

**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: 2020/62/92089/W

Site Address: Underhill, 178, Lamb Hall Road, Longwood,
Huddersfield, HD3 3TH

Description: Erection of glazed porch to front

Recommending Officer: Tom Hunt

DECISION – Full Conditional 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.

Neil Bearcroft

AUTHORISED OFFICER

Date: 05-Oct-2020

Officer Report

Site Description

Underhill, 178, Lamb Hall Road, Longwood, Huddersfield, HD3 3TH

Underhill, 178 Lamb Hall Road is a two-storey, detached dwelling with a garage, located within the Green Belt together with garaging and private access. The property faces out to the road with no nearby neighbours to the west, north or east.

Materials in construction consist of natural coursed stone, zinc gable roof and dark grey aluminium windows and door. The south elevation facing onto Lamb Hall Road has a pre-existing L-shaped low stone wall 0.6 metres in height, protecting the front doorway entrance from the driveway measuring approximately 2 metres width by 1.2 metres depth. Due to the sloping elevation of the site and driveway, the low wall is built up to a straight wall line and is unobtrusive.

Description of Proposal

Permission is sought for the erection of glazed porch to front.

It is proposed to retain the low wall (2 metres width by 1.2 metres depth) and to install grey aluminium framing glass panels atop which harmonise with the existing materials to erect a front door porch. The proposed lean-to roof would be the same grey aluminium framing measuring approximately 2.3 metres to roof ridge height and eaves 1.6 metres to ground. This will be one storey in relation to the two storey host dwelling.

History of negotiations/amendments received

None.

Relevant Planning History

2016/90047 – Discharge of conditions 3,6,10 & 12-16 on previous planning permission 2015/90002 for erection of one dwelling and garage, alterations to access and demolition of existing building. **Decision:** DCA - DISCHARGE OF CONDITION(S) APPROVED. **Decision date:** 16/03/2016.

2015/90002 -- Erection of one dwelling and garage, alterations to access and demolition of existing building. **Decision:** FC - CONDITIONAL FULL PERMISSION

Decision date: 10/04/2015.

2014/90298 -- Alterations and extensions to convert stables into dwelling with formation of new access. Withdrawn. **Decision Date:** 26/11/2014.

Representations

The application was advertised by site notice, neighbour letter and an advert in the press due to the sites location within proximity to a footpath.

Final publicity date Expires: 28th August 2020.

No representations have been received to date.

Consultation Responses

No technical consultees 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 27th February 2019).

The site is allocated as Green Belt on the Kirklees Local Plan

Kirklees Local Plan (LP):

- **LP 1 – Achieving sustainable development**
- **LP 2 – Place shaping**
- **LP21 – Highways and access**
- **LP 24 – Design**
- **LP57 – The extension, alteration or replacement of existing buildings**

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

1 – Principle of development:

The site is located within the Green Belt and therefore the impact of the development on the Green Belt needs to be carefully considered along with Policies in Chapter 13 of the NPPF and Policy LP57 of the Local Plan. The extension and alteration of existing buildings can form acceptable forms of development under paragraph 145 of the NPPF and Policy LP57 provided that:

“in the case of extensions the original building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extensions and of other associated buildings will be taken into account. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building”

In this case it is considered that the original building remains the dominant element of the property and the extension would not represent a disproportionate addition given the small scale of the extension. The impact of the development on the Green Belt is therefore considered to be acceptable.

2 – Impact on visual amenity:

In terms of visual amenity, general design considerations are set out in Policy LP24 of the Local Plan and Chapter 12 of the NPPF, which seek to secure good design in all developments by ensuring that they respect and enhance the character of the townscape and protect amenity.

The proposed porch would be at the southern elevation situated facing Lamb Hall Road and the property is considerably set back minimising its impact. The porch would be regarded as a minor and modest development building on the low stone wall and being subservient to the host property as an addition.

The proposed construction materials are specified as coursed natural stone and grey aluminium window and doors to match the existing building's materials. While not duplicating the zinc roof for the porch, the glazed lean-to

roof form would still be in keeping with the host property and considered to be acceptable.

Taking into account all the above, the proposal is acceptable in terms of its impact on visual amenity and would accord with Policy LP24 of the Kirklees Local Plan and advice within the National Planning Policy Framework.

3 – Impact on residential amenity:

The impact of the proposal on the amenity of surrounding properties and future occupiers of the dwellings needs to be considered in relation to Policy LP24 of the Local Plan which seeks to “*provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings.*”

Overlooking – The proposed porch will face north with no direct/undue impact on neighbouring amenity due to its outlook.

Overshadowing/overbearing – Given that the porch clearly reads as subservient to the property with a lean-to roof minimising shadowing; it is not considered that the extension would cause such harm that there would be justification to refuse the application on this basis.

In light of the above it is considered that the proposal is acceptable in terms of residential amenity and would accord with Policy LP24 of the Kirklees Local Plan and advice within the National Planning Policy Framework.

4 – Impact on highway safety:

The proposed porch would not adversely affect the existing parking spaces within the site and therefore would not cause additional harm to highway safety. The proposal would also not impact on the PROW within proximity of the site.

5 – Other matters:

Climate Change - 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.

Due to the limited nature of the development proposed, it is not considered that specific mitigation measures are required to facilitate this development.

6) Representations

No representations have been made.

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: 2020/92089

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 Policy LP24 of the Kirklees Local Plan.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan			21/7/2020
Plans – Grouped Plans and Elevations			21/7//2020

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. The application as submitted was considered to be acceptable and no further information was required.

Report Dated: 5/10/2020