-traumatic

stress disorder (PTSD). In light of these circumstances, the applicant no longer wishes to establish or operate the previously proposed commercial facility and instead seeks to utilise the building as a private dwelling.

The current application should therefore be understood as a change in the intended use of an established building, rather than a proposal to introduce a new building or expand the physical development of the site.

The existence of the approved hydrotherapy scheme is particularly relevant when considering the comparative effects of the two uses. Whilst the permission does not predetermine the acceptability of residential development, it demonstrates that a comprehensive conversion of the barn, including the approved external alterations, has already been accepted in planning terms.

Relationship with the Approved External Appearance:

The proposed dwelling would adopt the same external appearance as the previously approved hydrotherapy facility. Care has been taken to develop the proposed residential use to utilise the external wall treatments, cladding, roof cladding, and the positions of all windows and doors so that they remain exactly as approved under planning permission 2026/62/90114.

This approach ensures continuity with the approved design and avoids introducing a materially different external form or architectural composition. The existing barn would be retained and adapted in accordance with the approved external design, allowing the building to be brought into a beneficial new use without increasing its footprint, height or massing.

The approach is particularly appropriate given the site's location within the Green Belt and Conservation Area. It limits the amount of external intervention, retains the extent of the building envelope and ensure that the proposed conversion does not introduce an unnecessarily prominent or visually intrusive form of development.

Furthermore, the removal of the external seating areas previously associated with the hydrotherapy facility would reduce the extent of external activity and the associated commercial paraphernalia. The residential proposal would consequently provide a simpler and more contained use of the site, with fewer external elements than the approved commercial scheme.

Comparative Impact of the Proposed Residential Use:

The proposed residential use would be materially different from the approved commercial hydrotherapy use in terms of its operational characteristics and relationship with neighbouring properties.

The hydrotherapy facility was intended to operate as a business, potentially generating regular visits from customers, staff and service providers. Its operation would involve periods of activity associated with opening hours, appointments and the movement of people to and from the premises. The current approval allows for up to 7 individual appointments per day and when combined with the coming and going of staff and service providers this would result in a frequent movement to and from the site.

In contrast, the proposed dwelling would generate activity consistent with the occupation of a single private residence. It would not involve customer visits, commercial opening hours or the operational requirements of a public-facing business. Accordingly, the residential use would generally generate fewer vehicle movements and less activity throughout the day than the approved commercial alternative.

The removal of the previously proposed external seating areas would further reduce the potential for activity and associated disturbance outside the building.

These differences are relevant when assessing the potential effects upon neighbouring residential amenity. The proposed use would be less likely to result in the comings and goings, intermittent activity and associated disturbance that could arise from a commercial hydrotherapy facility. The development would also avoid the need for external facilities associated with the operation of that business.
It is relevant to note that the only two objections received in connection with the hydrotherapy application included concerns regarding the potential traffic associated with the proposed commercial use. Whilst

these representations do not determine the planning merits of the current application, they provide useful context when considering the comparative relationship of the two uses with the surrounding residential environment.

The proposed dwelling would therefore represent a more contained and less intensive use of the site than the extant commercial permission, with a corresponding reduction in the potential for traffic movements, external activity and disturbance to neighbouring occupiers.

Efficient Reuse of an Existing Building:

The proposal accords with the broader planning objective of making effective use of existing buildings and land. Rather than allowing the existing barn to remain unused or pursuing a commercial use that is no longer appropriate to the applicant's circumstances, the development would secure its continued use through residential occupation.

The conversion would utilise the existing building envelope and established access and yard arrangements, avoiding the need for a new dwelling to be constructed on an undeveloped parcel of land. It would also limit the requirement for additional external development, with the existing site boundaries and predominantly hard-surfaced character retained.

The resulting dwelling would provide a useful residential accommodation opportunity through the adaptation of an existing structure, while minimising the physical changes to the site.

Design, Appearance and Layout

Design:

The proposed alterations have been carefully considered to create a functional, well-proportioned three-bedroom dwelling within the existing building footprint. This is in order to avoid any further development within the greenbelt. There are no extensions or increases in height or footprint proposed.

The alterations will result in a high performing structure which will meet current building standards and provide a sustainable building for the proposed dwelling.

This statement aims to demonstrate that the proposed works will improve the appearance of the building and its function, whilst successfully preserving the character of the Farnley Tyas Conservation Area and being appropriate for the green belt setting.

Layout:

The proposed layout utilises the existing portal frame structure which provides an open clear span at ground floor level. The space will be used to create a generous open plan living/dining/kitchen area at ground floor along with a snug, family bathroom, boot store and 2 double bedrooms.

At first floor level, a master bedroom with dressing room and ensuite will cover approximately half of the footprint of the building. This will allow the area over the open plan living/dining/kitchen to be a full height space to the underside of the roof. The proposed floor plans submitted with the proposals show the detailed layouts.

