

**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: 2020/62/92918/W

Site Address: 14, Redwood Drive, Bradley, Huddersfield, HD2 1PW

Description: Erection of single storey rear extension and formation of new front entrance

Recommending Officer: Lucy Taylor

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: 27-Oct-2020

Officer Report.

Reference: 2020/92918

Location: 14 Redwood Drive, Bradley, Huddersfield, HD2 1PW

Proposal: Erection of single storey rear extension and formation of new front entrance.

Site Description.

14 Redwood Drive is a two storey detached property located in Bradley, Huddersfield. It is constructed of brick and has a tiled hipped roof. The property is located within a residential area with surrounding properties sharing a similar design. The surrounding properties are detached, constructed of brick and have hipped roofs. Extensions and exterior alterations are not uncommon amongst properties in the area.

Description of Proposal.

Proposed rear extension and formation of new front entrance.

Erection of Single Storey Rear Extension:

The proposed extension is to be erected at the rear of the property and project 4.5 metres from the rear wall of the dwelling. The total height of the proposed extension is 3.53 metres from external ground level. Bricks will be used to construct the extension and therefore, match the existing materials of the dwelling. The proposed lean to roof will be constructed of tiles, therefore also in keeping with the design of the original property. This extension would replace an existing conservatory.

The extension proposes the installation of three velux windows within the lean to roof as well glazed doors on both the side elevation facing the garden and rear of the extension. All will be constructed using UPVC and therefore, will match the windows and doors of those on the main dwelling.

New Front Entrance:

The plans for a new front entrance propose that the location of the front door and one of the front facing windows interchange. The plans propose that the previously enclosed porch becomes open, but that the small hipped roof, originally over the door, remains in place but over the window. The

construction of both the new front entrance and window will be in keeping with the original design of the house, made from UPVC.

Furthermore, additional glazing will be added either side of the new front entrance. However, the construction materials of these small windows will be in keeping with the other windows on the property and constructed from UPVC.

History of Negotiations.

No negotiations have taken place and no amended plans have been sought or submitted.

Relevant Planning History.

Similar applications have been made nearby to the site:

- **2019/93285** – 66 Redwood Drive. Erection of first floor extension. *Granted in 2019.*
- **2017/91858** – 44 Redwood Drive. Erection of single storey rear extension and alterations to garage. *Granted in 2017.*
- **2016/93577** – 38 Redwood Drive. Erection of first floor side extension, conversion of integral garage to habitable accommodation, erection of single storey rear extension and demolition of existing conservatory. *Granted in 2016.*
- **2016/90462** – 40 Redwood Drive. Erection of single storey rear extension and alterations to integral garage to from living accommodation. *Granted in 2016.*
- **2015/91310** – 4 Redwood Drive. Erection of single storey conservatory and porch. *Granted in 2015.*
- **2014/92727** – 42 Redwood Drive. Erection of single and two storey extensions. *Granted in 2014.*
- **2014/91201** – 40 Redwood Drive. Erection of first floor extension. *Granted in 2014.*
- **2004/91642** – 11 Redwood Drive. Erection of first floor extension. *Granted in 2004.*

Representations.

We are currently undertaking statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, we have publicised this application via neighbour notification letters which expired on 23rd October 2020 – no representations received.

Consultation Responses.

No consultations were deemed necessary for this proposal.

Policy/Legislation.

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:

- **LP1** – Achieving sustainable development
- **LP2** – Place shaping
- **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 February 2019, together with Circulars, Parliamentary 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 that will be considered as part of the assessment of the proposal are set below. These considerations will be looked at in detail individually:

- 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

1. 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 state 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.”

In terms of extending and making alterations to a property Policy LP 24 of the Kirklees Local Plan will be used to assess, in conjunction with Chapter 12 of the National Planning Policy Framework regarding design.

In the case of this application, the principle of development is acceptable and shall be assessed against other material planning considerations below.

