

**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: 2020/62/93166/W

Site Address: 14 , Hollin Hall Lane, Kirkheaton, Huddersfield, WF14 8EU

Description: Erection of two storey rear and single storey side and front extensions

Recommending Officer: Ellie Worth

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: 05-Jan-2021

Officer report

Site description

14 Hollin Hall Lane is a detached two storey dwelling that is constructed from stone and render and is designed with a double gable roof, finished in natural stone. The property also benefits from a front porch alongside single storey extensions to the side and rear. To the rear of the site are detached outbuildings in which appears to be within a dilapidated state. Access to the property is taken off Hollin Hall Lane onto the drive to the side (west) of the property.

The site is situated within the Green Belt on the Kirklees Local Plan and is bounded by open undeveloped fields. The nearest residential property is no. 2 Hollin Hall Lane in which is situated to the East.

Description of development

The applicant is seeking permission for the erection of a two storey rear and single storey side and front extensions. The measurements of the proposal are as follows:

Single storey front extension:

- 2.5m in height to the eaves; 3.4m in overall height
- 2.1m in width
- 1.5m in projection

Single storey side extension:

- 2.4m in projection
- 2.5m in height to the eaves; 3.8m in overall height
- 4.6m in length

Two storey rear extension:

- 4.2m in projection
- 6.5m in width
- 4.4m in height to the eaves; 6m in overall height

The extensions will be constructed from natural stone with stone slate roofs. The new windows and doors will be constructed from UPVC to match. Internally the works will provide additional living accommodation for the occupants. The detached outbuildings to the rear of the site will also be demolished as part of this permission.

Parking will be retained on the driveway/hardstanding to the side (west) of the site.

History of negotiations/amendments sought

No discussions have been held during the course of the application.

Relevant Planning History

At the application site:

2016/91534 Erection of two storey and single storey extensions and detached double garage – Granted

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 the 6th November 2020.

As a result of the above publicity, no representations have been received.

Kirkburton Parish Council: No comment

Consultation responses

KC HSE Executive: Do not advise against the granting of planning permission.

Kirklees Local Plan:

- LP 1 – Achieving sustainable development
- LP 2 – Place shaping
- LP 21 – Highway safety
- LP 22 – Parking
- LP 24 – Design
- LP 53 – Contaminated and unstable land
- LP 57 - Extension, alteration or replacement within Green Belt

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 design places
- Chapter 13 – Protecting the Green Belt
- Chapter 15 – Conserving and enhancing the natural environment

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 highways
5. Other matters
6. Representations
7. Conclusions

1.Principle of development

As set out above, the site is located within the Green Belt and therefore the principle of extending an existing dwelling within the Green Belt needs to be considered. Policy LP57 of the Kirklees Local Plan states that extensions within the green belt, are normally acceptable provided that the host property remains the dominant element in terms of size and overall appearance. The policy further states that the cumulative impact of previous extensions and other associated buildings should also be taken into account when new development within the green belt is put forward.

These aims are also set out in Chapter 13 of the NPPF, which states that the Government considers the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, with the essential characteristics of Green Belts being their openness and permanence. Paragraph 145 of the National Planning Policy Framework (NPPF) also outlines that alterations and extensions to an existing building could be supported provided that it does not result in disproportionate additions over and above the size of the original building.

As such, a review of historic maps has been undertaken. Whilst the extensions proposed would be relatively large in scale, it is clear that most of the building that stands on the site is the original, including the existing dwelling along with the garage and outbuildings. This has also been established within the previous 2016 application.

Furthermore, the previous approved 2016/91534 application for the erection two storey and single storey extensions and a detached double garage is a material consideration which therefore establishes the principle of having additional bulk and massing at the site. Nonetheless, it has been noted that the modified scheme would increase the projection of the rear extension by 0.5m compared to the works previously approved. However, the submitted details do not include the detached garage and therefore the volume of the development would be significantly less than previously approved.

Alongside the above, the works proposed would be within the existing cluster of development and therefore would not have an increased impact upon openness. For these reasons, the proposal on balance, would retain a subservient appearance to the host property and would not result in a disproportionate addition to the dwellinghouse.

Notwithstanding the above, it is considered necessary to remove permitted development rights at the site in order to comply with Policy LP57 of the KLP and the aims of Chapter 13 of the NPPF. This would protect the openness of the Green Belt from disproportionate additions (cumulatively) to the original building.

2. Impact on visual amenity

It has been considered that the proposed extensions would appear subservient to the host property, as the front and side extensions would be retained at single storey with a relatively small footprint. The two storey rear

addition would also benefit from a dual pitch design and would not exceed the existing ridge roof height on the host property. The development proposed would also not result in the overdevelopment of the site, as the property is centrally placed within a spacious plot. The existing outbuildings to the rear, will also be demolished as part of this proposal.

