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: 2020/62/92277/W

Site Address: 85, Greenhead Road, Huddersfield, HD1 4EZ

Description: Erection of front porch

Recommending Officer: Laura Yeadon

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: 23-Oct-2020

Officer Report

Site Description

85 Greenhead Road is a semi-detached property which is two storeys in height, finished in white render with a tiled roof. The property is set down and set back from the roadside, separated by a front garden. There is a driveway to the side which leads to a detached double garage with a larger garden located to the rear. Style of the property is such that part of the width of the dwelling has a forward projection front elevation with the eaves height being at single storey level with a dormer constructed within the first floor. The surrounding area is predominantly residential.

Description of Proposal

Permission is sought for the erection of a porch.

The porch would be located on the front elevation of the property on the projecting section of the dwelling. The porch would be set in from the side elevation of the property by 0.7 metres and would project 1.8 metres from the front elevation with an eaves height of 2.4 metres with the width being 3.5 metres. The proposed construction materials would be render and cedar wood for the walls and grey dark cladding for the roof.

History of negotiations/amendments received

Concerns were raised regarding the awkward design of the porch with particular regard to the roof. As a result, amended plans have been submitted.

Relevant Planning History

No history

Representations

Final publicity date expired: 11th September 2020 – no representations received

Parish/Town Council comments – not applicable

Consultation Responses

None 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 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
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Assessment

The following matters are considered in the assessment below –

1) Principle of development
2) Impact on visual amenity (including any heritage considerations)
3) Impact on residential amenity
4) Impact on highway safety
5) Other matters – e.g. trees/ecology (e.g. bats)
6) Representations
7) Conclusion

<u>1 – Principle of development:</u>

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 National Planning Policy Framework. 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 and highway safety.

2 –Impact on visual amenity:

The proposed porch would be located on the front elevation of the property and would be single storey in height and therefore considered to be subservient. The roof has been amended to sit under the eaves resulting in a shallow lean-to roof line. The walls are proposed to be rendered to match the host building and the roof is proposed to be clad which, in this instance is considered to be acceptable. Openings are proposed within the front and side elevation with door within the side elevation facing the driveway. There is a large front extension on the attached neighbouring property and therefore the addition of a porch with a large projection would not be out of keeping.

Taking into account the above, as amended, it is considered that the proposal is acceptable from a visual amenity perspective in accordance with both local and national policy.

3 – Impact on residential amenity:

With regard to residential amenity, two windows would be located within the front elevation, one window in the side elevation facing the attached property and a door is proposed in the side elevation facing the driveway. Whilst there is a window in the side elevation facing No. 83, the porch would be set in from the shared boundary by 3.7 metres and the porch is a non-habitable room. As such, there are minimal concerns. In terms of overshadowing, due to being set in from shared boundary and due to being single storey in height, it is not considered that the development would give rise to significant harm. It is not considered that harm would be caused to the adjacent property, No. 87.

Therefore, the proposal would accord with Policy LP24 with regard to residential amenity and is considered to be acceptable.

4 – Impact on highway safety:

None

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 overall size and scale of the proposal, mitigation measures are not required in this instance.

6 – Representations:

None

7 – 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: 2020/92277

Officer Recommendation: Approve

Conditions

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 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 Policies LP1, LP2 and LP24 of the Kirklees Local Plan.

3. The external walls of the porch 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 advice within the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan			28th July 2020
Proposed site plan			28th July 2020
Existing elevation – right side			19th October 2020
Existing elevation – front			19th October 2020
Existing elevation – left			19th October 2020
Existing floor plan			19th October 2020
Existing floor plan layout			19th October 2020
Proposed elevation – right			19th October 2020
Proposed elevation – front			19th October 2020
Proposed elevation – left			19th October 2020
Proposed floor plan layout			19th October 2020
Proposed elevations – front, left, right views			19th October 2020
Proposed elevations – Perspective View 1 and 2			19th October 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 Concerns were raised regarding the awkward design of the porch with particular regard to the roof. As a result, amended plans have been submitted.

Report Dated: 21st October 2020

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