

PLANNING AND HERITAGE STATEMENT

For:

**PROPOSED EXTENSION AT CARRS FARM, ROWLAND LANE, WADSWORTH,
HEBDEN BRIDGE, HX7 8TN**



Image 1- Existing South facing gable end, Carrs Fam, Rowland Lane, Hebden Bridge

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1. INTRODUCTION

- 1.1 This statement has been produced to support of a Householder Planning Application for Mr & Mrs Vile - owners of Carrs Farm, Rowland Lane, Wadsworth, Hebden Bridge, HX7 8TN.
- 1.2 Moreton Deakin Associates have been commissioned by the owners of Carrs Farm to act as Agents in order to seek Planning Permission for a two-storey, side extension to the Southern Elevation of this property. As the proposal is within Green Belt and also in close proximity of a Listed Building, this Planning and Heritage Statement assesses the potential impact the proposals may have on the relevant Heritage Asset and Green Belt surroundings.
- 1.3 Full proposals have been detailed and can be viewed in the following drawings submitted with this application:

Drg No's: 2920-100 Site Location
 2920-101 Existing Plans and Elevations
 2920-102 Proposed Plans Elevations and 3D Imagery

2. SITE AND PLANNING HISTORY

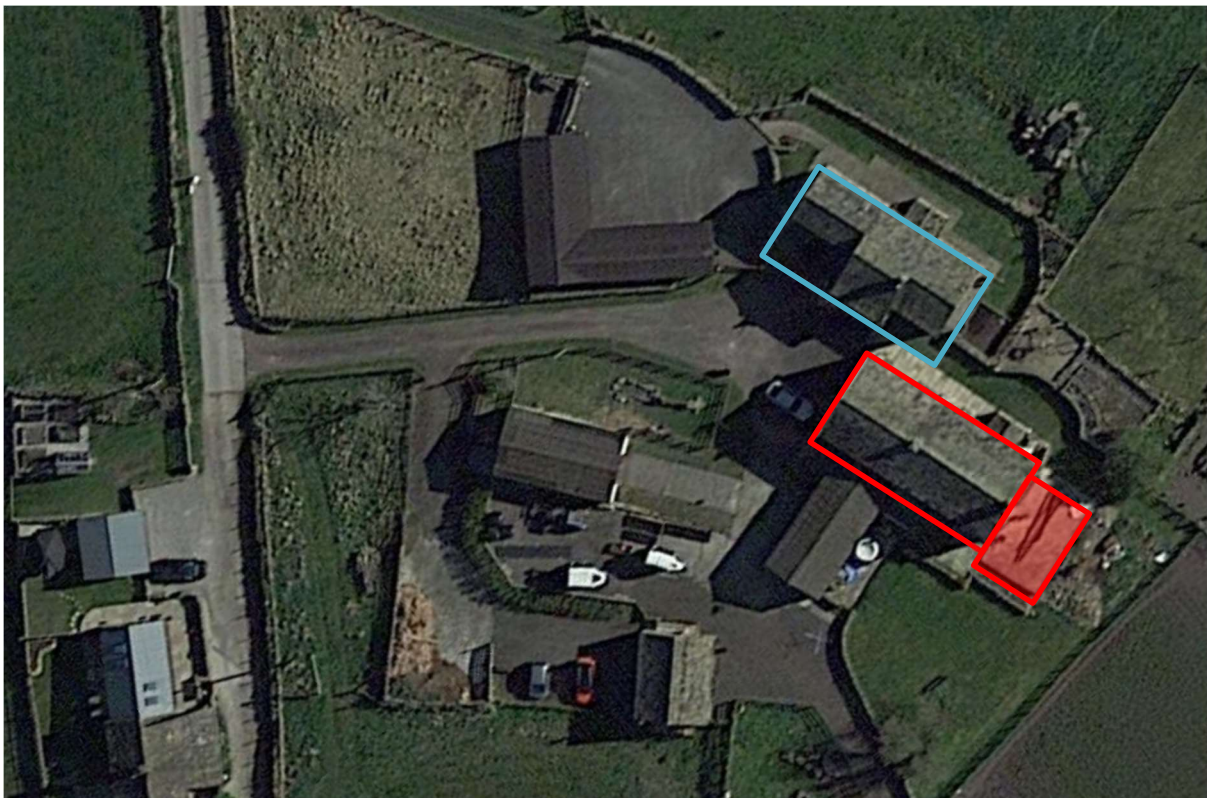


Image 2 – Recent aerial photo of the Carrs Farm site off Rowland Lane

Carrs Farm is shown in red outline with the proposed extension shown shaded). The listed Carrs Cottages are shown edged in blue.

