

**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:** 2019/62/93845/W  
**Site Address:** 88, Woodroyd, Golcar, Huddersfield, HD7 4PG  
**Description:** Erection of single storey extensions to side and rear  
**Recommending Officer:** Danielle Cooper

**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: 08-Jan-2020**

## **Officer Report**

### **Site Description**

88 Woodroyd, Golcar, Huddersfield is a two storey semi-detached dwelling, constructed from brick with some white cladding and stone to the front with a concrete tiled gabled roof. The dwelling benefits from amenity space to the rear and a driveway to the side of the host dwelling leading to a detached garage. The dwelling is located in a residential area with similar types of dwellings in terms of their character, design and style to the application site.

### **Description of Proposal**

Permission is sought for the erection of single storey extensions to the side and rear elevations. The extensions would be faced in brick and the side extension would have a tiled roof.

#### Side extension

Projection 1.7m  
Width 7.5m  
Overall Height 3.2m (mono-pitch roof)  
Eaves 2.3m

#### Rear extension

Projection 3m  
Width 3.9m  
Overall Height 3m (parapet roof)

The proposed materials will match those of the existing dwelling.

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

None

### **Relevant Planning History**

None

### **Representations**

The application was publicised by site notice and neighbour notification letter

Final publicity date Expires: 02/01/20

No representations were received

### **Consultation Responses**

No consultation responses received

### **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 on the Kirklees Local Plan.

#### **Kirklees Local Plan (LP):**

- **LP1 Achieving sustainable development**
- **LP2 Place Shaping**
- **LP21 Highway safety and access**
- **LP22 Parking**
- **LP24 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 19<sup>th</sup> February 2019, the Planning Practice Guidance Suite (PPGS) first launched 6<sup>th</sup> 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 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

### **Principle of Development:**

The site is without notation on the Kirklees Local Plan. Policy LP1 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 NPPF.

Policy LP1 goes on further to stating that “the council will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.”

Chapter 2 of the NPPF 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 NPPF. Chapter 2 of the NPPF goes on further to state that:

“to support strong, vibrant and healthy communities, providing the supply of housing required to meet the needs of present and future generations; and by fostering a well-designed and safe built environment”. As well as “making effective use of land”.

In this instance, it can be stated that the principle of development of this application is acceptable. Therefore, the application is subject to the assessment of impacts on visual and residential amenity, as well as highway safety.

### **Impact on visual amenity:**

The single storey side extension is considered acceptable in regards to the scale and design given its modest projection of 1.7m and the principal materials of brick and a concrete sloped roof which marries well with the host dwelling. As such given its small scale, the proposal has been considered subservient to the host dwelling and therefore complies with LP24 of the Kirklees Local Plan.

The proposed single storey extension to the rear has been considered to not lead to any detriment to the visual amenity within the street scene given its hidden location. However it has been considered that the proposed materials would match the host dwelling and a flat roof minimises the overall scale of the structure. Although a flat roof is slightly at odds with the design of the original dwelling, provided matching brickwork is used for the walls it is considered that it will relate acceptably to the existing dwelling. As such the proposal therefore complies with LP24 as the extensions would appear subservient to the host dwelling, are of acceptable appearance and would not result in overdevelopment of the application site.

In summary, the proposals would be of a satisfactory design quality for the reasons set out above and would contribute to the character of the area.

Therefore the proposal would accord with LP24 of the Kirklees Local Plan and Chapter 12 of the NPPF

### **Impact on residential amenity:**

LP24 states that alterations to existing buildings should provide the following: 'high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distance between buildings and the creation of development-free buffer zones between housing ... and means of screening where necessary'.

No. 89 Woodroyd is the attaching dwelling east of the application site, it has been considered that there would be some impact on their residential amenity given the proposed rear extension. As the proposed rear extension would project a modest 3m and have an overall height of 3m, given its small scale, it has been considered that any impact from overshadowing & overbearing would not be detrimental to the occupants of no. 89. It would result in the shading of part of the rear garden and the rear window at ground floor level from mid-afternoon onwards but there would still be an open outlook due south.

In regards to overlooking as there isn't any proposed openings on the east side elevation of the proposed rear extension, it has been considered that the impact from the proposed openings on the rear (south) elevation would not be materially greater than the existing openings on the rear elevation. In addition, as there is small fence and some shrubbery along the boundary treatment which separates the two dwellings to the rear. There already is an existing open relationship in regards to overlooking, therefore it has been considered that the impact would not be significant. As such the proposed rear extension would not be detrimental to the residential amenity of the no. 89 Woodroyd.

No. 87 Woodroyd is the neighbouring dwelling west of the application site. It has been considered that there would be very limited impact on their residential amenity. It is noted that the neighbouring dwelling is on much higher land given the topography of the area. Therefore, it has been considered that the single storey side extension would not lead to any detriment in regards to overbearing/overshadowing due to the topography of the site and the small scale development. As the only opening on the side elevation of the side extension would be a door, it has been assessed that there would be no adverse harm with overlooking onto no.87. The windows in the side elevation of the rear extension would look onto the retaining wall separating the application site from no 89. As such it has been considered that the residential amenity of no. 87 would not be unduly significant.

In regards to the neighbouring dwellings adjacent from the rear and front elevations of the host dwelling, it has been assessed that any harm on their residential amenity would be insignificant given the considerable separation distance in-between these dwellings and the host dwelling.

For the reasons set out above, it is considered that the proposal is acceptable in respect of residential amenity and against LP24 (b) and (c).

**Impact on highway safety:**

The proposals would result in the loss of parking spaces as the driveway would be compromised for the side extension. It has been assessed that there would still be one available on-site parking space, with the potential to create a second space forward of the dwelling if required (it would require some regrading works). There is also potential to park on street if required. It is considered that the proposed development would not have an undue impact on highway safety and would accord with Policy LP21 of the Local Plan.

**Other Matters:**

No other matters

**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:** 2019/93845

**Officer Recommendation:** Full Conditional Approval

### 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 Policy LP24 of the Kirklees Local Plan.

3. The external walls and, for the side extension, 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 PLP24 of the Kirklees Local Plan.

Plans and specifications schedule:-

| Plan Type                                                | Reference | Version | Date Received |
|----------------------------------------------------------|-----------|---------|---------------|
| Location Plan                                            | -         | 1       | 02/12/19      |
| Block Plan                                               | -         | 1       | 02/12/19      |
| Existing Elevations                                      | 03        | 1       | 02/12/19      |
| Grouped Plans and Elevations                             | 01        |         |               |
| Proposed Floor Plans                                     | 02        | 1       | 02/12/19      |
| Proposed Floor Plans                                     | 07        | 1       | 02/12/19      |
| Proposed Elevations                                      | 04        | 1       | 02/12/19      |
| Proposed Elevations                                      | 05        | 1       | 02/12/19      |
| Proposed Floor Plan and North-West (east) Side Elevation | -         | 1       | 20/12/19      |

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 amendments have been sought as it was considered that the application was acceptable in its submitted format.

**Report Dated:**

08/01/20