



## PLANNING SERVICES

# HOUSEHOLDERS GUIDE TO GARAGES AND CARPORTS

### INTRODUCTION

The aim of this leaflet is to provide design guidance for garages and carports. The leaflet is for help and advice only and should be read in conjunction with the Kirklees Unitary Development Plan (UDP) against which your application will be decided. However the most relevant UDP policies are included in this leaflet.

Before making a planning application you need to decide if you need planning permission. More information is available in the booklet *Planning: A Guide for Householders* which you can get free from the Department for Communities and Local Government at the following address:

DCLG Free Literature  
PO Box No 236  
Wetherby  
LS23 7NB

A copy can also be obtained from the DCLG website ([www.communities.gov.uk](http://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 required a planning application will need to be submitted to Kirklees Metropolitan Council. Prior to this it is recommended you discuss the proposal with your neighbours. If they have any comments about your proposal it

### 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.

may be necessary to revise it to take account of them.

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

## **HARD-STANDINGS**

The creation of a hard standing will not usually require planning permission. However if an access is to be made onto a classified highway planning permission will be required. If you are unsure about the status of a highway you should contact the Councils Highway Service on 01484 225500.

It is important to ensure adequate space is set aside for car parking but large areas of hard surfacing, especially concrete or tarmac, are not attractive. Parking areas can be 'softened' by planting trees, shrubs or other greenery around parking bays and turning areas. The use of stone and brick paving in parking bays is often preferable to tarmac. It is not desirable to hard surface whole areas of existing gardens.

## **GARAGES**

### **• Design**

A new garage will have as much impact on the overall visual appearance of the property as any other extension. Wherever possible garages should form traditional shapes, which match or compliment the original building. A lean-to extension is often appropriate at the side of the house. Flat roof extensions should be avoided wherever possible. The materials used to build the garage should match or harmonise with those on the existing building.

Traditionally designed garages built in materials to match the property are preferable to pre-fabricated units. A pre-fabricated garage might be acceptable providing it is not located in a prominent position where it would have a detrimental impact on the original house and on the street scene. On garages of traditional design

## **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.**

boarded timber doors are preferable to ribbed metal doors. Careful consideration should be given to the garage to ensure it does not effect the residential amenity of your neighbours. If the proposed garage is a double garage it may be more appropriate to have two separate single doors with a pier between the two doors, rather than one large double door. The pier should be constructed of materials that match the other walls of the garage. This type of finish helps break up the frontage of the garage and produce a more sympathetic finish.

Special attention is required when building within the grounds of a listed building or within a conservation area. In such circumstances it is recommended you seek advice from Planning Services prior to carrying out any work.

- **Free-standing Garages**

In the case of free-standing garages, it is important that they relate sympathetically to the main dwelling in terms of style, proportion and materials. The garage should be located in a position where it will not effect the appearance of the original house and surrounding area. It is often most appropriate that they are positioned to the rear of the house.

On terraced houses it can be difficult to erect a garage without damaging the street scene or a neighbours enjoyment of their property. However where the terrace has a service road to the rear it may be possible to erect a free-standing garage. You must ensure the garage is not detrimental to the residential amenity of your neighbours.

- **Garage Sites**

If you want to erect a new garage on a designated garage site planning permission will be required. To ensure you construct an appropriate style of garage it is advisable to check what other types of garage are currently built on the site and consider how prominent your garage would be. As a general rule if you apply for a style of garage similar to others on the site this is likely to be acceptable. If planning permission is granted you maybe required to create an access onto the garage plot.

## **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.**

## **HIGHWAY SAFETY**

### **POLICY T10:**

**New development will not normally be permitted if it will create or materially add to highway safety or environmental problems or, in the case of development which will attract or generate a significant number of journeys, if it cannot be served adequately by the existing highway network and by public transport. Proposals will be expected to incorporate appropriate highway infrastructure designed to meet relevant safety standards and to complement the appearance of the development.**

- **Highway Safety**

For safety reasons it is important to avoid any obstructions to a highway or footpath. Therefore a hard standing between a garage and highway should allow for the garage doors to be open whilst the vehicle is parked clear of the highway. A minimum distance of 5.6m will usually be required from the garage door to the edge of a footpath or highway. It is also important you have clear visibility onto the highway. It is therefore recommended anything greater than 1m high be removed at the access onto a highway.

## **CAR-PORTS**

Carports are often a cheaper alternative to constructing a full garage and will give some protection from the weather. However it is important that carports are well designed as they can often detract from the design of the property and the whole of the street. It is important that the materials used are sympathetic to the original house. In addition, as with garages, it is important there is adequate distance to park a car outside the carport and still remain clear of the highway or footpath.

## **OTHER CONSENTS**

You may need other consents as well as planning permission. Other issues you may need to consider include Building Regulations, The Party Wall Act or Private Covenants. This is not a full list of all the consents you may need before you begin your development.

## **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 , HD1 2JR	Leeds, LS3 1AD

## **USEFUL WEB SITES**

[www.planningportal.gov.uk](http://www.planningportal.gov.uk)

[www.kirklees.gov.uk/planning](http://www.kirklees.gov.uk/planning)

[www.communities.gov.uk](http://www.communities.gov.uk)