

**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: 2020/62/90172/W
Site Address: 404, Bradley Road, Bradley, Huddersfield, HD2 1PS
Description: Erection of single storey extension
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: 12-Mar-2020

Officer Report

Site Description

404 Bradley Road, Bradley, Huddersfield is a two-storey detached dwelling, constructed from stone and rendered with a concrete tiled gabled roof. The dwelling benefits from two separate single storey lean-to structures on the side elevation. The dwelling benefits from amenity space to the rear and a detached single garage with hard standing in front. The site is located in a residential area with a mix of dwellings in terms of their character style and design to the application site.

Description of Proposal

Permission is sought for the erection of a single storey wrap round extension. The proposed extension will accommodate a garage, W.C, utility room and kitchen. It would result in the removal of existing single storey elements to the side of the property.

The extensions will be constructed from stone and render with concrete tiles on part hipped, part gable mono-pitch roof forms. Upvc windows and doors will be inserted as indicated on the submitted plans. Roof lights will also be inserted.

The existing single storey side lean to's will be demolished.

Side extensions

The proposed side extensions vary in size.

Front side

The projection of the proposed side extension would be 4.6m from the original side elevation of the dwelling and would have a length of 6.9m. The height to the eaves are 2.7m and the overall height would be 3.9m. There would also be a canopy across the front of this element.

Rear Side

The projection of the proposed rear extension would be 3.1m from the original side elevation and would have a width of 4.4m. The height to the eaves are 2.7m and the overall height would be 3.5m.

Rear extension

The projection of the single storey extension would be 3m from the original rear elevation and would have a width of 7.4m. The height to the eaves are 2.7m and the overall height would be 3.5m.

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: 19/02/20

No representations received

Consultation Responses

No consultation responses

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 27th 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 19th February 2019, 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 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 NPPF provides guidance in respect of design in chapter 12 (Achieving well designed places) with 124 providing an overarching consideration of

design stating 'the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'.

Kirklees Local Plan policies LP1, LP2 and importantly, LP24 are all also relevant. All the policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive.

LP24 states that all proposals should promote good design by ensuring the following:

'the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape' and that 'extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers'.

The proposed development would result in a wrap round extension. Although these would alter the appearance of the dwelling, they are all single storey and modest in scale – when assessed against the mass of the original dwelling. They would appear sympathetic in scale to the host property, complying with LP24.

The front portion of the side extension will have an increased height and projection than the existing lean to it replaces. It would elongate the dwelling towards no. 402 but would still be set around 3m from the boundary with this property. The main part of the dwelling would still dominate and the function of the accommodation, garage, assists with retaining this as a subservient addition to the original dwelling.

The other elements of the extension are smaller in scale. They would form modest extensions to the host dwelling and would be respectful of its design.

The proposed use of materials of stone will match the host and neighbouring dwellings and will therefore keep in with the existing materials within the immediate area. Furthermore, the inclusion of a mono-pitch roof forms will marry acceptability with the existing roof, and the structures it would replace ensuring that the visual amenity of the application site is protected. The proposed windows and doors to the side and rear of the extension raise no concerns regarding their visual impact. The proposed roof lights will also add some interest to the simple design proposed and therefore will not cause any undue harm to the visual amenity of the application site given that it is to the rear. A condition will be imposed to ensure the walls of the extensions and roof match the existing materials of the host property.

In summary, the proposed extensions 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. 402 Bradley Road is the neighbouring dwelling east of the application site, it has been assessed that there may be some impact on their residential amenity. This property is a bungalow on a lower ground level and there are two side facing windows and a glazed door looking towards the application site. As such the impact of the extensions would be exacerbated. However, in mitigation, there would still be a separation of 3m to the boundary with this property and an existing garage removed. There is substantial boundary treatment between the two properties, the scale of the development is single storey, and the mono-pitch roof form further reduces the mass of the extension away from this property (as does the present structure). In regards to the proposed openings to the rear, it has been considered that given the existing boundary treatment and there being existing openings on the rear elevation, the new openings would not cause a materially greater impact than the existing relationship with overlooking. As such it has been considered that the proposed development would not cause a significant impact on no. 402's residential amenity.

No. 410 Bradley Road is the neighbouring dwelling west of the application site, it has been considered there would be a limited impact on this property. It is on a higher ground level and has a rear extension which projects a considerable distance beyond the original rear elevation of the property. Given this the proposed rear extension would not be seen from the rear garden of no. 410 and therefore this structure will not overbear or overshadow no. 410. In regards to overlooking, given the existing relationship shared by the two dwellings, the new openings to the rear would not be materially greater than the existing arrangements on the host dwelling. As such it has been considered that the proposed development would not cause any adverse harm to the residential amenity of no. 401.

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

Impact on highway safety:

The proposed development would not increase the number of bedrooms on site, however the proposed development will convert the existing kitchen back into an internal garage. Therefore, it has been assessed that the dwelling would be able to fit at least 3 parking spaces on site. As such it has been considered that the highway safety and provision of parking is acceptable and complies with Policies LP21 and LP22 of the Kirklees Local Plan.

Other Matters:

Climate change credentials - On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan pre-dates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

In this instance the application proposes a wrap round single storey side and rear extension that is constructed from stone. Stone is considered to be an eco-friendly building material that is durable and completely recyclable. In addition, the insertion of roof lights will allow natural light into the building which will reduce the use of artificial light. Therefore, the proposal will comply with LP24 (d) of the Kirklees Local Plan.

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: 2020/90172

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. Notwithstanding the details set out in the application form, the external wall forming the front elevation of the single storey extensions hereby approved shall be constructed from stone which in all respects matches those used in the construction of the existing building.

Reason: In the interest of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan and the aims of the National Planning Policy Framework

4. Notwithstanding the details set out in the application form, the roof material of the hereby approved single storey extensions shall in all respects match that 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 the aims of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	-	1	24/01/20
Existing Side and Front Elevations	1950.4	1	23/02/20
Existing Rear and Side Elevations	1950.5	1	23/02/20
Existing Ground Floor Plan	1950.2	1	23/02/20
Existing First Floor Plan	1950.3	1	23/02/20

Plan Type	Reference	Version	Date Received
Proposed Front and Side Elevations	1940.4	1	23/02/20
Proposed Rear and Side Elevations	1950.5	1	23/02/20
Proposed Ground Floor Plan	1950.2	1	23/02/20

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: 12/03/20