



Mark Jones

PLANNING CONSULTANCY

PLANNING, DESIGN AND ACCESS AND HERITAGE STATEMENT

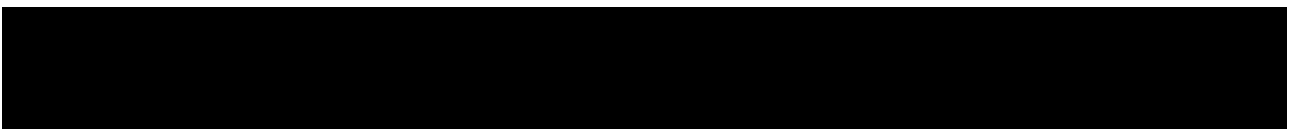
1. Installation of conservation rooflights to front and rear 2. Conversion of garage to living accommodation 3. Replacement of garage doors to front with mullion windows 4. Removal of window openings to rear and formation of mullion windows and patio doors 4. Raising height of side extension to ridge of original house 6. Removal of side window 6. Erection of 1 metre high stone wall to side and rear garden at Manor Cottage, 9 Mill Farm Drive, Newmillerdam, Wakefield, WF2 6QP



March 2024

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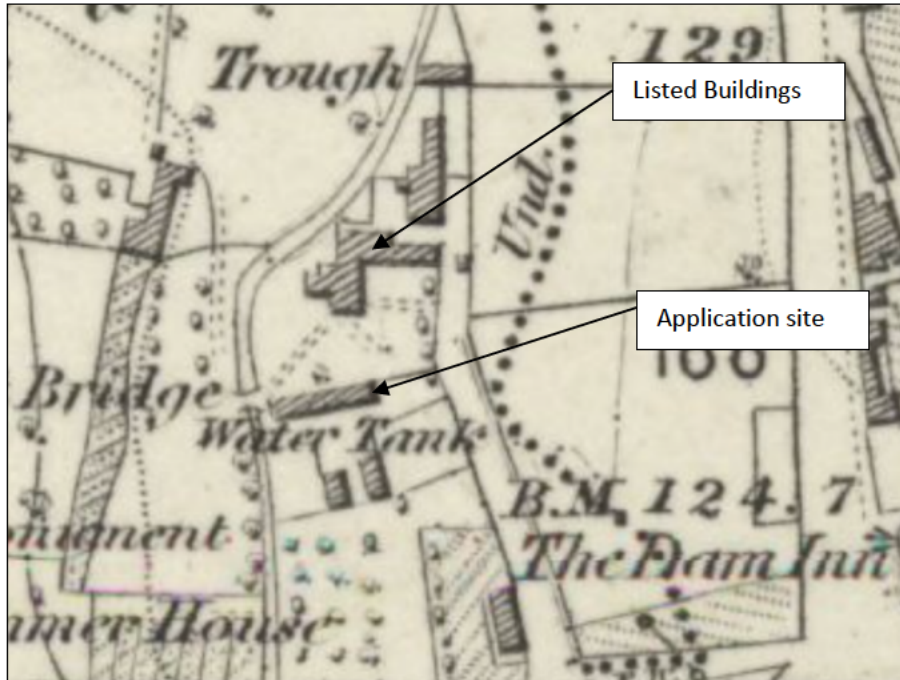
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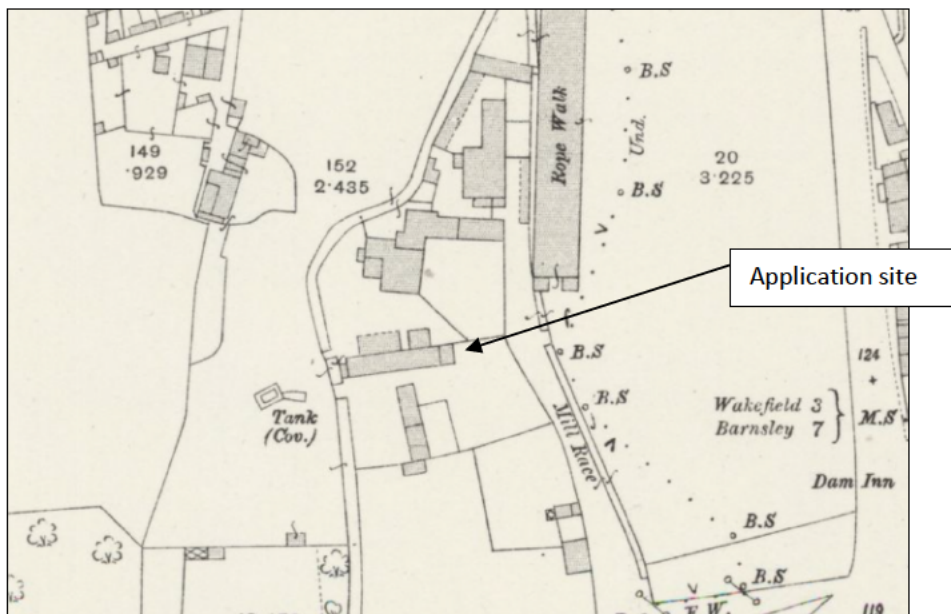
1.0 Background

