

**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:** 2019/62/90141/W

**Site Address:** High Beeches, 585, Manchester Road, Linthwaite,  
Huddersfield, HD7 5QX

**Description:** Erection of single storey extensions and conversion of  
loft space with rear dormer and alterations to front  
gable.

**Recommending Officer:** Laura Yeadon

**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.**

Emma Thompson

***AUTHORISED OFFICER***

**Date: 15-Mar-2019**

## **Officer Report**

### **Site Description**

The application site is located within an area defined as Unallocated Land within the Kirklees Local Plan. The property is a bungalow off Manchester Road at Linthwaite. The dwelling is set significantly elevated above Manchester Road and is constructed from natural stone with a slate roof. The property is accessed off a sweeping drive that leads to a link-attached garage and separate detached garage. Lawned gardens are located to the front and rear of the property with the lawn to the front of the property being steeply sloped and to the rear is set on a higher ground level than the floor level of the property.

### **Description of Proposal**

Permission is sought for the erection of single storey extensions and the conversion of loft space with rear dormer and alterations to the front gable.

#### *Single storey extensions*

2 no. single storey extensions are proposed to the property. 1 no. extension is located on the side elevation of the property and one is located to the rear of the property.

*Side extension* – the proposed side extension would utilise and extend the existing boiler room and would lie flush with the existing rear elevation of the property extending forward the existing side elevation. The resulting extension would be a total depth of 5 metres, projecting to the side by 2 metres being a total height of 3 metres to the ridge of the flat roof. The proposed extension would be constructed from black faced stone to match the existing the host property with the resultant accommodation being 2 no. en-suite bathrooms.

*Rear extension* – the proposed rear extension would be a continuation of the existing dining room extension to create a larger kitchen. The extension would lie flush with both the side and rear elevations of the dining room effectively infilling a corner of the property. The extension would project to the side of the existing extension by 3.15 metres and would project off the rear elevation by 2.35 metres with the overall projection being 4.1 metres. The proposed roof line would also be a continuation of the existing and would be float roofed at a total height of 3.2 metres. The proposed extension would be constructed from black faced stone to match the existing.

#### *Rear dormer extension*

The proposed rear dormer extension would be centrally located within the rear elevation roof slope being a total width of 3.6 metres with an eaves height of 1.2 metres and overall height of 2 metres to the ridge of the pitched roof. It is proposed that the dormer would be finished with vertical hung slates to the face and cheeks.

#### Alterations to the front gable

It was originally proposed that the eaves of the front gable would be raised however following concerns raised following the site visit, the eaves were reduced back to as existing with the roof pitch of the gable reduced and a dormer extension proposed above the gabled feature. The width of the dormer would be 3.6 metres with the eaves height being 0.9 metres with an overall height of 1.7 metres to the ridge of the pitched roof. The dormer would be finished with vertical hung slates to the face and cheeks with the extension allowing accommodation to be located within the roof slope.

#### **History of negotiations/amendments received**

Following the site visit, concerns were raised regarding the raising of the eaves height of the front gable and it was suggested to the applicant that this feature be removed and replaced with a front elevation dormer extension. This amendment was made and amended plans were received on 7<sup>th</sup> February 2019. As the scheme had been reduced, it was not considered necessary to re-advertise the proposal.

#### **Relevant Planning History**

2003/95154 Outline application for erection of 4 detached dwellings  
*Withdrawn*

2013/90860 Outline application for detached dwelling  
*Conditional Outline Permission*

2016/93564 Outline application for erection of detached dwelling  
*Conditional Outline Permission*

#### **Representations**

Final publicity date expired 18<sup>th</sup> February 2019 – no representations received

Parish/ Town Council – not applicable

#### **Consultation Responses**

None required

#### **Policy**

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 statutory Development Plan for Kirklees is the Local Plan (adopted 27<sup>th</sup> February 2019).

The site is Unallocated Land on the Kirklees Local Plan.

### **Kirklees Local Plan**

- **PLP 1** – Achieving sustainable development
- **PLP 2** – Place shaping
- **PLP 24** (as modified) – 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 February 2019, 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
- 1) Impact on visual amenity
- 2) Impact on residential amenity
- 3) Impact on highway safety
- 4) Other matters
- 5) Representations
- 6) Conclusion

#### 1 – Principle of development:

The site is without notation on the Publication Draft Local Plan. Policy PLP1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Policy PLP24 (as modified) relates specifically to design and seeks to ensure that, amongst other things, proposals should promote good design by ensuring that the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape.

## 2 – Impact on visual amenity:

In terms of visual amenity, the proposed extensions would be located on the side of the property and the rear of the property, both single storey in height with flat roofs. As the roofs would be flat against the backdrop of the hipped roof bungalow it is considered that the proposals would be subservient. The proposed construction materials would match by being black faced stone.

The dormer extensions would be located within both the front and rear elevations of the property and would be centrally placed. To enable the front elevation dormer, the pitched roof of the gabled feature would need to be reduced. The dormers are relatively small in scale when viewed against the roof scape. The dormers would be tile hung to match the existing roof and the roofs would be slate which would also match.

Taking all the above into account it is considered that the proposed extension is acceptable in terms of its impact on visual amenity and would accord with Policy PLP24 (as modified) of the Kirklees Local Plan and advice within the National Planning Policy Framework.

## 3 – Impact on residential amenity:

In terms of overlooking, there are openings proposed within the side elevation of the side extension and side and rear elevations of the rear extension as well as the openings within the faces of the dormer extensions. Given that the property is detached and the openings would not significantly reduce established separation distances due to the limited development proposed, it is not considered that there would be undue harm caused from overlooking.

With regards to overshadowing and being overbearing, due to the location of the extensions within the plot and the siting of surrounding properties, it is not considered that there would be increased harm as a result of the proposals and are therefore considered acceptable.

It is also not considered that the proposed development would be detrimental to the extant Planning Permission for a dwelling on the site.

## 4 – Impact on highway safety:

There would be no impact on highway safety as a result of the proposals.

## 5 – Other matters:

There are no other matters for consideration.

## 6 – Representations:

No representations have been received.

## 7 – 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:** 2019/90141

**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 PLP1, PLP2 and PLP24 (as modified) of the Kirklees Local Plan and advice within the National Planning Policy Framework.

3. The external walls 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 PLP24 (as modified) of the Kirklees Local Plan and advice within the National Planning Policy Framework.

Plans and specifications schedule:-

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location plan			21 <sup>st</sup> January 2019
Existing elevations	HB/2019/01		21 <sup>st</sup> January 2019
Existing floor plans	HB/2019/02		21 <sup>st</sup> January 2019
Proposed floor plans	HB/2019/03 – Rev: C		7 <sup>th</sup> February 2019

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Proposed elevations	HB/2019/04 – Rev: B		7 <sup>th</sup> February 2019
Proposed floor plans	HB/2019/05 – Rev: C		7 <sup>th</sup> February 2019

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. Concerns were raised regarding the raising of the eaves height of the front gable and it was suggested to the applicant that this feature be removed and replaced with a front elevation dormer extension. This amendment was made and amended plans were received on 7<sup>th</sup> February 2019.

**Report Dated:** 14<sup>th</sup> March 2019