Appearance:

The existing building is of a very low merit with regard to its appearance and was purely erected for functional purposes. The existing structure is a steel portal frame, and the low-level walls are comprised of exposed concrete blockwork to a height of approximately 1200mm. The upper clad sections are a mix of non-matching materials. These include open-jointed vertical timber to the north, east and part of the west elevation, and a steel profiled cladding in dark green to the remainder of the west elevation as well as to the south. There are also sections of clear perspex forming basic windows and painted steel panelled doors.

The proposed alterations to the appearance are to be fully in accordance with the current extant permission for the conversion to a Hydrotherapy pool and which could be implemented as part of the current approval. These are noted below:

The proposals seek to remove the existing cladding and retain the existing steel frame. New walls will be formed between the existing steel columns and clad externally with vertical cedar cladding which will weather and silver over time.

A section of the wall to the west and south elevation will use locally sourced stone to form a drystone wall as shown on the proposals.

The new windows and doors are to be in energy efficient aluminium finished in a dark grey colour. They are sized and proportioned to retain an agricultural character. This will be further complemented by a feature sliding barn door to the north elevation on the former barn entrance. The roof will use a box profiled metal cladding to also retain the agricultural aesthetic.

The materials have been carefully selected and are appropriate for the greenbelt setting. Whilst being functional for the new use and meeting current regulations for efficiency, the selected materials provide an agricultural appearance suitable for the building's location.

Scale

The proposed scale utilises the existing size and shape of the original barn. No extensions or alterations in size are proposed.

Landscaping and trees

The barn is situated about 23 metres north of the Farmhouse of Woodview Farm and is on a plot demarked with a timber post and mesh fence. The access track and yard are surfaced in gravel.

The site is surrounded by agricultural fields on all sides.

The existing site is essentially all hard landscaped and surfaced with gravel, and incorporates a small area of existing grass. The proposals will seek to introduce some additional soft landscaping in the form of a lawned garden area and some tree planting to part of the existing gravel yard. There will be no loss of habitat.

Access

The current access to the site is to remain unaltered. The current access is via Manor Road which becomes an access track serving the farm.

There will be level access to the building with a level threshold at the entrance doors. A proposed WC is provided at the ground floor level of the proposed dwelling.

Green Belt Policy

The current version of the National Planning Policy Framework (NPPF), published on 29 September 2026, contains specific Green Belt decision-making policies under GB6 and GB7.

Policy GB6 establishes that development in the Green Belt is inappropriate unless it falls within one of the categories identified in GB7. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

GB7(1)(b) – Reuse of an Existing Building:

Policy GB7(1)(b) identifies the reuse, extension, alteration or replacement of an existing building as development that is not inappropriate in the Green Belt, provided the existing building:

- Is of permanent and substantial construction.
- Is lawful in planning terms.
- Where an extension or alteration is proposed, the increase in size is not disproportionate when compared with the original building.

GB7(1)(b) does not require the building to qualify as previously developed land. Consequently, the fact that an agricultural building may be excluded from the definition of brownfield land does not, by itself, prevent the reuse of that building from falling within this separate Green Belt policy exception.

The application concerns the reuse and conversion of an existing barn, with no proposed extension or increase in its external dimensions.

The barn structure is permanent and is formed with a substantial steel portal frame.

The current use is lawful and there is an extant permission for a change of use, which demonstrates that the building is suitable for a conversion.

The proposals align with principles of GB7(1)(b) but could also be considered in terms of Grey Belt as defined by NPPF policy GB7(1)(g) – Development on Grey Belt Land

Principle of Development on Grey Belt Land

Introduction and Purpose of this section

This section sets out a comprehensive assessment of how the proposed project at Woodview Farm for a change of use and conversion of a barn to a dwelling aligns with the Grey Belt concept within the National Planning Policy and the evolving approach to Green Belt land management.

Although the site is located within the Green Belt as denoted in the Kirklees Local Plan, its characteristics, land-use history and relationship with the surrounding built environment indicate that it functions as low-value Green Belt and is therefore capable of being considered under the grey belt policy for the purposes of planning decision making.

Whilst it is understood that under the NPPF, land currently occupied by active agricultural or forestry buildings is explicitly excluded from the definition of previously developed land (brownfield), it can still be assessed as grey belt land if it meets the low-contribution criteria.

The purpose of this assessment is to demonstrate that:

1. The site meets the national criteria for Grey Belt classification.
2. The development would not conflict with the five purposes of the Green Belt, and in fact performs weakly against them.
3. The proposals represent a sustainable, modest, contextually appropriate form of development with minimal, limited, or no harm to the openness or function of the Green Belt.
4. The development is capable of being regarded as “not inappropriate” when assessed under the Grey Belt policy.