- 2.1 The site lies off Rowland Lane in Wadsworth, above Hebden Bridge and within the Local Authority jurisdiction of Calderdale in West Yorkshire.
- 2.2 Carrs Farm is the largest of a cluster of farmyard buildings comprising of several traditionally built stone buildings and a number of satellite outbuildings typical of the area (refer to Image 2, above).
- 2.3 Carrs Farm is not a listed building, however, the adjacent single property known as 1- 2 Carrs Cottage (refer to Image 3 below) is listed as a single-entry Grade II, as follows:

Reference no. WW8/253

Description: Nos. 1 and 2 Carrs Cottage

Address: 1 & 2 Carrs Cottages Rowland Lane Wadsworth Hebden Bridge, West Yorkshire HX7 8TN

Grade: II

Group detail: Rowland Lane

Full description:

Pair of cottages, mid C18 with early C19 addition. Hammer-dressed stone, dressed quoins, stone slate roof. 2 storeys. East front has quoins between each cottage. 6-light flat faced mullioned window to each floor, 3-light chamfered window lacks mullions, 2-light window over lacks mullions. Right hand return wall has 4-light chamfered window lacking 2 mullions. At right angles small gabled outshut with doorway (blocked) and 3-light flat faced mullioned window in gable. Rear of cottages has 5-light chamfered mullioned window with 3-light window over lacking mullions. Added cottage set back. Doorway with chamfered surround in angle between, 2-light window over. C19 cottage has doorway with tie-stone jambs, 2-light windows lack mullions. Earlier cottage rises higher and has tall stack. Interior of earliest cottage has fireplace with corbelled jambs.



Image 3 – showing relationship between Carrs Farm (left) with Carrs Cottages (right)

- 2.4 Planning Permission was previously granted (Ref:99/01276/FUL in September 1999) for an extension and conversion of the original building which included a partial demolition to the Northern elevation – immediately in front of the listed buildings (refer to Image 4 below).



Image 4 – showing aerial image from 1981 with original barn (now part demolished to visible gable end)

- 2.5 A further successful (retrospective) application was made for Carrs Farm to have two first floor windows added (Ref:02/00315/FUL).
- 2.6 There are two public rights of way across the proposed site running from Rowland Lane in a South Easterly direction - linking with other rights of way running at right angles further down the open fields beyond (refer to image 5 below). None of the existing PRoW paths will be adversely affected by the proposals.

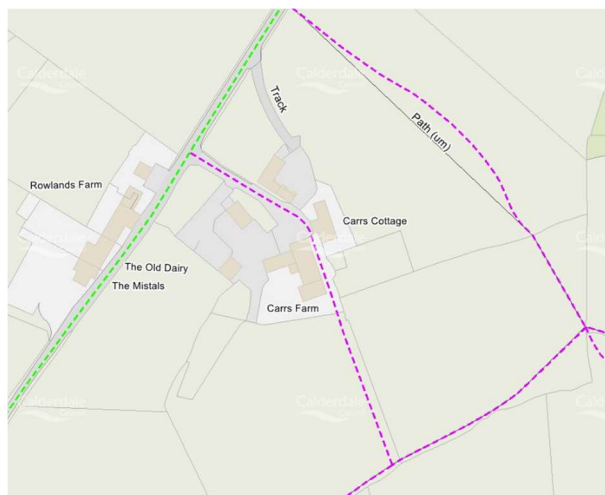


Image 5 – PRoW Map extract showing rights of way across proposed site

- 2.7 A previous application (Ref: 16/00097/HSE) for a smaller extension with similar external materials (zinc roof and timber cladding) set against a stone built farm building was permitted for Rowland Farm, Rowland Lane in March 2016.

3. GREEN BELT CONSIDERATIONS

- 3.1 This extension represents only a modest net gain - in terms of volume - when offset against the demolition of the old farmhouse frontage and only a fraction of the volume when considering the removal of the other historical outbuildings - as displayed in Image 4 above.
- 3.2 The siting of the extension is such that it has very little impact on neighbouring dwellings but, when considered in the context of the wider surroundings of the area, still provides a barn-like shape with external materials not dissimilar to those of the now demolished barns and outbuildings shown in Image 4 (taken in 1981).
- 3.3 A concrete base foundation was installed (after the September 1999 grant of planning approval ref: 99/01276/FUL) and is still intact. It is proposed to adhere to this same footprint with this application.

