

09^h April 2020

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Dear Planning Services,

Planning Application Submission for the erection of a single storey rear extension and associated works at 7a Hassocks Lane, Honley.

Introduction

Please find enclosed documents that contain the submission documents for the above application submitted on the planning portal with reference number PP-08645585.

The planning application seeks permission the erection of a single storey rear extension and associated works at 7a Hassocks Lane, Honley. The main elements of the development can be described as follows:

- Single Storey Rear Extension
- Outdoor terrace/decked area
- External Stair leading up to Balcony above the proposed extension
- Internal re-configuration in bedroom wing and central areas of the existing dwelling
- New window and door openings on rear elevation providing light or access to Bedroom 1 / Cloakroom

It will be noted that the host property has had its permitted development rights removed by virtue of a restrictive condition on planning permission ref. 95/90754. Therefore, only the proposed balcony and associate stairway are forms of development that would not normally be considered to be permitted development.

Planning Policy

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 without notation on the Kirklees Local Plan. Kirklees Local Plan:

- LP 1 – Achieving sustainable development
- LP 2 – Place shaping
- LP 24 – 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

Planning Assessment

The site is without notation on the Kirklees 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 LP1 goes on further to stating that: *“The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.”*

In this case, it can be stated the principle of development is acceptable subject to the assessment of impacts on visual and residential amenity.

Visual Amenity

The proposed development would result in a single storey extension which would be located to the rear of the property. The extension would have a limited impact on the site frontage as the works would be isolated to the rear of the property.

The extension is single storey in height and subservient in terms of height when viewed against the backdrop of the two storey dwelling. The construction materials would match the host property and the fenestration details as shown on the submitted plan are considered to be acceptable.

It is also noted that the extension is only modest in size and as such is not considered that the development would result in an overdevelopment of the site. The proposal is therefore considered to be acceptable and would comply with Policy LP24 of the Kirklees Local Plan and advice within the NPPF

Residential Amenity

In terms of residential amenity, the relatively isolated location of the property, and the fact that there are no dwellings located to the rear, means that there would be no concerns relating to overlooking, particularly with respect to the proposed balcony.

Similarly, due to the relationship the host property holds with its neighbours, it is clear that the development would have no impacts on nearby residents' amenity. There would also be no harm occurring on the residents of the host property itself as a result of the overdevelopment of the site.

Taking into account all the above, it is considered that the proposal is acceptable from a residential amenity perspective and would accord with both local and national policy.

Conclusion

To conclude, it is considered that the development would constitute sustainable development that would result in no harm in terms of its character and appearance and residential amenity. It is therefore requested that the planning application be approved without delay.

Please contact me should you have any queries.

Yours faithfully,

Matthew Mortonson

Associate Planner