1.1 Mark Jones Planning Consultancy has been appointed to address the planning policy and heritage issues regarding alterations to an unlisted dwellinghouse at Manor Cottage, Newmillerdam, Wakefield.

2.0 Location



1849 Ordnance Survey location plan



1814/15 Ordnance Survey Map

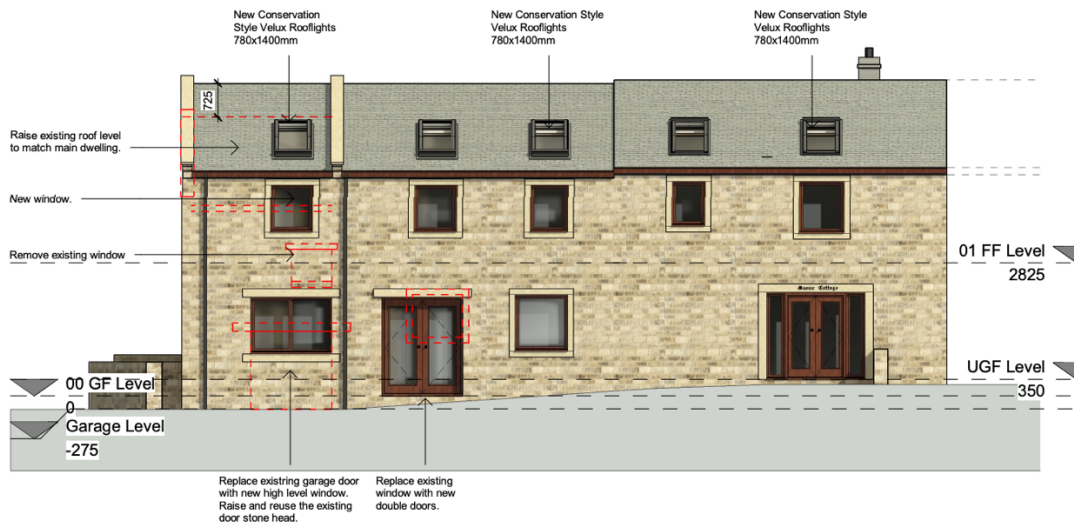
2.1 The property is a four bedroom house located within a cul-de-sac location at Mill Farm Drive. It dates from the early 19th Century as shown on the 1849 ordnance survey location plan above and was extended to the east during the early 1900s with a two storey side extension that is set slightly lower than the main house. The terraced row of houses were renovated during the 1970s/80s with the insertion of additional windows, boundary treatment and internal modifications. To the front is an enclosed garden with stone boundary wall and car parking area and to the side and rear is a grassed/landscaped garden. The surrounding area is suburban in character with Newmiller Dam to the south. The site is within the Green Belt and the Newmillerdam Conservation Area.

