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:	2019/62/91520/W
Site Address:	36, Station Road, Honley, Holmfirth, HD9 6LL
Description:	Erection of two storey side extension and rear dormer window
Recommending Officer:	Nick Hirst

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: 25-Jun-2019

Application: 2019/62/91520/W

Site: 36, Station Road, Honley, Holmfirth, HD9 6LL

Proposal: Erection of two storey side extension and rear dormer window

Site Description

No.36 is a semi-detached two storey dwelling faced in stone with a hipped roof covered in blue slate. The dwelling has a detached garage to the side. To the rear of the dwelling is a private garden area. To the front is a garden and driveway connecting to Station Road.

No.36's attached neighbour, no.38, had an original matching design prior to having a two storey side extension.

The area is residential in nature. PROW HOL/22/10 runs along the south-west boundary of the site, connecting Station Road to Gynn Lane.

Construction is ongoing, at the time of writing, of a two storey side extension approved via 2018/92875.

Description of Proposal

The proposal includes the two storey side extension approved via 2018/92875. The previous description of development is as follows;

> *The dwelling's detached garage is to be removed. A two storey side extension is sought. The ground floor of the extension would include an integral garage.*
>
> *The extension is to project 3.45m beyond the side elevation. It is to be flush to the host building's rear elevation. The front, at ground floor level, is to project 0.95m beyond the host building's front elevation while at first floor level it would be flush.*
>
> *The extension's eaves and ridge height are to match that of the host building.*

All materials are to match the host building. Openings are sought on the front and rear elevations, with Rooflights to the rear roof-slope.

The current proposal includes a dormer. It is to be 4.8m wide, 2.25m tall and project a maximum of 3.7m. It would be set 0.3m above the eaves and 0.1m below the ridge. It is to be faced in blue slate tile hanging.

Relevant Planning History

Application Site

2018/92875: Erection of two storey side extension – Conditional Full Permission

Surrounding Area

None relevant to the current proposal.

History of Negotiations

None undertaken.

Representations

Final publicity date expired: 21.06.2019

None received.

Holme Valley Parish Council: No response received.

Consultation Responses

None undertaken.

Planning Policy

Kirklees Local Plan (KLP)

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 27th February 2019).

The site is Unallocated on the LP Policies Map.

- **LP1** – Presumption in favour of sustainable development
- **LP2** – Place shaping
- **LP3** – Location of new development
- **LP21** – Highway safety and access

- **LP24** – Design
- **LP30** – Ecology and geodiversity

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF), published 19th February 2019, and the Planning Practice Guidance Suite (PPGS), first launched 6th March 2014, together with Circulars, Ministerial Statements and associated technical guidance.

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

- **Chapter 2** – Achieving sustainable development
- **Chapter 4** – Decision-making
- **Chapter 11** – Making effective use of land
- **Chapter 12** – Achieving well-designed places

Assessment

The following matters are considered in the assessment below –

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

1 – Principle of development

1.1 – Sustainable Development

NPPF Paragraph 11 and LP1 outline a presumption in favour of sustainable development. Paragraph 8 of the NPPF identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation.

The dimensions of sustainable development will be considered throughout the proposal.

Paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted. This too will be explored.

1.2 – Land allocation

The site is without notation on the KLP Policies Map. LP2 states that;

All development proposals should seek to build on the strengths, opportunities and help address challenges identified in the local plan, in order to protect and enhance the qualities which contribute to the character of these places, as set out in the four sub-area statement boxes below...

The site is within the Huddersfield sub-area. The listed qualities will be considered where relevant later in this assessment.

2 – Impact on visual and residential amenity

The two storey side extension is as previously approved. While acknowledging that the Local Plan has superseded the UDP since the assessment of 2018/92875, officers are satisfied that it remains visually acceptable and complies with the aims and objectives of LP24 in relation to visual and residential amenity.

Turning to the dormer, first considering residential amenity, officers are satisfied that it would not cause harmful overbearing or overshadowing of neighbouring land. Furthermore, it would not allow an outlook that is materially different to the dwelling's existing windows so as to cause an invasion of privacy to neighbouring properties.

Regarding the dormer's appearance and visual amenity, the dormer does have a square appearance, and is close to the ridge, eaves and sides of the dwelling. Officers did consider whether the dormer could be reduced in height to limit its prominence. However, it was identified that lowering the height would compromising the habitability of the room it is to provide.

Given that the dormer is on the rear elevation, and similar scaled and designed dormers could be achieved through permitted development, on balance officers do not raise objections over the appearance of the dormer.

In summary, officers are satisfied that the proposal would not harm either visual or residential amenity, in accordance with the aims and objectives of LP24 and Chapter 12.

3 – Impact on highway safety

No alterations to the site's access are proposed. No works would impact on driver sightlines.

The proposal would change the site from a four-bed to a five-bed dwelling. This is not considered to materially increase demand for off-road parking. Nonetheless the site as proposed would be capable of hosting three off-road parking spaces, which is deemed sufficient for the scale of the dwelling.

Officers are satisfied that the proposal would not harm the safe and efficient operation of the Highway, in accordance with LP21.

3.1 – Impact on PROW

PROW HOL/22/10 runs along the south-west of the site. The proposal would introduce a two storey blank side elevation on a higher ground level adjacent to the footpath. However the extension is positioned further away from the current garage, which is to be removed.

Officers are satisfied that the proposed arrangement would neither harm the amenity or safety of footpath uses.

4 – Other matters

4.1 – Impact on local ecology

The site is within a bat alert layer and the type of development proposed, altering the host building's roof, has the potential to impact on any species present. However, the building is fairly modern with the roofing being in good quality and sealed, with no damage or gaps evident. Therefore officers are satisfied that survey work is not required.

Conversely the NPPF and LP30 seek for applications to result in a net benefit for ecology. As such, if minded to approve, officers are to seek a bat box, to be secured via condition.

4.2 – Time limit

This application includes the erection of a dormer and as such is a standalone permission to that previously approved for a 2 storey extension. A time limit for commencement condition is considered relevant.

5 – Representations

No representations were received.

6 – 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

Application Number: 2019/91520
Decision Authorisation: Delegated Powers
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 Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

3. The external walls and roofing materials of the extensions 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 LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

4. One bat box, in the form of a Schwegler type 1FR woodcrete bat box or similar, shall be installed on the exterior of the dwelling before the hereby approved extension is first occupied. The box shall be installed on a south facing wall, at least 4 metres above the ground and not located above windows or doors. The box shall thereafter be retained.
Reason: In the interests of enhancing the biodiversity value of the site, in accordance with Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

Note: Public footpath HOL/22/10 is adjacent to the development site and must not be interfered with or obstructed, prior to, during or after development works. The Council's public rights of way unit may be contacted by telephone 01484 221000 and ask for Sharon Huddleston or alternatively through email to;

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Existing Grouped Plans and Elevations	04/96 – 01		08.05.2019
Proposed Grouped Plans and Elevations	04/96 – 02	Rev. E	08.05.2019

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 Planning 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 required as the plans as submitted were deemed acceptable.

Report Dated: 24.06.2019