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:	2018/62/90890/W
Site Address:	2, Hazel Grove, Fixby, Huddersfield, HD2 2JP
Description:	Erection of single storey rear extension and alterations to part of integral garage to extend living accommodation
Recommending Officer:	Francis Davies

DECISION – conditional full 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.

Teresa Harlow

AUTHORISED OFFICER

Date: 29-Jun-2018

Officer Report

Reference: 2018/90890

Proposal: Erection of single storey rear extension and alterations to part of integral garage to extend living accommodation

Location: 2 Hazel Grove, Fixby, Huddersfield, HD2 2JP

Site Description

The Application relates to a large detached dwelling constructed between 1933 and 1955, faced in natural stone and render while displaying a variety of roof types including a turn gable feature, hipped roof and a flat roof on a previous extension. Set within its own plot the dwelling benefits from private amenity space to both the front (south) and rear (north). It is also advised that the property benefits from an integral garage, accessed by a vehicle driveway off Hazel Grove.

The application site is well secured, being delineated from the highway and neighbouring properties by a brick stone wall, adorned by a cast iron fence and a closed boarded timber fence. Located within a residential development the dwelling is surrounded on all elevations by residential properties.

Description of Proposal

The application seeks planning permission for the erection of a single storey rear extension and conversion to the existing garage to form a storage, utility and ground floor bathroom.

The proposed rear extension would project from the rear elevation of the dwelling by approximately 4.3m and would have a width of approximately 2.9m. Designed with a lean-to roof the extension would have an eaves height of 2.6m and ridge height of approximately 3.4m. In terms of finish it is advised that the extension would be constructed from materials to match the host building.

Proposed alterations to the garage would result in its conversion to a store area, utility room and ground floor. The alterations would not result in any increase to the floor area of the garage.

History of negotiations

No negotiations were held in regard to this application.

Relevant Planning History

No relevant planning history.

Representations

Final publicity date Expires: 3rd May 2018

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 Examination in Public began in October 2017. 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. At this stage of the Plan making process the Publication Draft Local Plan is considered to carry significant 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.

- Access considerations - None

Kirklees Unitary Development Plan:

- D2 – Unallocated Land
- BE1 – Design Principles
- BE2 – Quality of Design
- BE13 – Extensions to dwellings (design principles)
- BE14 – Extensions to dwellings (scale)
- T10 – Highway Safety

Kirklees Publication Draft Local Plan (PDLP):

- PLP1 – Achieving Sustainable Development
- PLP21 – Highway Safety and Access
- PLP24 – Design

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.

- Paragraph 17 – Core Planning Principles
- Chapter 7 – Requiring good design

Assessment

The following matters are considered in the assessment below:

1. Principle of Development
2. Impact on visual amenity
3. Impact on residential amenity
4. Impact on highway safety
5. Other Matters
6. Representations

Principle of Development

The site is without notation on the UDP Proposals Map and Policy D2 (development of land without notation) of the UDP states;

> *'Planning permission for the development … of land and buildings without specific notation on the proposals map, and not subject to specific policies in the plan, will be granted provided that the proposals do not prejudice* [a specific set of considerations]'

All these considerations are addressed later in this assessment.

Impact on Visual Amenity

The proposed would introduce a single storey extension to the rear of a detached dwelling. As noted in the application form and submitted plans the extension would be faced in materials to match those of the host dwelling, thereby being acceptable. The extension would be small in scale and remain subservient to the host dwelling. Furthermore, the extension would be located to the rear of the dwelling and as such views would not be readily available.

In terms of the rear elevation it is noted that a number of projecting features already exist, which owing to a lack of planning history and following an assessment of historical maps and satellite images, appears to be part of the original dwelling. Consequently, the rear projection of the extension with a lean-to roof would not be incongruous with the existing form of the rear elevation.