2.2 To the north of the application site is a group of Grade II Listed Buildings known as 17, 19 and 21 Mill Farm Drive, Newmillerdam. The Listed Buildings are between 15 and 32 metres from the application site. The Listing Description describes the Listed Buildings as a *“House, of complex development; early C17 partly ruinous with later C17; at right angles the main house, late C18. Hammer-dressed stone, stone slate roofs, brick stacks. Two storeys.”*(Appendix 1)

3.0 Planning Proposal



Front Elevation



Rear Elevation

- 3.1 Planning permission is sought to convert the garage to form additional living accommodation and to insert seven conservation style rooflights in the front elevation and six in the rear elevation to provide additional light to enter the cottage. It is also proposed to replace the garage doors on the front with mullion windows. Mullion windows and patio doors are proposed to the rear to match those found within the neighbouring houses. A small first floor window on the rear elevation will also be removed and blocked up using matching stone and the later addition, to the side, will be raised in height to match that of the original house. The side and rear garden is to be enclosed with a one metre high stone wall with hedgerow behind to provide an enclosed outside garden area. All materials used in the development will match those used on the original building.

4.0 Planning Policy and Assessment

- 4.1 During September 2004 the Planning and Compulsory Purchase Act 2004 ('the Act') came into effect which reformed the development planning system in England. Section 38(6) of the Act requires that all planning applications should be determined in accordance with the development plan, provide the policies or proposals it contains are relevant and unless '*material considerations*' indicate otherwise.
- 4.2 The development must therefore be assessed against National Planning Policy in the form of the National Planning Policy Statement and the Wakefield Borough Council Local Development Plan Development Plan Document (LDF DPD).
- 4.3 The site lies within the Green Belt and within Newmillerdam Conservation Area. Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

- 4.4 Local guidance and policy is provided by the Council's Local Development Framework Core Strategy, Development Policies Document (adopted April 2009) and Site Specific Policies Local Plan (adopted September 2012); as such the following policy, guidance and legislation is considered relevant to the determination of this application:-

Core Strategy (LDF CS) (April 2009)

CS10 – Design, Safety & Environmental Quality

Development Policies Document (LDF DPD) (April 2009)

D9 - Design of New Development
D10 - Extensions and Alterations to Dwellings
D18 - Development Affecting Historic Locations
D22 – Contaminated Land
D23 – Existing Uses in the Green Belt

National Planning Policy Framework (Framework)

- 4.5 Paragraph 11 of the Framework sets out that a presumption in favour of sustainable development is at the heart of the National Planning Policy Framework. The Framework also advises that decision takers at every level should seek to approve applications for sustainable development where possible. Sub-section c) of paragraph 11 seeks to approve development proposals that accord with an up-to-date development plan without delay.

Achieving well-designed and beautiful places

- 4.6 Section 12 of the NPPF refers to achieving well-designed places. Paragraph 131 states that the creation of high quality, beautiful and places is fundamental to what the planning and development process should achieve.

Green Belt

- 4.7 The site lies within the Green Belt. Openness is an essential characteristic of the Green Belt. Paragraph 142 of the Framework explains that the fundamental aim of Green Belt is to prevent urban sprawl by keeping land permanently open.
- 4.8 The Framework at paragraph 154 indicates that the construction of new buildings should be regarded as inappropriate in Green Belt, unless it meets one of the exceptions.
- 4.9 The relevant exception that is considered relevant to this case are found in paragraph 154(c) as follows:

c) 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;

Heritage

- 4.10 The starting point for any assessment of the development must be Government guidance in the form of the National Planning Policy Framework. This requires Local Planning Authorities to set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment. In paragraph 212 it goes on to state:

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or reveal the significance of the asset should be treated favourably.”

