



PLANNING SERVICES

HOUSEHOLDERS GUIDE TO CONSERVATORIES AND PORCHES

INTRODUCTION

The aim of this leaflet is to provide help and advice on designing conservatories and porches. It should be read in conjunction with the Kirklees Unitary Development Plan (UDP) which will be used to decide your application. The most relevant UDP policies are also included in this leaflet.

It is a commonly made mistake to think that conservatories and porches do not require planning permission. In fact, the Town and Country Planning Act treats them as extensions. Planning permission may be required because of their size (including height), proximity to roads and footpaths, and other extensions or outbuildings. More information on the need for planning permission is available in the booklet **Planning: A Guide for Householders** which is free from the Department for Communities and Local Government at the following address:

DCLG Free Literature
PO Box No 236
Wetherby
LS23 7NB

It can also be downloaded from the DCLG website (www.communities.gov.uk). Alternatively you can complete our [online self assessment](#) and we will tell you if you require planning permission.

If planning permission is needed a planning application must be made to Kirklees Council. Before you do this please discuss

UDP POLICIES

GENERAL CONSIDERATIONS

POLICY D2:

Planning permission for the development (including change of use) of land and buildings without notation on the proposals map, and not subject to specific in the plan, will be granted provided that proposals do not prejudice:

- I. the implementation of proposals in the plan;
- II. the avoidance of over-development;
- III. the conservation of energy;
- IV. highway safety;
- V. residential amenity;
- VI. visual amenity;
- VII. the character of the surroundings;
- VIII. wildlife interests; and
- IX. the efficient operation of existing and planned infrastructure.

POLICY BE1:

All development should be of good quality design such that it contributes to a built environment which:

- I. creates or retains a sense of local identity;
- II. is visually attractive;
- III. promotes safety, including crime prevention and reduction of hazards to highway users;
- IV. promotes a healthy environment, including space and landscaping about buildings and avoidance of exposure to excessive noise or pollution;
- V. is energy efficient in terms of building design and orientation and conducive to energy efficient modes of travel, in particular walking, cycling and use of public transport.

the proposal with your neighbours and try to revise it to take account of their comments.

A separate leaflet '**How we deal with planning applications**' describes the planning application process and is available from Planning Services.

GENERAL CONSIDERATIONS

Porches and conservatories should be designed to be in keeping with the original building and character of the surrounding area, particularly when the alterations can be seen by the public. Unsympathetic additions can destroy the character of a building and devalue the property. Carefully designed alterations will harmonise with the original house and blend with the surrounding street scene.

Extension design should:

- match the original appearance of the building in terms of materials, scale, roof form and proportion of openings
- not adversely affect the quality and appearance of the surrounding area.
- not have a detrimental impact on the privacy of neighbouring properties or overshadow them.

In listed buildings and conservation areas it is unlikely that a standard PVCu conservatory or porch would be acceptable as a more sympathetic design, use of materials and location will be required. You should discuss your proposals with Planning Services before submitting an application.

CONSERVATORIES

A conservatory should be designed to reflect the general character of the existing building. The plinth and window

DESIGN AND MATERIALS

POLICY BE11:

New development should be constructed in natural stone of a similar colour and texture to that prevailing in the area where the proposal is located:

- I. in areas within which stone has been the predominant material of construction;
- II. within conservation areas; and
- III. within town and local centres.

Outside such areas, proposed materials of construction should reflect the predominant materials adjacent to and surrounding the site, provided that such materials are not detrimental to visual amenity.

POLICY BE13:

Extensions to dwellings should respect the design features of the existing house and adjacent buildings, including:

- I. materials of construction;
- II. window openings;
- III. roof styles; and
- IV. architectural detailing.

Extensions to dwellings in conservation areas, or dwellings which are listed as being of architectural or historic interest should, where the proposals already comply with policy BE3 or BE5, be designed so that the intrinsic value of the host building and its surroundings is retained and the original building remains the dominant element.

frames should match or compliment the materials found on the house. For example, if a building is stone with timber frames the plinth of the conservatory should be stone and the window frames timber. Careful consideration should be given to the siting of the conservatory especially in relation to neighbouring properties. If it is very near the boundary of an adjoining property obscure glazing or a solid wall should be used on the elevation nearest the property. It may be acceptable to erect a screen fence that would protect the privacy of neighbours.



Use of wall to screen conservatory from neighbouring property.

DESIGN AND MATERIALS

POLICY BE14:

Unless the proposal would have a detrimental effect on visual amenity, adjoining dwellings or any occupier of adjacent land, extensions to terraced, semi-detached or closely spaced detached dwellings will normally be permitted where the proposal:

- I. Is to the front or main elevation of the premises and is relatively small in scale;
- II. is to the rear and does not exceed 3.0m in overall projection; or
- III. does not result in an undesirable terracing effect being established in relation to adjoining dwellings.

PORCHES

Porches were traditionally required to provide shelter over external doors and were not designed to provide a covered area for sitting in. Large conservatory-style extensions are out of keeping on front elevations and would not usually be acceptable.

Porches should be in keeping with the character of the original building in terms of their scale, detail and the materials used in their construction. Care should be taken not to destroy ornate or unusual architectural features or door surrounds. Porches with flat or low-pitched roofs are inappropriate for traditional properties but may be acceptable on more modern ones. The porch should not dominate and should be sited so it doesn't cause problems for neighbours.

OTHER TYPES OF CONSENT

You may need other types of consent as well as planning permission - such as Listed Building Consent, Building Regulations, The Party Wall Act, private covenants and others. Please note it is your responsibility to ensure you get all the consents you require.

USEFUL TELEPHONE NUMBERS

Development Control:	01484 414746
Development Control Support (applications and fees):	01484 414746
Building Control and Licensing (Building Regulations):	01484 221550

USEFUL ADDRESSES

Planning & Building Control Services	Yorkshire Planning Aid
P.O. Box B93	RTPI
Civic Centre III	8 Woodhouse Square
Huddersfield	Leeds
HD1 2JR	LS3 1AD

USEFUL WEB SITES

www.planningportal.gov.uk

www.kirklees.gov.uk/planning

www.communities.gov.uk