

**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: 2018/62/93103/W

Site Address: 201, Netheroyd Hill Road, Cowcliffe, Huddersfield,
HD2 2LZ

Description: Erection of front porch and rear dormer window and
increase gable window

Recommending Officer: Callum Harrison

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: 14-Nov-2018

Officer Report

Application No: 2018/93103

Address: 201 Netheroyd Hill Road, Cowcliffe, Huddersfield HD2 2LZ

Proposal: Erection of front porch, rear dormer window and increase gable window

Site Description

201 Netheroyd Hill is a detached property faced in natural stone and render with a blue slate tiled roof. The property is set within a modest curtilage with a small garden set to the front east side of the front elevation, as is the front door. A tarmac area suitable for parking 2 vehicles can be found to the west side of the front elevation, which is attached to a drive running down the west side elevation suitable for another vehicle. A large garden can be found to the rear. The principal, front elevation is north facing with the neighbours situated approximately 2m to the east at no.199 and approx. 7m to the west at no.203. There are no neighbours to the rear. The site is bound by timber fencing with hedges and trees.

Netheroyd Hill Road is a residential street located. Property on the street is made up of a mixture of detached and semi-detached dwellings. There is a wide array of styles in the area with natural stone, red brick and render all being found.

Description of Proposal

The applicant is seeking permission for the erection of a front porch, a rear dormer window and an increase of the gable window.

The proposed porch has a projection of 1.5m from the front, north elevation, a width of 2.75m and a height of 3.6m with the eaves at 2.5m.

The proposed rear dormer has a projection of a height of 1.9m from the existing roof line, a height of 1.3m and a width of 3.78m.

The enlargement of the gable end, staircase window will increase to a 1.2m height from the existing 0.6m, all the other dimensions will remain the same.

The materials proposed in the application match the existing development where appropriate and possible. Natural stone will be used for the walls, single ply membrane for the roofing, upvc for the windows and doors and cedar boarding for the dormer cheeks.

Relevant Planning History

2004/93219 - Erection of first floor extension and detached double garage was granted conditional full permission.

History of Negotiations

None.

Representations

The application was advertised by a site notice and neighbour notification letters.

Final publicity date expired: 23/10/18.

No representations have been received.

Consultation Responses

No consultations were required.

Policy

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

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

- **PLP1** – Presumption in favour of sustainable development
- **PLP2** – Place shaping
- **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 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 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
- 7) Conclusion

1) 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]’

PLP1 of the PDLP states:

‘Is that accord with the policies in the Kirklees Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.’

Therefore providing the plan passes the following assessments, the principle of development for the proposal is acceptable.

2) Impact on visual amenity

BE13 of the Unitary Development Plan (UDP) states that “extensions to building should respect the design features of the existing house...” and in this case it can be assessed the development fulfils the intension of BE13 as the dimensions of all parts of the proposed developments are modest, and note features of the host property’s design within the proposal. The use of natural stone for the walls of the porch matches the existing dwelling. The positioning of the dormer to the rear respects the look of the property, and while it introduces new materials, it will integrate well in to the rendered first floor and blue slate roof. The gable end window will create a larger feature in the mainly blank side elevation and in turn add a desirable feature on the elevation at a modest scale.

PLP24 of the Publication Draft Local Plan (PDLP) states that “...extensions are subservient to the original building...”, for the same reasons as mentioned above regarding BE13, it can be stated PLP24 is also satisfied.

As properties on Netheroyd Hill Road are diverse, this proposal does not seek to add anything unseen on the street before therefore it is considered that the development would respect its surroundings and conserve visual amenity. This is

subject to the roof of the porch being roofed with blue slate (to match the main roof) rather than single ply referenced on the application form (As discussed with the agent) and would thereby comply with the aims of Policies D2, BE1, BE2, BE14 and BE13 of the UDP and Policy PLP24 of the PDLP.

3) Impact on residential amenity

A core principle of the National Planning Policy Framework is to seek high quality design and a good standard of amenity for all existing and future occupiers of land and buildings. Policy BE14 of the Unitary Development Plan states that extensions to dwellings should not have a detrimental impact on 'adjoining dwellings or any occupier of adjacent land', in this case it can be stated the proposal will not have any notable effect on any neighbours to no.201. The proposals do not seek to extend any closer to the neighbouring dwellings, therefore adhering to BE14. While the increase in the gable end window will allow more ability to view out of the dwelling's west elevation towards no.203, the notable distance between the dwellings and the fact this window is on the staircase, not a habitable room means this development will not cause any overlooking to no.203. As there are no neighbours to the rear, only fields, and the inclusion of high windows, the rear dormer will have a minimal, if any effect on the neighbouring dwellings. The porch is single storey and small in scale and would not adversely affect the amenity of neighbours. The development therefore satisfies policies of the UDP and PDLP.

4) Impact on highway amenity

The development does not seek to add an additional bedroom nor lose any parking spaces, therefore it can be stated the development would not have an impact on residential amenity.

5) Other Matters

None.

6) Representations

No representations were received.

7) Conclusions

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: 2018/93103

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 D2, BE1, BE2, BE13, BE14 and T19 of the Kirklees Unitary Development Plan; PLP1 PLP2, PLP24 of the Publication Draft Local Plan and Chapter 12 of the National Planning Policy Framework.

3. The roof covering of the porch hereby approved shall be blue slate to harmonise with the roof of the host dwelling.

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 as the application form indicates the use of an alternative material, and to accord with Policies D2, BE1, BE2, BE13 and T19 of the Kirklees Unitary Development Plan; PLP24 of the Publication Draft Local Plan and Chapter 12 of the National Planning Policy Framework.

This decision is based on the following plan(s):-

Plan Type	Reference	Version	Date Received
Grouped Plans and Elevations	SK-01C	1	25/09/18
Location Plan	799/06/LP A	1	25/09/18

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. The applicant was not contacted during the course of the application as the proposal was considered acceptable in its submitted form.

Report Dated: 13/11/18