Permitted Development

- 4.11 The property is located close to Listed Buildings and within a conservation area and the green belt, but that doesn't mean that it does not retain permitted development rights. The original planning permission for Mill Farm Drive is not available on the Council's website, so it has not been possible to ascertain whether permitted development rights were removed as part of the wider planning permission. On that basis the planning application has been submitted as it is felt to meet the planning tests of complying with local and national planning policy. However, it is clear from Ordnance Survey maps and historic photographs that the building is the 'original building' (as it was on 1st July 1948) for planning purposes.
- 4.12 Should permitted development rights exist the majority of the works would fall within Schedule 2, Part 1, Class A and Class C and Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 with the exception of raising the height of the side extension.

5.0 Planning Assessment

- 5.1 The key issues that need to be addressed are:-

- Whether the proposal is inappropriate development in the Green Belt for the purposes of the Framework and the development plan, and the effect upon openness and the purposes of including land within the Green Belt. If the proposal is inappropriate development in the Green Belt, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development.
- Residential amenity.
- Whether the proposed development preserves or enhances the character or appearance of the Conservation Area.
- The impact on the setting of the Listed Buildings

Inappropriate Development in the Green Belt

- 5.2 The proposal seeks permission to install a number of conservation style roof lights to the front and rear elevation of the dwellinghouse. In addition, modern garage doors will be replaced with mullion windows to the front and patio doors to the rear. There would be no change to the footprint or built form of the dwelling. The proposed replacement windows would have a timber frame to match existing windows in the property. Accordingly, such a minor change will have no impact on the openness of the Green Belt and is therefore acceptable. The rooflights and changes to the fenestration would also be considered to be permitted development. The raising of the height of part of the building would result in small increase to the scale and volume of the building, but given its urban setting will result in limited harm to openness of the Green Belt and will result in a sympathetic addition to the original house.
- 5.3 It is proposed to enclose the side and rear garden with a one metre high stone wall to reflect other similar boundaries found within the cul-de-sac. It is located within a suburban development with similar boundary treatment in close proximity and as such has limited visual impact on the openness of the Green Belt. In addition, a one metre high means of enclosure, of any material, could be built around the rear garden under permitted development (Part 2, Class A). The proposal is for a stone wall that matches the materials used elsewhere within Mill Farm Drive.
- 5.4 The property is well screened by surrounding development and not widely visible from public vantage points and the proposal would not materially affect the openness of the Green Belt in this locality.
- 5.5 Overall it is considered that the proposed conservation style rooflights, fenestration alterations, increase in height and the one metre rear boundary wall would comply with Green Belt policy as set out in the NPPF and LDP DPD policy D23.

Residential Amenity

- 5.6 Policy D10 of the LDF DPD refers specifically to extensions and alterations to dwellings, stating:

'extensions and alterations to dwellings shall respect residential amenity, the character and scale of the dwelling and its location ... Development will only be permitted if it would not:-

(a) Reduce the space about the dwelling resulting in significant harm to residential amenity or character of the area;

(b) Significantly reduce the privacy of occupants of the dwelling or neighbouring occupants;

(c) Significantly overshadow neighbouring dwellings resulting in harm to the amenity of occupants of the dwelling or neighbouring properties;

(d) Be discordant with the style of the original dwelling or result in significant harm to the character of the area.

- 5.7 The proposed rooflights and fenestration changes will not directly overlook any of the neighbouring houses and as such residential amenity will be protected. The raising of the height of part of the building will not have any impact on residential amenity. The stone wall will enclose the owner's garden. The proposed wall will only be 1 metre in height and as such will result in no impact on the adjoining property.

Does it preserve or enhance the character and appearance of the Conservation Area?

