
Report of the Head of Development and Master Planning

HUDDERSFIELD PLANNING SUB-COMMITTEE

Date: 03-Oct-2019

Subject: Planning Application 2019/91365 Erection of extensions and alterations to existing dwelling Greenroyd Farm, 4, Chapel Street, Scapegoat Hill, Huddersfield, HD7 4NX

APPLICANT

C Quartermaine

DATE VALID

23-Apr-2019

TARGET DATE

18-Jun-2019

EXTENSION EXPIRY DATE

06-Sep-2019

Please click the following link for guidance notes on public speaking at planning committees, including how to pre-register your intention to speak.

<http://www.kirklees.gov.uk/beta/planning-applications/pdf/public-speaking-committee.pdf>

LOCATION PLAN



Map not to scale – for identification purposes only

Electoral Wards Affected: Colne Valley Ward

NO

Ward Members consulted

RECOMMENDATION: REFUSE

1) The application site is within designated Green Belt. The proposed extensions, when considered cumulatively with the previous extensions to the host property, combined with their overall scale, siting and design, would result in disproportionate additions to the original building with resultant harm upon the openness of the Green Belt. The proposed development would therefore represent inappropriate development within the Green Belt by definition. No very special circumstances have been demonstrated that clearly outweigh the harm caused to the Green Belt by reason of inappropriateness or other harm. The proposal would therefore fail to accord with the requirements of Policy LP57(a) of the Kirklees Local Plan and policies within Chapter 13 of the National Planning Policy Framework.

2) The proposed extensions, by reason of their scale, design and materials would appear discordant with the agricultural character of the host building appearing as insensitive additions that fail to respect the building's original form. The proposed scheme would be an unsympathetic form of development that would harm the appearance of the host and wider rural character of the area. The total additions would result in extensions that cannot be considered as subservient to the host dominating the original building contrary to Policy LP24 (a) and (c) of the Kirklees Local Plan.

1.0 INTRODUCTION:

1.1 The application is brought to Huddersfield Planning Committee for determination in accordance with the Council's Scheme of Delegation at the request of Councillor Griffiths, for the reason outlined below:

"I would like to request that this application be brought for consideration by the Committee.

The purpose is for members of the Committee to consider whether the original building remains the dominant element in terms of size and overall appearance, and whether the proposal has a detrimental impact on the openness of the Green Belt.

I would like to request a site visit as part of this process."

- 1.2 The Chair of the Sub-Committee has accepted that the reason for making this request is valid having regard to the Councillors' Protocol for Planning Sub-Committees.

2.0 SITE AND SURROUNDINGS:

- 2.1 The application site is known as Greenroyd Farm, 4 Chapel Street, Scapegoat Hill. The building is a converted barn and is attached to number 2 Chapel Street, the original farmhouse. The property is set back from the road frontage separated by a large area of green space, part of which is used as garden associated with the building. There is driveway access from Chapel Street to a garage located adjacent to the converted barn.
- 2.2 The building subject of this application has been extended in the past extending the first floor upwards in addition to a detached garage.

3.0 PROPOSAL:

- 3.1 The application is for the erection of extensions and alterations to the existing dwelling. The extensions include a first floor over the existing single storey rear part of the building in addition to a porch and projecting canopy to new bi-fold doors in the rear elevation.
- 3.2 The materials proposed are natural stone slates and render to match the host with aluminium framed glazed enclosure.

4.0 RELEVANT PLANNING HISTORY (including enforcement history):

- 4.1 2018/20302 – Pre-application regarding erection of extensions – advised that whilst the design is acceptable the principle of further extension to the building could not be supported as it would result in disproportionate extensions to the original building contrary to Green Belt Policy.

2014/91698 Change of use of agricultural land to domestic garden
Conditional Full Permission

2014/90098 Change of use of agricultural land to domestic garden
Refused – harmful to openness with no very special circumstances

2010/93268 Erection of attached double garage
Conditional Full Permission

2005/92073 – Conversion and alterations of barn and piggery to form dwelling
– approved PD RIGHTS REMOVED

2004/95225 – Conversion and alterations of barn and piggery to form dwelling
- Withdrawn

There is a long history of applications at this site beginning with an application to convert the buildings in 2004 which was later approved in 2005. The approved application included an increase in the height of the roof to facilitate a new first floor, a stone outbuilding was removed to mitigate for the increase in volume and impact on the Green Belt. It is noted in the report that the case officer at that time considered any further extensions should be resisted.