Green Belt and "Grey Belt" Context

The site lies within the designated Green Belt, as defined by the Kirklees Local Plan.

The Green Belt designation here however covers a site that is already developed albeit for agricultural purposes. The barn structure is being retained and no extensions of alterations to the footprint are proposed. The surrounding site to the barn is already surfaced with hardstanding.

The site is already enclosed with established boundary treatments to all sides, comprising a mixture of fencing and stone walls.

It is again worth reiterating here that the site currently benefits from a current planning approval for a change of use to a Hydrotherapy Pool which could be implemented and would allow for the proposed material changes to the appearance of the building.

Understanding "Grey Belt"

The updated policy direction at national level recognises that land within the Green Belt is not uniform in character, sensitivity, or contribution to Green Belt purposes. While some areas provide strong, high-value Green Belt functions, others - particularly previously developed land (PDL), residential curtilages, redundant uses, or built-up edge - have limited openness or landscape value and do not contribute materially to preventing urban sprawl or settlement coalescence.

To address this variation, reforms to national policy have introduced the idea of Grey Belt land. The definition of Grey Belt, as set out in the Glossary (Annex B) of the NPPF is:

*'**Grey Belt**: For the purposes of plan-making and decision-making, 'Grey Belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d).*

In essence Grey Belt is taken to be:

- Green Belt land that is previously developed,
- Green Belt land that has deteriorated or has limited landscape / openness value, or
- Green Belt land that performs poorly against the core Green Belt purposes, especially those relating to sprawl, settlement separation, and the preservation of historic town character.

The new framework encourages *site-specific analysis*, meaning each land parcel should be examined individually rather than treated uniformly simply because it falls within the Green Belt boundary. Under this revised interpretation, land which is categorised as "Grey Belt" is capable of being released for development or considered suitable for context-appropriate redevelopment where it delivers public benefits and does not cause substantial harm to the essential characteristics of the Green Belt - namely, openness and permanence.

This approach remains fully consistent with the national presumption that high-quality, sustainable development should be supported where harm to Green Belt functions is minimised and where existing land resources can be used more efficiently.

The NPPF policy GB2 – Assessing existing Green Belt Land, outlines five purposes of the Green Belt:

(a) to check unrestricted sprawl of large built-up areas.
(b) to prevent neighbouring towns from merging.
(c) to assist in safeguarding the countryside from encroachment.
(d) to preserve the setting and special character of historic towns.
(e) to assist in urban regeneration by encouraging recycling of derelict and other urban land.

Assessing the site for grey belt status

Under Policy GB2 and Annex E of the 2026 NPPF, the assessment of an individual site focuses on three of the five green belt purposes as below:

(a) to check unrestricted sprawl of large built-up areas.
(b) to prevent neighbouring towns from merging.
(d) to preserve the setting and special character of historic towns.

These will be therefore reviewed in turn with regard to the development proposals:

(a) to check unrestricted sprawl of large built-up areas.

The first purpose of the Green Belt is to check the unrestricted sprawl of large built-up areas. The site does not form part of the edge of a major settlement; instead, it is situated on already developed land which is already formed in hardstanding with an agricultural storage unit located on it. The proposals intend to retain the existing structure and footprint and no extensions or changes in height are being sought.

The proposals seek to improve the aesthetic appearance of the existing barn structure (which is already approved under the current extant planning approval).

(b) to prevent neighbouring towns from merging

The second purpose seeks to prevent neighbouring towns and settlements from merging. First, Farnley Tyas is a village not a town and second, the application site is nearly 0.5 miles away from the village centre. It is geographically separate from surrounding settlements, and the application site is not located within any strategic gap or area of potential merging. Development of this site does not contribute to merging neighbouring towns. The proposal does not encroach upon any land that plays a role in maintaining these separations.

(d) to preserve the setting and special character of historic towns

The fourth purpose is to preserve the setting and special character of historic towns. Whilst the site lies just within the Farnley Tyas Conservation Area, Farnley Tyas itself is not a historic town in the sense recognised by Green Belt policy. Kirklees Council's Green Belt Review explicitly states that there are actually no designated historic towns in the Kirklees district. The sites' location within the Farnley Tyas Conversation Area however has informed the design proposals and care has been taken to ensure the proposals enhance the visual appearance of the existing structure and by extension the conservation area. As aforementioned, the proposed alterations in terms of the appearance and materials have already been approved in the current extant permission.

Summary of Assessment:

As demonstrated above, the site does not contribute towards Green Belt purposes a,b or d. Therefore, in the context of the Grey Belt definition, as site does not strongly contribute to any of the above, the site would meet the NPPF's definition of Grey Belt. It meets all the following:

- It is Green Belt land that is previously developed,
- It is Green Belt land that has deteriorated and has limited landscape / openness value
- It is Green Belt land that performs poorly against the core Green Belt purposes (as demonstrated above) especially those relating to sprawl, settlement separation, and the preservation of historic town character.