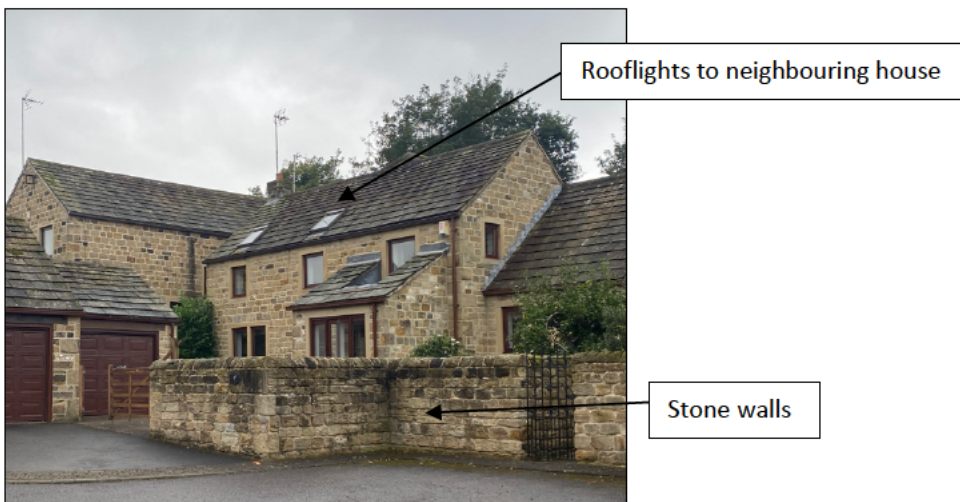
- 5.8 National policy attaches great importance to the design of the built environment.. Policy CS10 of the LDF CS states that *"good design is a key element in sustainable development"* Policy D9 requires all new development to make a positive contribution to the environment and amenity of its locality by virtue of high quality design, layout and landscaping.

- 5.9 Policy D18 states that development within or likely to affect the district's conservation area will only be permitted where there is no adverse impact on:

a) open spaces, views, landmarks and landscape that contribute to their special character, appearance or setting;

b) the character of any buildings or structures having regard to local scale, proportion, details and materials;

c) the preservation of features of architectural, archaeological and historic interest.



- 5.10 The proposed conservation style rooflights will fit flush with the stone roof tiles and will be a discrete addition to the conservation area. There are similar examples of rooflights within the estate as can be seen above.
- 5.11 The replacement garage doors with mullioned windows and patio doors will be a visual enhancement to the property as well as to the setting of the conservation area. The one metre wall to the rear of the house will enclose the owner's rear garden so that it becomes a useable space. The use of natural stone that reflects other similar walls within the cul-de-sac will have a negligible impact on the setting of the conservation area. Indeed, such boundary treatments are characteristics of boundary treatment throughout the estate and wider conservation area. Raising the height of the lower part of the original building will cause limited visual harm and will result in a complimentary addition to the original house.
- 5.12 The proposed rooflights and fenestration changes would be permitted development by virtue of Part 1, Class A and C of the General Permitted Development Order and the one metre high wall would also be permitted development by virtue of Part 2, Class A of the General Permitted Development Order.
- 5.13 The proposed external changes and proposed stone wall will preserve or enhance the setting of the Newmillerdam Conservation Area. The proposal accords with Policy D18 of the LDF DPD.

Impact on the setting of the Grade II Listed Buildings at 17, 19 and 21 Mill Farm Drive