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 proposal refers to the erection of a single storey extension at the rear of the property. As the extension is single storey in height it is subservient when viewed against the two storey property and is not of an obtrusive height therefore, does not dominate the rear of the dwelling. In addition, the construction materials and the fenestration details of the rear extension are considered to be acceptable and in keeping with the host property and would not detract from the architectural style of the main dwelling. The proposed extension would relate to the style of appearance of the host dwelling better than the existing conservatory.

The new front entrance will not increase the size and scale of the front elevation of the property, the proposal suggests that the porch will become open rather than be enclosed as it was before, therefore, the footprint of the front of the property will not increase in size. The new entrance door and glazing will be in keeping with the fenestration on the main dwelling and therefore, is in keeping with the architectural style of the dwellinghouse in its entirety.

Overall, all the proposed alterations to 14 Redwood Drive are in keeping with the streetscene and will be a neutral addition to the residential environment.

Taking into account all of the above, it is considered that the proposed extension and alterations would comply with local, national and emerging policies in relation to design.

3. Impact on Residential Amenity:

The impact of the development on each of the surrounding properties will be assessed in turn.

- *12 Redwood Drive* - This property is located to the North of the boundary site. Due to the small scale in size of the single storey extension it would not result in undue overbearing or overshadowing. It is noted that the side elevation will present a solid wall to the neighbours but the existing boundary treatment and landscape would serve to mitigate the impact. In addition, boundary treatment in the

form a fence and shrubbery will reduce any impact on privacy from the erection of glazing on the rear extension. However, it should also be noted that the effects of privacy will be diminished as the amount of glazing will be less on the proposed rear extension than the current conservatory. Finally, the exterior alterations on the front of 14 Redwood Drive will not affect this neighbouring property because the changes are merely aesthetic and do not increase the size or scale of the front elevation of the dwelling.

- *16 Redwood Drive* – This property is located to the South of the boundary site. Due to the small scale in size of the single storey extension, its separation from the boundary with this neighbouring property and the similarity to the scale of the existing conservatory it would not result in undue overbearing or overshadowing. In addition, boundary treatment in the form a fence and shrubbery will reduce any impact on privacy from the erection of glazing on the rear extension (this would replicate the openings in the conservatory in any case). Finally, the exterior alterations on the front of 14 Redwood Drive will not affect this neighbouring property because the changes are merely aesthetic and do not increase the size or scale of the front elevation of the dwelling. Furthermore there is a small hedge between the front boundary of both properties, further preventing any negative impacts from the proposed frontal alterations.
- *10 The Green* – This property is located to the West of the application site and therefore, overlooks the rear of the dwelling. In addition to the extension been single storey and therefore small in scale and size there is also a significant separation distance between the two properties and therefore, the erection of the proposed single storey rear extension, replacing the conservatory, will not cause any undue overbearing or overshadowing. Furthermore, there is boundary treatment in place between these two properties in the form of a fence, which in turn, will further mitigate any potential negative impacts from the extension on the neighbouring property.

4. Impact on Highway Safety:

The erection of a rear extension and new front entrance will not increase car usage or reduce the capacity of car parking to the property. Therefore, the proposal is considered to have no impact on highway safety and as such complies with Policies LP22 and LP24 of the Local Plan.

5. Other Matters

Bats

The application site lies within the bat alert layer on the Council's GIS system. As such, careful attention has been paid when looking for evidence of bat roof potential.

In this instance, the property appeared well sealed around the eaves and roof area and it was judged unlikely to contain roosting bats. The proposed development would not affect the roof of the original dwelling. Even so, as a

cautionary measure, a note will be added to the decision notice stating that if bats are found development shall cease and the advice of a licensed bat worker sought. This is to accord with the aims of Chapter 15 of the NPPF.

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 predates 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 case, due to the nature of the proposal it is not considered reasonable to require the applicant to put forward any specific resilience measures.

6. Representations:

No representations received.

7. Conclusions.

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: 2020/92918

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.

3. The external walls and roofing materials of the extension 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.

Note: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2010. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Grouped Plans and Elevations	01 – Plans and elevations as existing and proposed	1	4/9/20

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. The applicant was not contacted during the course of the application as the proposal was considered acceptable in its submitted form.

Report Dated 26/10/2020