In terms of the alterations to the garage, this is not considered to alter the external appearance of the dwelling. As such it is advised that there would be no impact on visual amenity. Overall, given the above assessment the proposed is not anticipated to harm the visual amenity of the host dwelling or the visual amenity enjoyed by occupiers of neighbouring properties. The application is therefore deemed to comply with Policies D2, BE1, BE2, and BE13 of the Unitary Development Plan (UDP), Policies PLP1 and PLP24 of the publication draft Local Plan and guidance contained within paragraph 17 and Chapter 7 of the National Planning Policy Framework (NPPF).

Impact on Residential Amenity

The closest dwellings to the application site include no.4 Hazel Grove (west) and no.569 (east) Bradford road. As a rear projecting extension it is advised that the considered would not bring the application dwelling any closer to these neighbouring properties.

However, it is advised that the extension would be close to the boundary with no.569 and result in greater massing of the host dwelling. Nevertheless, this is not considered to result in a material impact owing to the location of the garage associated with no569, which is similarly located, close to the boundary. This it is anticipated would obscure views of the scheme. Equally, no.569 benefits from a considerable separation of approximately 21m, sufficient to negate any concerns or issues associated with residential amenity.

In terms of no.4 the impact of the development is again considered to be negligible. The proposed extension would be to the eastern aspect of the host dwelling while no.4 Hazel Grove is a detached dwelling located to the west. Overall, given the above assessment the proposed development is not considered to have a material impact on the residential amenity currently enjoyed by the occupiers of neighbouring properties no. 4 Hazel Grove and no.569 Bradford Road. The impact of the development on other surrounding properties has also been considered and is believed to be acceptable. The application is therefore considered to comply with Policies D2, BE1, BE2 and

BE14 of the Unitary Development Plan (UDP), Policies PLP1 and PLP24 of the publication draft Local Plan (PDLP) and guidance contained within paragraph 17 and Chapter 7 of the National Planning Policy Framework (NPPF).

Impact on Highway Safety

It is advised that the application would result in the conversion of an existing garage to living space, including a ground floor bathroom, utility room and storage area, reducing the amount of available parking.

However, notwithstanding the above it is noted that the dwelling benefits from a large vehicle driveway capable of accommodating a minimum of two vehicles. Equally, it is also advised that on-street parking, while not ideal is common place along Hazel Grove, offering time limited parking provision. I terms of the resulting dwelling, although the scheme would contribute an additional bedroom, this is not considered to give rise to an increase in vehicle traffic.

Given the above the scheme not considered to have a negative impact on highway safety thereby complying with Policy T10 of the UDP and Policy PLP21 of the PDLP

Other Matters

Biodiversity and Ecology

Although the application site is located within a bat alert area, it is not identified on the maps as having a bat roost. The dwelling is also well sealed and unlikely to have any significant bat roost potential. Notwithstanding this, a note recommending that the advice of licensed bat work should be sought if any bats are found during the development. If this application is approved this note would be relayed on the applicant via the decision notice, for the proposal to comply with the guidance contained within the NPPF.

Representations

No public representations were received in relation to this application.

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: 2018/90890

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 schedule 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 D2, BE1, BE2, BE13 and BE14 of the Kirklees Unitary Development Plan, Policies PLP1 and PLP24 of the Publication draft Local Plan and guidance contained within paragraph 17 and Chapter 7 of the National Planning Policy Framework (NPPF). .

3. The external walling and roofing materials of the extension hereby approved shall in all respects match those used in the construction of the existing building.
Reason: In the interests of visual amenity and to accord with Policy D2, BE1, BE13 and BE14 of the Kirklees Unitary Development Plan, Policies PLP1 and PLP24 of the publication draft Local Plan and guidance contained within Chapter 7 of the National Planning Policy Framework (NPPF).

Note: There is potential for a bat roost to be present on site. Bats are a European protected species under Regulation 41 of the Conservation of Habitats and Species Regulations 2010. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not.

If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Proposed Plans/Elevations	8282/02	-	16th March 2018
Section Specification	8282/03	-	16th March 2018
Existing	8282/01	-	16th March 2018

Plan Type	Reference	Version	Date Received
Plans/Elevations			
Site / Location Plan	8282	-	20th March 2018

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 negotiations were undertaken regarding this application. The scheme was considered acceptable as originally submitted.

Report Dated: 28/06/2018