4. PLANNING POLICY CONSIDERATIONS

- 4.1 *The NPPF states a local planning authority should regard the construction of new buildings as inappropriate in the green belt, with several exceptions including the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.*
- 4.2 The proposed extension has a similar volume to that of the original frontage (now demolished – refer to Image 4, above) therefore, the overall proposed volume would be no greater (slightly less) than that of the original building.

4.3 Volume Study:

Original House (pre 2000 as Image 4 above)	(193.27m ² x 50.69m ²)	9 797m ³
Existing House (2022)	(145.48m ² x 50.69m ²)	7 374m ³
Proposed Extension	(61.48m ² x 39.20m ²)	2 410m ³
Total (with proposed extension)		9 784m³

5.4 Residential Amenity (Policy BE2):

The proposed extension would be 15m away from the Southern gable end elevation of Carrs Cottage. There are no immediate properties in any other direction and the existing house screens the proposed extension from Carrs Cottage. The proposal would therefore appear to satisfy the suggested distances set out in Annex A and RCUDP policy BE2.

5.5 Visual Amenity (Policy BE1 & NPPF Section 7):

The proposed extension will be constructed out of black profiled cladding with a zinc, seamed roof and elements of vertical timber boarding. Although Wadsworth Parish Council have previously considered these materials to be inappropriate, the use of timber cladding and zinc for the roof have been approved on many listed buildings to separate the modern addition from the original. Given this although the building is not listed it is of some age and it is considered that a modern addition would complement the existing dwelling and give a definite indication of the old and the new.

5.6 **Special Landscape Areas (Policy NE12):**

The proposed extension would sit alongside the existing house on a flat area of land extending beyond the line of the rear elevation on the same footprint as the previously approved extension (Ref:99/01276/FUL in September 1999). Clearly the extension is intended to take full advantage of the surrounding open land and will be sensitively landscaped by the existing owners.

5.7 The surrounding landscaped areas would remain largely unaltered and unaffected by this proposal due it's intended location directly onto a prepared base.

5.8 **Wildlife & Conservation (Policy NE16):**

The site falls outside of a Bat Roost Area so a Bat Roost Potential Assessment form has not been submitted.

5.6 Given the above circumstances, it is considered that this proposal would therefore not result in a disproportionate addition and would also be compliant with the NPPF.

THE PROPOSED DEVELOPMENT



Image 6 – Artist's imagery showing proposed extension to South Elevation

4.4 This proposal involves the addition of a two storey side extension to Southern elevation to accommodate a modern kitchen, living and space at ground floor level with a master bedroom suite to the first floor.

4.5 This gable end of Carrs Farm faces South and has extensive views over the Applicant's open fields running down the valley to the East of Hebden Bridge. The Applicant, therefore, wishes to maximise the orientation and extensive views offered with this proposed extension. This extension also offers good surveillance vantage points over the open fields owned by the Applicant.

4.6 The siting of the proposed extension - in relation to the Listed buildings – is such that there are no accessible vantage points open to the general public from which both can be seen simultaneously.

- 4.7 The proposed extension has been set back from the Eastern elevation of it's host building to further the point made above in 3.3.
- 4.8 Having accepted that all has been done to minimise the views of the proposed extension alongside the Listed building – it is our view that the proposed extension is of such quality that even if it were to be viewed alongside the Listed building it would have no detrimental impact on the asset.
- 4.9 Extensions seeking to 'closely match' the appearance of buildings of this age and type cannot be replicated without an acceptance that they will NOT match due to a lack of materials available which will 'match' the weathering and textures of the existing. Furthermore, it our assertion that a newly built stone extension would be a poor relation to the existing buildings character.
- 4.10 The design of the proposed extension is fully intended to be a contrast in style, appearance and material palette to that of the host building and neighbouring buildings.
- 4.11 Using high quality materials and modern building techniques this addition would clearly give a statement that is not intended to 'impersonate' a weathered, characterful, traditional Yorkshire farmhouse but that it can stand against such in it's own right as building possessing architectural merits of it's own and being unapologetically modern in appearance.
- 4.12 In taking this contrasting stance it is fully intended to be viewed as an extension built 'of it's time' and be clearly defined as such with modern clean edges, expanses of glazing and sharp, crisp linear external facing materials.

5.0 CONCLUSION

- 5.1 Given that the proposed extension closely follows the size, shape and volume of the previous grant of approval it is felt that, volumetrically, the proposal is acceptable and proportionate.
- 5.2 The above justification of choice of materials and building style is intended to both contrast and complement the original building - whilst not detracting from the Heritage asset.
- 5.3 Therefore, we would respectfully request that this application is supported for approval as submitted.