Appropriate Development:

NPPF Policy GB7 states that there are certain categories of development which are not inappropriate in the Green Belt. The relevant sections of this policy relate to GB7 (g) where it states all of the following apply:

i. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;

ii. There is an evidenced unmet need for the type of development proposed41;

iii. The development would be in a sustainable location, with particular reference to policy TR3 of this Framework42; and

iv. In the case of major development involving the provision of housing, the development proposed complies with policy GB8.

This note will consider each of the criteria above in turn:

i. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;

As stated previously, the site should be considered Grey Belt Land as it has been demonstrated that the site does not meet any of the core Green Belt Purposes from The NPPF Policy GB2.

ii. There is an evidenced unmet need for the type of development proposed;

Kirklees Council's Housing Land Supply and Delivery Position:

The Housing Delivery Test (HDT) Shortfall

Current Performance:
In the latest national Housing Delivery Test (HDT) results published by the government, Kirklees Council achieved a score of just 66%. This follows a historical trend of consistent under-delivery, including a score of 54% in the preceding period.

Unmet Need Status:
Because the HDT score falls significantly below the 75% threshold, national policy formally identifies Kirklees as a local authority with an "evidenced unmet need for housing".

Five-Year Housing Land Supply (5YHLS) Deficiency

Supply Shortfall:
The Council is unable to demonstrate a robust five-year supply of deliverable housing sites. Locally published monitoring indicators pin the council's baseline position at 3.96 years of supply against its requirement. While specific, isolated appeal decisions have dynamically evaluated the buffer context up to 4.99 years, the baseline figures consistently fail to meet the mandatory 5-year standard.

Planning Policy Implications & The "Tilted Balance"

Out-of-Date Local Plan:
The Kirklees Local Plan was formally found to be out-of-date regarding housing and employment supply. A comprehensive Local Plan update was initiated, with the baseline annual housing target recently elevated from 1,730 to 1,917 new homes per year.

The Presumption in Favour of Sustainable Development:
Because the Council cannot demonstrate a 5YHLS and falls below the 75% HDT requirement, the "tilted balance" under the National Planning Policy Framework (NPPF) is actively triggered. Local planning policies restricting housing delivery cannot be considered up-to-date.

iii. The development would be in a sustainable location, with particular reference to policy TR3 of this framework

The site is located less than 0.5 miles from the village of Farnley Tyas which is approximately a 5-minute walk.

There are a number of bus services connecting Farnley Tyas with the surrounding villages and with the town of Huddersfield. These include the 341 which connects Farnley Tyas to Stocksmoor and Huddersfield, and the 911 which connects the village to Honley and Meltham.

The site is well placed for a number of local facilities as previously detailed. These include a first school, cafe, church, public house and bowling club.

The site is therefore considered to be in a sustainable location offering a genuine choice of transport modes and will promote sustainable transport in line with Policy TR3.

iv. In the case of major development involving the provision of housing, the development proposed complies with policy GB8

These elements of the NPPF relate to development sites which may require affordable housing provision. The application site is for a single self-build dwelling and the above its therefore not applicable.

Summary and Conclusion

The proposed conversion represents a considered and proportionate approach to the reuse of an existing agricultural barn within the Green Belt. The development would retain the existing building envelope without extensions or increases in height, footprint or overall external dimensions. Furthermore, the external appearance would replicate the scheme already approved under planning permission 2026/62/90114 for a hydrotherapy facility.

The extant permission is an important material consideration, demonstrating that the conversion and associated external alterations have previously been accepted in principle. The proposed residential use would remove the operational requirements associated with a commercial hydrotherapy facility, including customer visits, business opening hours and external seating areas. Consequently, the proposal is expected to result in a more contained use of the site, with fewer vehicle movements and less potential for disturbance to neighbouring residents.

The application should be assessed against the applicable provisions of the National Planning Policy Framework, particularly GB7, which identifies circumstances in which development within the Green Belt is not inappropriate. The reuse of the existing building under GB7(1)(b) should be considered in the first instance, subject to confirmation of the building's lawful status and permanent and substantial construction. The potential application of the Grey Belt provisions under GB7(1)(g) should also be assessed against the site's contribution to Green Belt purposes, the evidenced housing need and the sustainability of its location.

Taken together, the retention of the existing building, the absence of additional built volume, the reduced operational impacts compared with the approved commercial use and the opportunity to secure the building's continued beneficial use provide relevant considerations in support of the proposal.

The applicant therefore respectfully requests that the Council assess the application on its individual planning merits, giving appropriate weight to the extant planning permission, the limited physical changes proposed and the applicable national and local planning policies.

Site Photographs