- 5.14 The application site is located to the south of the group of Listed Buildings at 17, 19 and 21 Mill Farm Drive. The application site is separated from the Listed Buildings by a private courtyard that serves the houses.
- 5.15 Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 explains that ‘...special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’ of a listed building. Thus, these statutory duties are a paramount and first consideration. Paragraph 199 of the National Planning Policy Framework (the Framework) states that ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation.’
- 5.16 Given the age of the property and its location within the conservation area and proximity and association with the nearby listed buildings it would be considered to be a non-designated heritage asset. The use of sensitively designed conservation style rooflights is an accepted form of roof alteration within a conservation area and for development that is close to Listed Buildings. Likewise the replacement of garage doors with mullioned windows to the front and patio doors to the rear would be a more sympathetic elevational treatment especially when travelling along Mill Farm Drive and approaching the group of Listed Buildings. Raising the height of part of the building will cause limited visual impact when viewed from the public highway and will also have limited harm on the setting of the Listed Building. Stone walls that define private garden spaces is a common feature within Mill Farm Drive. In addition, a stone wall enclosed the Listed Buildings, so a one metre high stone wall to the side and rear of a non-listed building at Manor Cottage will have a negligible impact on the setting of the Listed Buildings at 17, 19 and 21 Mills Farm Drive and will not have a detrimental impact on the designated and non-designated heritage assets.

6.0 Conclusion

- 6.1 In terms of the Framework, the proposal will not cause harm to the openness of the Green Belt due to limited additional built form being proposed apart from a one metre high stone boundary wall, which could be built under permitted development and raising the roof line of part of the building to reflect the original house. The house is surrounded by built form and as such its impact on the openness of the Green Belt is negligible. It does not cause any harm to residential amenity. The property is located within a conservation area and close to a group of Listed Buildings. The proposed alterations to the house will result in a visual enhancement and result in an positive contribution to the setting of the conservation area and result in no harm to the nearby Listed Buildings.

Appendix 1

Official list entry

Heritage Category:

Listed Building Grade: II

List Entry Number: 1313201

Date first listed: 22-Nov-1966

List Entry Name: 17, 19 and 21, Mill Farm Drive

Statutory Address 1: 17, 19 and 21, Mill Farm Drive, Newmillerdam, WF2 6QP

District: Wakefield (Metropolitan Authority)

Parish: Crigglestone

National Grid Reference: SE3314115955

Details

This list entry was subject to a Minor Amendment on 10/08/2018

SE31NW 2/14

CRIGGLESTONE Newmillerdam MILL FARM DRIVE Nos 17, 19 and 21

(Formerly listed as No 2 (Humley Manor) MILL LANE)

22.11.66

GV II House. Of complex development: early C17 range partly ruinous with later C17 addition; at right angles the main house, late C18. Hammer-dressed stone, stone slate roofs, brick stacks. Two storeys.

Main house has four-bay facade. Doorway in second bay, has architrave, six-panelled door and overlight. Window above has architrave. Other bays have 12-pane sashes with lintels and projecting sills. Coped gable to left. Two ridge stacks. Attached to rear: two-bay wing at right angles has outshut to left with doorway with monolithic jambs and overlight and, above and to right, sash windows with raised plain surrounds. Coped gable with kneelers. Right-hand return of wing has external stone stack (truncated). Left-hand return of house

has doorway with tie-stone jambs.

Earlier range, at right angles to main front and to right of it of two builds. That to left, late C17 bay with arched doorway with voussoirs and skewbacks with earlier C17 two-cell house attached to right. This has main feature of full-height canted bay window with three-light double-chamfered mullioned window flanked by single lights with hoodmould with straight returns on flanking wall. This is similar to the window at No 55 School Hill (q.v.) nearby. This range lacks roof. At junction of the two ranges is late C17 two-cell house which has quoins and central doorway with composite jambs and stop-chamfered surround, flanked by three-light double-chamfered mullioned windows to each floor. Coped gables with kneelers and stacks. Attached at right-angles to the right-hand return wall is single bay with quoins, coped gable and Tudor-arched doorway (blocked) set in the side wall.

Interior: main house has windows with panelled surrounds and stair-hall with raised-and-fielded panelled dado and open-well stair (damaged) with remains of finely-turned balusters and wreathed and ramped handrail. Early C17 house has Tudor-arched fireplace, stop-chamfered spine beams and remains of C17 plaster frieze.

Listing NGR: SE3314115955

