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:	2018/62/92955/W
Site Address:	149, Crosland Road, Oakes, Huddersfield, HD3 3PW
Description:	Demolition of garage and erection of single storey side and rear extensions and alterations to drive way
Recommending Officer:	Jason Hammond

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: 02-Nov-2018

Officer Report.

Reference: 2018/92955

Location: 149 Crosland Road, Oakes, Huddersfield, HD3 3PW

Proposal: Demolition of garage and erection of single side and rear extensions and alterations to drive way.

Site Description.

149 Crosland Road is a semi-detached two storey property located in Oakes, Huddersfield. The front of the property consists of a small garden and driveway with a detached garage to the side and large rear garden. The ground floor of the front of the property is constructed with natural stone, with pebble-dash render used elsewhere on the exterior of the building. The roof is hipped, constructed in red concrete roofing tiles. The garage is constructed in stone with a flat metal roof with a black wooden garage door.

The site is located on a residential street, with a variety of housing styles and materials. Properties on this side of the highway share a same design being semi-detached with hipped roofs, constructed in natural stone and pebble-dash render. Properties across the highway are predominantly semi-detached bungalows constructed in red brick with hipped roofs and small dormer windows. To the west side is the rear of a modern housing estate on Crosland Court constructed in artificial stone with gabled roofs.

Description of Proposal.

The application is to demolish the existing garage for the erection of a single storey extension to the side and rear of the property. This is to allow for an enlarged dining/kitchen area, new bedroom with en-suite and utility room. The driveway is also to be altered and enlarged to allow for an extra car parking space.

The side extension is to project 4.40 metres to the side with a total length of 10.50 metres, with a 3.00 metre by 2.00 metre cut-off to the rear. The roof is to be hipped with a maximum height of 4.00 metres and eaves of 2.20 metres. The rear extension is to have a length of 7.90 metres and width of 3.00 metres, with a 0.50 metre gap from the adjoining property boundary. The roof is to be pitched adjoining onto the hipped roof with a lower height of 3.30 metres and matching eaves of 2.20 metres. The extension is to be constructed with matching stone on the front elevation, with render used on the side and rear. Matching red concrete roof tiles are proposed for the roofs.

The driveway is to be extended to allow for two car parking spaces. The gap in the wall that provides access to the front of the property is to be expanded doubled from 2.50 metres to 5.00 metres, with an extended dropped kerb running the length of this gap. The driveway is to be 5.00 metres by 5.00 metres.

History of Negotiations.

No known changes for this scheme.

Relevant Planning History.

No relevant planning history for this site.

Representations.

The application was advertised by a site notice and neighbour letters which expired on 08/10/2018. No representations were received from this publicity.

Consultation Responses.

No consultations were deemed necessary for this proposal.

Policy/Legislation.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Kirklees currently comprises the saved policies within the Kirklees Unitary Development Plan (Saved 2007). 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 48 of the National Planning Policy Framework (2018). 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 (2018), 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 on the Kirklees Publication Draft Local Plan.

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)

Kirklees Publication Draft Local Plan:

- **PLP 1** – Achieving Sustainable Development
- **PLP 2** – Place Shaping
- **PLP 24** - 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 24th July 2018, 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 12** – Achieving well-designed places

Assessment.

The following matters that will be considered as part of the assessment of the proposal are set below. These considerations will be looked at in detail individually:

1) Principle of development
1) Impact on visual amenity
2) Impact on residential amenity
3) Impact on highway safety
4) Other matters
5) Representations
6) Conclusion

Principle of development:

The site is unallocated within the Kirklees Unitary Development Plan. As such, in accordance with policy D2 in the UDP, development can be granted providing the proposal does not prejudice the avoidance of overdevelopment, highway safety, residential amenity, visual amenity and the character of the surrounding area. These considerations are addressed below.

In terms of extending and making alterations to a property Policies BE1, BE2, BE13 and BE14 of the UDP will be used to assess, in conjunction with Policy PLp24 of the PDLP and Chapter 12 of the National Planning Policy Framework regarding design.

Impact on visual amenity:

The proposal is located on Crosland Road, a residential street with a variety of housing styles and materials. The predominant style in the proximity of the site is of semi-detached properties constructed in stone and pebble-dash render with hipped roofs, although artificial stone and brick are common. The proposed extension is to be constructed in stone to the front elevation with render used on the side and rear that would be in matching of the host property and the properties along this side of the highway.