Front porch

The design of the front porch has been considered acceptable in terms of visual amenity, as it would benefit from a dual pitch roof. This simple form of development would harmonise well with the original property and have a satisfactory impact. The extension will be constructed from natural stone and will replace the existing white UPVC.

In terms of openings, a door will be inserted into the front elevation, alongside two elongated windows within the side elevations. These have been considered acceptable from a visual perspective, as they would have a similar visual finish to those that already exist on the host property.

Single storey side extension

The design of the side extension has been considered acceptable in terms of visual amenity, as it would be sensitive to the character and setting of the green belt in accordance with Policies LP24 and LP57 of the KLP. This is due to the fact that it would again, follow a simple form of development and would benefit from a shallow lean to roof.

In terms of fenestration, this aspect has been considered acceptable, as the openings proposed would be of a similar design and form to those that already exist, with stone heads and cills. A roof light will also be inserted into the roof, in order to allow more natural daylight into the utility room.

Whilst it is appreciated that the extension would extend beyond the eastern facing side elevation, it would not result in an undesirable terracing effect as the land adjacent is designated green belt. The works proposed will also be retained at single storey and therefore will comply with Policy LP24 of the KLP.

Two storey rear extension

Turning to the rear, the works would have a ridge and eaves height similar to that on the existing property. This has been considered acceptable from a visual perspective, as the works would not dominate the original dwelling. Furthermore, the materials proposed are natural stone with a tiled roof to replicate the material pallet on the existing dwelling.

With regards to openings, the plans show several new windows alongside a bi-folding door to be inserted into the extension. These have been considered satisfactory, as the additional glazing will provide long distance views of the countryside. The bi-folding door will also create a more contemporary, easily accessible space. The stone heads and cills will also enhance the design features on the existing property.

Having taken into account the above, the proposed extensions would be of a satisfactory design quality for the reasons set out above and would be sensitive to the character and setting of the green belt in accordance with Policies LP24 and LP57 of the Kirklees Local Plan.

3. Impact on residential amenity

Given the site's rural location, the nearest dwelling is no. 2 Hollin Hall Lane. In this case, there would be a substantial separation distance of approximately 46m to the nearest elevation at these neighbours, alongside 26m to what appears to be no.2's domestic curtilage. As such, officers are satisfied that there would be no material overbearing, overshadowing and overlooking. Therefore, the proposal is not considered to result in any adverse impacts on the amenities currently enjoyed by the occupiers of this property. This is to accord with Policy LP24 of the KLP.

4. Impact on highway safety

Whilst the proposal has the potential to intensify the domestic use at the property, the submitted block plan shows the substantial driveway to the west to be retained. This will provide adequate parking for at least 3 cars including space to turn within the site.

Therefore, officers are satisfied that there would be no additional impact on highway safety or parking, in accordance with Policies LP21 and LP22 of the KLP.

5. Other matters

Health and safety

The application site falls within the outer zone of a hazardous material site. As such, KC Health and Safety Executive have been formally consulted. In this instance no objections are raised, to prevent the granting of planning permission, in accordance with Policy LP53 of the KLP.

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 is not considered reasonable to require the applicant to put forward any specific resilience measures. However, it has been noted that the extensions would be constructed from stone in which is considered to be a natural material that will blend into the

site's rural setting. The use of large areas of glazing in habitable rooms helps to reduce the use of artificial light and improves passive solar gain.

6. Representations

None received.

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 materials considerations. It is considered that the development would constitute to sustainable development and is therefore recommended for approval.

Recommendation Approve

Decision Authorisation - Delegated Powers

Application Number: 2020/93166

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, in the interests of the protection of the openness of the Green Belt, and to accord Policy LP1, LP2, LP21, LP22, LP24, LP53 and LP57 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

3. The external walls of the extensions hereby approved shall be constructed from natural stone to match the stone used in the construction of the existing building, in accordance with the details show on the approved plan.

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.

4. The external roofing materials of the extensions hereby approved shall in all respects match those used in the construction of the existing building, in accordance with the details shown on the approved plan.

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.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking or re-enacting that Order) no development included within Classes A to E inclusive of Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority within the site outlined in red on the hereby approved location plan detailed on dwg no. 1260/3 Rev A.

Reason: In the interests of visual amenity and to preserve the openness and character of the Green Belt taking into account the extent of the development hereby approved and in accordance with Policy LP57 of the Kirklees Local Plan and advice within the National Planning Policy Framework.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of: 07.30 and 18.30 hours Mondays to Fridays 08.00 and 13.00 hours , Saturdays With no working Sundays or Public Holidays In some cases, different site specific hours of operation may be appropriate. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which work may be carried out.

Plans and specifications schedule:

Plan Type	Reference	Version	Date Received
Existing floor plans, elevations and site plan	1260/1	-	22 nd September 2020
Location plan and proposed floor plans, elevations and site plan	1260/3	A	22 nd September 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 Planning 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. In this instance, the application has been considered acceptable, on its original merits and therefore no amendments have been sought.

Report Dated: 5th January 2021

