

Planning & Design Statement

1. This is an application made by Mr & Mrs Simon and Gaynor Hough of No. 10 Cherry Tree Walk, Scholes, Nr Holmfirth. The application is made in relation to part of the extensive curtilage that lies to the north of the existing property and currently accommodates a double garage.
2. The proposal is to re-use and extend the existing garage building in order to provide a new two-storey detached dwelling. The proposed accommodation would comprise two reception rooms at ground floor level and three-bedrooms to the first floor with associated car parking and curtilage.
3. The intended property would be generated from conversion and extension and of the existing garage building. The footprint of the existing building would be extended by approximately 2 metres to the rear and its eaves and ridge extended upwards by approximately 3 metres.
4. The main windows to the property would be south facing with only limited fenestration to the north as a consequence of the access to properties that are sited off Cherry Tree Walk to the rear of No.10. The existing garage door opening facing the highway would be built up in natural stonework to match the existing.
5. There would be only one window opening within the rear gable elevation of the proposed dwelling at ground floor level, in the form of a 'juliet' type balcony arrangement. This is proposed rather than a door due to a modest drop in level to the rear of the building.
6. The alterations and extension of the building are proposed in regular coursed natural stone to match the existing, with a tiled or slate coloured roof covering. Traditional stone tabling is proposed at the verges and a chimney stack to the ridge at the western end of the roof.
7. All window opening would be formed using traditional stone heads, cills and mullions and window frames would be white in colour and set back from the face of the building within traditional depth reveals.
8. Externally the existing stone boundary wall to the north of the existing garage would be retained. This would be extended across the front of the existing building to enclose a small area of garden/planting adjacent to the street frontage.
9. The main curtilage area associated with the proposed dwelling would be to the rear (east side of the building), where it would be enclosed by existing stone walling and timber fencing. This area would comprise some 40 square metres of garden area.
10. Car parking for up to two cars would be provided in a tandem arrangement on a driveway associated with the proposed new dwelling. This would be in a similar manner to that evident to most other existing properties nearby.

11. Two new car parking spaces are proposed in relation to the existing property (10 Cherry Tree Walk) that would also be in a tandem arrangement but also in a manner similar to that evident other existing properties nearby.
12. The existing property currently has two off-street spaces within the existing double garage. With the provision of four new off-street car parking spaces, the net consequence from a parking point of view would essentially be neutral.
13. As far as possible, the existing frontage boundary wall would be retained and new walls and enclosure, where possible, constructed to the street frontage to match the existing. Together with retention of the existing cherry tree within the footway outside of the site, this should assist in the assimilation of the new property within the street scene.
14. More than sufficient private amenity space and/or garden space would be retained in association with 10 Cherry Tree Walk following development of the proposed new dwelling - to both front and rear,.

Planning Policy Guidance & Context

15. Relevant policy and guidance is contained within the National Planning Policy Framework (NPPF) and the Kirklees Unitary Development Plan.
16. The site is unallocated within the Unitary Development Plan but clearly lies within the built area of Scholes village and in a sustainable location close to the village services and infrastructure.
17. **Policy D2 of the UDP** relating to **Unallocated Land** states that permission for development of land and/or buildings without notation on the proposals map and not subject to specific policies in the plan, should be granted, provided these proposals do not prejudice a specific set of considerations. These considerations include: intensity of development; highway safety; residential amenity; visual amenity; the character of the surroundings; amongst others.
18. **Policy BE1 of the UDP** relating to **Design Principles** requires all new development to be of good quality design such that it positively contributes to the built environment; creates/retains a sense of local identity; is visually attractive; promotes safety, including crime prevention; reduces hazards to highway users; promotes a healthy environment, including space and landscaping about buildings; avoids of exposure to noise or pollution; is energy efficient in terms of building design and orientation; and is conducive to energy efficient modes of travel.
19. **Policy BE2** relating to **Quality of Design** requires new development to be: in keeping with any surrounding development in respect of its design, materials, scale, density, layout and building height or massing. To be designed so that the topography of the site (particularly changes in level) are taken into account; satisfactory access to existing highways can be achieved; and existing and proposed landscaping features (including trees) can be incorporated as an integral part of the proposal.

20. **Policy BE11** with respect to **Building Materials** requires new development to be constructed in natural stone of a similar colour and texture to that prevailing in areas where stone has been the predominant material and provided that such material is not detrimental to visual amenity.
21. **Policy BE12 of the UDP** relating to **Space about Dwellings** requires that new dwellings should be designed to provide privacy and open space for their occupants and physical separation from adjacent property and land. The minimum acceptable distances will normally be: 21.0 metres between habitable room windows; 12.0 metres between a habitable room window and a blank walls or a wall containing windows of a non-habitable rooms; 10.5 metres between a habitable room window and the boundary of any adjacent undeveloped land; and 1.5 metres between any wall of a new dwelling and the boundary of any adjacent land (other than a highway). Distances less than these will be acceptable, if it can be shown that, by reason of permanent screening, changes in level, or innovative design, no detriment would be caused to any occupiers of any adjacent dwellings, premises or land.
22. **Policy T19 of the UDP** requires the provision of off-street parking in new developments in accordance with the standards set out in Appendix 2 of the UDP. In relation to Use Class C3 - new houses of < 140 square metres in floor area require no more than 2 off-street car parking spaces.