The proposal involves demolishing the existing detached garage and replacing it with the extension which would improve the visual appearance of the area. The existing garage adds no visual benefit to the area and is of no significance to the character of the site and so demolishing the structure not be impactful. The extension is to be constructed in matching materials, have a roofline to match that of the hipped roof and be of a similar mass of the garage and as such would look appropriate and more consistent.

A small portion of the boundary wall is to be removed to allow for improved access for the extra car parking space, which would have very little impact upon the appearance of the front garden as the majority of the wall is to be retained. Most of the tarmac for the proposed driveway is already present in the front garden and as such would have no impact by using the front garden for two parking spaces.

The proposal is therefore regarded as acceptable for permission in this regard as it would not negatively impact upon the visual amenity of the area, complying with Policies BE2, BE13 and BE14 of the Kirklees UDP, and PLP 2 and PLP 24 of the Kirklees Draft Local Plan.

Impact on residential amenity:

The site shares its boundary to properties to the north and south, with properties from the north-east also having visibility of the proposal. Therefore, development at 149 Crosland Road has the potential to have some form of impact upon these neighbours. The impacts that may affect these properties are set out and discussed below:

- *3 Crosland Court* – This property is located to the north of the property, being located on the boundary where the garage is to be demolished

and replaced with the extension, having a view of this from the side. The proposal is to replace the massing of the structure and not project any closer to this property. However the footprint and the height of the replacement structure would have a greater impact on this neighbouring property, having the potential to affect light to 2 no. side facing windows. No new windows are proposed facing this side, although glass doors are but these would only face onto the boundary wall. 3 Crosland Court only has a view of the extension from two windows but these appear to serve non-habitable accommodation. Furthermore this neighbouring property is on a higher ground level. Given these factors it is considered no undue impact would occur.

- *147 Crosland Road* – This property is located to the east of the site and shares the boundary of where the rear extension is proposed. There is to be a 0.50 metre gap between this property and the extension so it isn't directly on the boundary which helps minimises any impacts. The extension is of a small scale and the orientation of the buildings means that light levels would only be impacted slightly in the late evening but only affecting a small part of the property. No windows are proposed to face this direction and would not impact upon privacy.

Other properties affected include 134 Crosland Road that overlook the site from across the highway to the north. It is considered that this impact would be very minimal due to the considerable distance of over 30.00 metres and this bungalow being set back from the highway meaning a lack of direct view of the proposed changes.

Having considered the above factors affecting neighbouring properties and relevant policies, the proposed side and rear extension and driveway alterations are not deemed to result in any significant harm upon the residential amenity.

Impact on highway safety:

The proposed side and rear extension would result in a new family room and side porch, which would not result in the need of an increase of car usage or reduce the capacity of car parking to the property. Therefore, the proposal is considered to have no impact on highway safety and as such complies with policies D2, T10 and T19 of the UDP and Policy PLP22 of the Draft Local Plan.

The proposed side extension would result in an extra bedroom which could result in the need of an increase of car usage. The proposal is also to demolish the existing garage that would reduce the parking capacity of the site, although an extra space is to be created on the driveway for a total of two spaces which is deemed to be sufficient for this property. Therefore, the

proposal is considered to have no impact on highway safety and as such complies with policies D2, T10 and T19 of the UDP and Policy PLP22 of the Draft Local Plan.

Other matters:

There are no other matters for consideration.

Representations:

No public representations were received for this proposal.

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: 2018/92955

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, BE13 and BE14 of the Kirklees Unitary Development Plan and Policy PLP24 of the Kirklees Publication Draft Local Plan.

NOTE: The granting of planning permission does not override any private legal rights or consents that may be required. It is the responsibility of the applicant / developer to ensure that all appropriate consents are in place prior to any development commencing; during the period of construction existing access for neighbouring properties is maintained; and no damage is caused to the access driveway or surrounding properties.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

07.30 - 18.30 hours (Mondays to Fridays), 08.00 - 13.00 hours (Saturdays) with no work carried out on Sundays or Public Holidays

In some cases, different site specific hours of operation may be appropriate. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which the works may be carried out.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Plans as Existing	83/18/01		20/07/2018
Plans as Proposed	83/18/02		20/07/2018
Site Plan	83/18/03		
Site Location Plan			

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.

As submitted plans were considered to be acceptable, no changes were sought.

Report Dated: 02/11/2018