

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No: 2017/62/92471/W

Site Address: 2 and 2a, Cobcroft Road, Fartown, Huddersfield, HD2
2RU

Description: Installation of replacement doors (within a
Conservation area)

Recommending Officer: Francis Davies

DECISION – Full Conditional Permission

**I hereby authorise the approval of this application for the reasons set
out in the officer's report and recommendation annexed below in
respect of the above matter.**

Neil Bearcroft

AUTHORISED OFFICER

Date: 05-Oct-2017

Officer Report

Reference: 2017/92471

Location: 2 & 2a Cobcroft Road, Fartown, Huddersfield, HD2 2RU

Proposal: Installation of replacement doors (within a conservation area)

Site Description

The application relates to two traditional, natural stone terrace buildings designed with a gable roof. No.2 Cobcroft faces onto Cobcroft road although benefits from a good sized front garden, delineating the property from the highway.

Alternatively, no.2a is located to the rear of no.2 and accessed via a passageway which opens onto a small courtyard. It is noted that the application sites are located within the Birkby conservation area.

Description of Proposal

The application seeks planning permission for the replacement of existing timber doors with new composite doors.

Relevant Planning History

89/00502 – Conversion of a single dwelling house into two self-contained flats (Granted Conditionally)

Representations

Final publicity date Expires: 02nd October 2017

No public representations were received regarding this application.

Consultation Responses

No consultations were sought regarding this application.

Policy

The statutory development plan comprises the Kirklees Unitary Development Plan (saved Policies 2007).

The statutory development plan is the starting point in the consideration of planning applications for the development or use of land unless material considerations indicate otherwise (Section 38(6) Planning and Compulsory Purchase Act 2004).

The Council is currently in the process of reviewing its development plan through the production of a Local Plan. The Council's Local Plan was submitted to the Secretary of State for Communities and Local Government on 25th April 2017, so that it can be examined by an independent inspector. The weight to be given to the Local Plan will be determined in accordance with the guidance in paragraph 216 of the National Planning Policy Framework. In particular, where the policies, proposals and designations in the Local Plan do not vary from those within the UDP, do not attract significant unresolved objections and are consistent with the National Planning Policy Framework (2012), these may be given increased weight. Pending the adoption of the Local Plan, the UDP (saved Policies 2007) remains the statutory Development Plan for Kirklees.

The site is unallocated on the UDP Proposals Map and remains unallocated on Kirklees Publication Draft Local Plan. It is noted that the application site is located within the Birkby conservation area.

- Access considerations - None

Kirklees Unitary Development Plan:

- D2 – Unallocated Land
- BE1 – Design principles
- BE5 – Conservation Areas

Kirklees Publication Draft Local Plan (PDLP):

- PLP1 – Achieving Sustainable Development
- PLP2 – Place Shaping
- PLP24 – Design
- PLP35 – Historic Environment

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 27th March 2012, together with Circulars, Parliamentary Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 7 – Requiring good design
- Chapter 12 – Conserving the Historic Environment

Assessment

The main considerations in the determination of this application are:

- The principle of Development
- Impact on Visual Amenity
- Impact on Residential Amenity

- Highway Safety; and
- Other Matters

The Principle of Development

The NPPF provides a presumption in favour of sustainable development. Policy D2 of the UDP requires that new development on unallocated sites does not prejudice the implementation of proposals in the plan; the avoidance of over-development; the conservation of energy; highway safety; residential amenity; visual amenity; the character of the surroundings; wildlife interests; and the efficient operation of existing and planned infrastructure.

As the proposed development comprises alterations to an existing building that is situated within an established residential area, it is regarded as sustainable development and is acceptable in principle, subject to appropriately addressing other planning matters.

Impact on Visual Amenity

The site is located within the Birkby conservation area. Paragraph 126 of the NPPF highlights the desirability of sustaining and enhancing the significance of heritage assets and taking account of opportunities to draw on the contribution made by the historic environment to the character of a place. Policy BE5 of the UDP states that new development should contribute to the preservation or enhancement of the character or appearance of the area. Additionally, Policy PLP 35, condition b. states that proposals within conservation areas should enhance and conserve those elements which have been identified as contributing to the significance of a particular conservation area.

In this instance the impact on visual amenity has been assessed and is considered to be acceptable. The proposal would replace existing wooden doors which currently form the principal means of access to no.2 and no.2a Cobcroft road. The existing doors, owing to their age present in a weathered condition.

The application states that the proposed replacement doors would be of a modern composite type and as such would serve to improve the amenity value of the dwelling as well offering an improved level of security. Equally, the composite material from which the doors will be constructed is hard wearing, maintaining the amenity value of the dwellings with limited maintenance requirements.

Consequently, the application complies with Policies D2, BE1 and BE5 of the Unitary Development Plan, Policies PLP1, PLP2, PLP24 and PLP35 of the publication draft Local Plan and guidance contained within Chapter 7 and 12 of the National Planning Policy Framework (NPPF).

Impact on Residential Amenity

The impact on residential amenity has been assessed and is deemed acceptable. The proposed alterations would replace existing doors, which present in a weathered condition with modern composite doors. As noted above, this would improve the visual amenity of the considered dwellings thereby enhancing the residential amenity enjoyed by the occupiers of neighbouring properties.

The proposal therefore complies with guidance contained within Policy D2 (criteria v) of the Unitary Development Plan (UDP), Policy PLP24 of the publication draft Local Plan and guidance contained within the NPPF.

Highway Safety

The proposed alterations to no.2 & no.2a Cobcroft road do not present any highway safety concerns

Other Matters

No other matters

Conclusion

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation - Approve

Decision Authorisation - Delegated Powers

Application Number: 2017/92471

Officer Recommendation: Approve

Conditions and Reasons

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies BE1, BE2 and BE5 of the Kirklees Unitary Development Plan.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Existing Elevation Photos 1	1705-PA-CR-E-01	-	18th July 2017
Existing Elevation Photos 2	1705-PA-CR-E-02	-	18th July 2017
Proposed Window and Door Schedule	1705-PA-CR-S	-	18th July 2017
Casement Window	GA/070	K	18th July 2017
Door Choice Form	-	-	18th July 2017
Block Plan	1705-PA-CR-OS	-	18th July 2017
Heritage Statement	1705	One	18th July 2017

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application.

No amendments were sought regarding this application. The plans were considered acceptable as originally submitted.

Report Dated: 04th October 2017