Assessment

Principle of Development

23. The site is unallocated within the Unitary Development Plan and clearly situated within the built confines of the village. It forms part of the curtilage of 10 Cherry Tree Walk but has a clear frontage to the public highway. In the circumstances, the proposed new dwelling can be considered an agreeable re-use and adaptation of an existing built form and/or reasonable infill within the street scene and should be acceptable, in principle.

Character & Appearance of the Area

24. The development comprises re-use and adaptation of an existing building that is already present within the local street. With modest extension of the footprint and increase in height of its elevations, a modest and suitable new dwelling can be provided.
25. The resultant dwelling would be of a scale, design and appearance in keeping with surrounding development and the existing character of the area. Although in a less formal layout relative to the street than properties to the north, it would appear reasonable relative to the more organic form of development to the south, closer to the village centre.
26. The two-storey nature of the property would not appear out of place or character within this locality, which is characterised by a mix of properties of varying size and design. No.10 itself

is of a relatively larger scale and massing than other properties within the immediate vicinity. Most existing properties are predominantly two-storey in height and existing properties to the opposite side of Cherry Tree Walk are relatively elevated to the road.

27. The topography of the site will result in limiting the impact of the proposed development relative to the access road to the north due to the relative levels and proposed roof form. No significant impact should result to the rear of the proposed dwelling, where levels modestly drop away in that direction.
28. With extension of the natural stone boundary wall across the frontage of the existing building appropriate enclosure of the plot would result, despite removal of certain sections of walling in order to accommodate the required level of off-street car parking.
29. It is anticipated that this provision of new walling and the small area of proposed landscaping/planting adjacent to the gable of the building fronting Cherry Tree Walk, should assist in the assimilation of the proposed dwelling within its surrounds.

Residential Amenity

30. The proposed dwelling in terms of its fenestration and orientation, level of accommodation and associated garden space should provide a satisfactory level of privacy and amenity for any future occupants of the proposed dwelling.
31. A blank gable is proposed to Cherry Tree Walk so only limited visual impact would result relative to existing properties situated opposite. These properties would be sited some 18 metres away, across the public highway.
32. There should also be no amenity concerns as a consequence of the proposed fenestration within the north elevation of the dwelling. This faces over the adjacent access lane that accommodates only limited traffic and only a single array of high level windows intended at ground floor level to the rear of the lounge.
33. There should also be no notable amenity impact as a consequence of the window to the dining/kitchen area facing into the rear garden at ground floor level. This would provide an amenity in itself to occupants of the proposed dwelling and not impact on any neighbours.
34. The main fenestration of the dwelling would be in a southerly aspect overlooking its own parking area. There are no significant windows in the configuration of built form at the northern end of the existing property. A small lean-to extension at that end of the building is used as an ancillary playroom/office the windows of which are of a secondary nature, at best.
35. All in all, a satisfactory level of privacy and amenity would result with respect to any future occupants of the proposed dwelling and no significant or unacceptable loss of privacy or amenity would result to occupants of any existing neighbouring properties within the vicinity.

Parking & Highway Safety

36. The development proposes conversion of an existing double garage associated with No.10 Cherry Tree Walk. This currently provides two off-street car parking spaces.
37. The proposed new dwelling would be of a floor area of less than 140 square metres and two new car parking spaces would be provided in association with it. This would be provided in a tandem arrangement similar to that of other properties nearby. This is sufficient to meet the Council's Adopted Parking Standards in relation to such development.
38. Two new off-street car parking spaces are also proposed in relation to the existing property (10 Cherry Tree Walk). This is commensurate with the number that exists at present. These spaces are also proposed in tandem, similar to that evident in many other properties nearby. This would result in no reduction in car parking provision to that which exists at present.
39. The development would provide a satisfactory level of off-street car parking and as such, would not result in any significant or additional parking demand on the public highway or impact on the highway safety or amenity of other users of Cherry Tree Walk.

Conclusions

40. A single modest sized dwelling is proposed to be formed from an existing building within the street scene, in relation to which there should be no objection in principle. Its design and impact on the character and appearance of the area should be acceptable in this location at the edge of the more traditional central area of the village.
41. There should be no unacceptable impacts on the privacy and amenity of the occupants of any existing neighbouring property and the relationship with No.10 Cherry Tree Walk itself should be agreeable. Sufficient car parking is proposed in relation to both the proposed dwelling and for use in association with the existing.
42. This proposed modest sized dwelling should not harm any of the interests of acknowledged importance as discussed above and as such, on balance, should be considered acceptable and planning permission granted for its development to proceed.

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