Despite this, the application site has been further extended following the approval of a 2010 application for a double garage, albeit it is only one of these that is associated with the application dwelling. A pre-application enquiry was assessed by Officers in 2018. This was for the erection of single and two storey extensions to replace, in part, the existing single storey extension. In consideration of the proposals the Officer noted that the total volume increase of the proposed extensions combined with those carried out to convert the building into the dwelling would result in a volume increase over the original property of approximately 65%. The scheme now being considered is similar to that put forward under the pre-application albeit it does include some design changes.

5.0 HISTORY OF NEGOTIATIONS (including revisions to the scheme):

- 5.1 The agent was advised that the application could not be supported due to the cumulative impact of previous extensions over and above the size of the original building and the impact of this on the Green Belt. The detailed history was referred to outlining concerns regarding further impact on the Green Belt.

6.0 PLANNING POLICY:

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

Kirklees Local Plan (2019):

- 6.2 The site is allocated as Green Belt on the Kirklees Local Plan.
- 6.3 Relevant policies are:

- LP1 – Presumption in favour of sustainable development
- LP2 – Place shaping
- LP21 – Highway safety and access
- LP24 – Design
- LP57 – The extension, alteration or replacement of existing buildings.

National Planning Guidance:

- 6.4 National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 19th February 2019, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 12 – Achieving well-designed places
- Chapter 13 – Protecting Green Belt land

7.0 PUBLIC/LOCAL RESPONSE:

7.1 The application was advertised by neighbour notification letters and by way of site notice. No representations have been received.

8.0 CONSULTATION RESPONSES:

8.1 Statutory:

None

8.2 Non-statutory:

None

9.0 MAIN ISSUES

- Principle of development
- Urban design issues
- Residential amenity
- Landscape issues
- Housing issues
- Highway issues
- Drainage issues
- Planning obligations
- Representations
- Other matters

10.0 APPRAISAL

Principle of development

10.1 The site is located within the Green Belt and therefore the principle of erecting a building within the Green Belt is to be considered. Chapter 13 of the NPPF states that the government considers the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, with the core characteristics of the Green Belt being its openness and permanence. All proposals for development in the Green Belt should be treated as inappropriate unless they fall within one of the categories set out in paragraph 145 or 146 of the NPPF.

10.2 The erection of extensions to a dwelling in the green belt may be considered acceptable in accordance with paragraph 145 of the NPPF and Policy LP57 of the Local Plan. This is provided it does not result in disproportionate additions over and above the size of the original building. This takes into account the cumulative impact of the proposed development and previous extensions to the original building including those required to facilitate conversion. Furthermore, in the event that the development is deemed inappropriate, consideration is given to other harm the development would have on the character and openness of the Green Belt.

- 10.3. The original building was a piggery and a roof extension facilitated its conversion and inclusion of a first floor (approved under 2005/92073). Permitted Development rights for any further extension were removed at this time to prevent any additional extensions being disproportionate to the original building and resulting in detriment to the Green Belt. Furthermore it is noted in the Officer report at the time that any further extension would be unlikely to be supported. Despite these concerns a later application, submitted in 2010, granted consent for the erection of a double garage. The double garage was intended to serve the host dwelling in addition to the neighbour but remains, in part, as an addition to the host building and as such is taken into account when considering the submitted proposal.
- 10.4 It is noted that the application includes the removal of the outbuilding located in the garden area. This does not mitigate the impact of inappropriate development in the green belt. This structure is not considered comparative in terms of its construction and permanence. Furthermore there is no planning history related to the development of this structure.
- 10.5 The proposed extensions are considered to constitute inappropriate development in the Green Belt in principle as these form disproportionate additions over and above the size of the original building. The building has been extended upwards and has a single storey side extension forming a garage. The current proposal would develop a clearly subservient single storey element of the building to form a prominent two-storey extension to the rear with a further front extension to create a larger dining area. The original building would no longer be evident due to the scale and siting of these extensions.
- 10.6 In addition the development would cause further harm to the openness and character of the Green Belt. The original piggery was a subservient, vernacular agricultural structure attached to the principal farmhouse. This relationship changed when the first floor extension was added but the largely linear form of the building remained. The proposed extension would add a domestic style rear extension and an incongruous front extension with a large area of glazing which would further erode the original character of the building, especially when viewed from New Lane. The rear extension in particular would result in a larger and bulkier building. The visual impact of the extensions, when taken together with other existing additions, would cause resultant harm upon the openness of the Green Belt given that openness has both a visual and spatial aspect.
- 10.7 There are no exceptional or very special circumstances that have been demonstrated to clearly outweigh the harm caused to the Green Belt by reason of inappropriateness or other harm. As such the development, is contrary to Policy LP57 of the Local Plan and Chapter 13 of the NPPF.

Urban Design issues

- 10.8 Policy LP24 of the Local Plan and guidance contained within Chapter 12 of the NPPF requires design to be taken into account in the assessment of development.

- 10.9 Whilst the height of the original building has been increased it is considered that the conversion of the barn has been carried out sensitively, taking into account its original character and linear form. The building retains features associated with its previous use as an agricultural building. The elevation facing Chapel Street retains its flush linear format with no additions or extensions. The front is also unchanged with a single storey lean to extension (formerly garage) also retaining the general characteristics of the barn.
- 10.10 The extensions proposed include a first floor over the existing lean-to at a scale considered out of keeping with the host. Its design is also at odds with the existing agricultural character with pitched roof forming a double, linked gable between the host and the proposed extension. The addition of the lean-to the porch at the rear is small in scale but would form another addition to the original building creating another projecting element to an otherwise simple form of building.
- 10.11 A terraced area, with large glazed screening to enclose it, and projecting canopy to bi-fold doors are proposed to the south elevation. These additions would be harmful to the agricultural character and appearance of the former barn detracting from its simplistic form.
- 10.12 When considered cumulatively the extensions are not considered to be subservient to the host as required by policy LP24 (c). The additional projections would detract from the simplistic charm of the building and would dominate and detract from the original building.
- 10.13 Notwithstanding the above it is considered that, with the exception of the aluminium glazed screening, the materials proposed would be generally acceptable for this type of building but for the reasons provided the building cannot be supported in this instance. The development would be contrary to Policy LP24 of the Local Plan.

Residential Amenity

- 10.14 The property is in a small cluster of three dwellings. To the west is 2 Chapel Street. This has a two-storey rear extension and the proposed extension would project no further than this structure. The front extension is small in scale and is set well away from the boundary with this property. There would be no undue impact on the occupiers of this property as a result of this development.
- 10.15 To the north is no. 6 Chapel Street. This is set at right angles to the application property with windows in the existing single storey structure looking towards open land to the rear of this property. There would be windows serving two bedrooms at first floor looking towards this property, but there would be no direct relationship between them. Although the rear extension is to the south of this property it is no higher than the main dwelling and off set from the side elevation of this dwelling. Taking these factors into account it is considered that the proposed development would retain a good standard of amenity for the occupiers of no. 6.
- 10.16 To conclude the development complies with Policy LP24(b) of the Local Plan and Chapter 12 of the NPPF.

Highway issues

- 10.17 The application does not include any alterations to access or the highway and as such it is not considered there will be any detriment to highway safety.

Representations

- 10.18 No representation have been received.

Other Matters

- 10.19 Climate Change: Chapter 12 of the Local Plan relates to climate change and states that: "Effective spatial planning is an important part of a successful response to climate changes as it can influence the delivery of appropriately sited green infrastructure and the emission of greenhouse gases. Planning can also help increase resilience to climate change impact through the location, mix and design of development". This is also reflected in the NPPF as a core land use planning principle. The NPPF emphasis that responding to climate change is central to the economic, social and environmental dimensions of sustainable development. This application has been assessed taking into account the requirements summarised and provides opportunity for development that is considered to meet the dimensions of sustainable development. The original development re-used the agricultural building for residential development. The proposed development would result in further improvement to the insulation of element of the building, in particular the extensions, and the use of locally sourced natural building materials, or re-use of existing materials, would contribute positively to the aims of climate change.

11.0 CONCLUSION

- 11.1 The NPPF introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.
- 11.2 This application has been assessed against relevant policies in the adopted Kirklees Local Plan and other material considerations. It is considered that the development proposals do not accord with the development plan and the application of policies in the NPPF that protect areas or assets of particular importance provide clear reasons for refusing the development proposed.

Background Papers:

Application and history files.

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2019%2f91365>

Certificate of Ownership – Certificate B completed, notice served on no. 6 Chapel Street.