

**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: 2020/62/93236/E

Site Address: 66, Cornmill Lane, Liversedge, WF15 7DZ

Description: Raising of roof height and extension to create first floor living accommodation and erection of rear extension

Recommending Officer: Callum Harrison

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.

Paul Dowd

AUTHORISED OFFICER

Date: 21-Dec-2020

Officer Report

66, Cornmill Lane, Liversedge, WF15 7DZ

Site Description

No.66 Cornmill Lane is a detached bungalow set within a decent sized plot. The dwelling is faced with red brick to the side and rear elevations, natural stone to the front and finished with a tiled roof. There are two flat roofed extensions located on the rear elevation, which have a projection of 2m and 2.8m respectively. The bungalow benefits from a long driveway with an outbuilding to the rear, as well as front and rear gardens.

Cornmill Drive is a residential street which has a traditional feel. The street rises from the east to the west on a modest incline. There is a mix of styles and materials on the street scene. The dwellings on the street are typically two-storey and vary between being detached, semi-detached and terraced. The site itself and the wider area is unallocated within the Kirklees Local Plan.

Description of Proposal

The application seeks permission for the raising of the roof height and extension to create first floor living accommodation and the erection of rear extension. This shall essentially turn the bungalow in to a two-storey dwelling. Therefore, the extended property would be substantially taller than the existing dwelling. The existing rear extensions shall be removed.

The existing dwelling is 4.89m tall. The proposed dwelling has a maximum height of 8.66m which represents an increase in height of 3.77m. The eaves shall be set just above the ridge of the existing dwelling at 5m from ground level. Whilst the existing dwelling has a hipped roof, the proposed dwelling shall have a dual-pitched roof. The proposed shall maintain the existing 9.3m width, whilst extending 3m out to the rear to create a depth of 11.7m. This depth is 0.2m larger than the existing depth when the existing rear storey extensions are included.

The proposal seeks to keep the existing 2no bay windows and the oval shaped entrance on the front/principle elevation. The proposal also looks to using matching stone on both storeys of the front elevation. Matching red

brick is to be used at ground floor on all other elevations, whilst white render shall be used on the sides and rear elevations are first floor level. Matching concrete roof tiles are to be used on the roof.

History of Negotiations

No amendments have been sought not have any been submitted by the agent. An extension of time was agreed by Officers and the agent on 18/12/2020 for a decision to be issued by 23/12/2020.

Relevant Planning History

Application Site

None.

It can be presumed the existing extensions were erected under permitted development rights.

Other

2007/92860 - Erection of rear kitchen/dining room extension at no.64 Cornmill Lane was granted.

2016/93716 - Erection of first and second floor rear extension at no.64 Cornmill Lane was granted.

Representations

The application was advertised via neighbour notification letters. Publicity expired on 19/11/2020. No representations were received.

Consultations

No consultations were required or sought.

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be 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 in the Kirklees Local Plan 2019.

Kirklees Local Plan (KLP):

LP 1 – Achieving sustainable development

LP 2 – Place shaping

LP 21 – Highway safety

LP 22 – Parking

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 2 – Achieving sustainable development

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
- 7) Proposed Conditions
- 8) Conclusion

1. Principle of Development

The site is without notation on the Kirklees Local Plan (KLP). Policy LP1 of the KLP 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. In terms of extending and making alterations to a property, Policy LP24 of the KLP is relevant, in conjunction with Chapter 12 of the NPPF, regarding design. In this case, the principle of development is considered acceptable and the proposal shall now be assessed against all other material planning considerations, including visual and residential amenity, as well as highway safety.

2. Impact on Visual Amenity

The property is located on a residential street, with properties which vary in terms of size and style. It is also noted that several other properties in the area have extended. Dependent upon design, scale and detailing, it may be acceptable to extend the host property.

The proposal under consideration comprises two distinct elements which shall be addressed below.

Raising of the roof to form first floor living space

The increase in height is substantial and will appear prominent in the street-scene. Nevertheless, both numbers 64 and 68 Cornmill Lane, which are either side of the dwelling are two-storeys in height. No.68 has a gable roof, as is proposed in this instance, while no.64 has a hipped roof. From a wider perspective, whilst there are a handful of bungalows on the street, the dwellings on Cornmill Drive are predominantly made up of two-storeys with a gable roof. Considering the wider street-scene, the increase in roof height to create an additional storey is not disproportionate, nor would it amount to overdevelopment given the good size of the plot.

The proposed use of natural stone to the front elevation respects the design and character of the existing dwelling. The use of white render and red brick on the other elevations also respects the materials of the existing dwelling; these materials can also be found on the wider streetscene.

Erection of rear extension

The proposed rear extension will not appear as an addition to the dwelling but will form the rear elevation of the property. Both storeys and the roof form shall project 3m further to the rear than the existing bungalow. Visually, the rear extension shall appear uniformed with the dwelling, whilst respecting the scale of the property. The projection is modest and ensures that a good amount of amenity space remains on the plot. The use of matching materials alongside the use of white render ensures that the dwelling appears visually appropriate in the setting. It is, therefore, determined that the scale and layout respect the plot and wider street scene.

Summary

Having taken the above into account, the proposed development would not cause any significant harm to the visual amenity of either the host dwelling or the wider street scene, thus complying with Policy LP24 of the KLP (a) in terms of the form, scale and layout.

3. Impact on residential amenity

Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be set out in terms of policy LP24 c), which sets out that proposals should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers.

There are three dwellings that may be affected by development on his site - no.64 Cornmill lane (to the west side), no.68 Cornmill Lane (to the east side) and no.42 Cornmill Drive (southerly located to the rear).

Number 64 and 68 Cornmill Lane

Regarding numbers 64 and 68 Cornmill Lane, similar considerations are made. The proposal does not see any new openings inserted in either side

elevations. Given that the dwellings all are set at the same orientation and the proposed windows in the rear elevation face straight out to the rear, there will not be any detrimental impact regarding overlooking or privacy of numbers 64 and 68.

The proposed dwelling will project further to the rear than both neighbours, no.66 is, however, also set further back from the highway than both these neighbours. As existing, no.64 projects 1m further to the rear than the host dwelling. However, this proposal will see no.66 project 2m further than the extension of no.62. Given the detached nature of the dwellings and the location to the east, it is considered that there would be no detrimental overshadowing to no.64.

The existing dwelling already projects approximately 4m further to the rear than no.68. This extension shall see the dwelling extend a total of 7m further than the rear elevation of no.68. Whilst these distances may appear severe, officers have determined this to be acceptable on balance, when considering several mitigating factors. The dwellings are set apart by 3m which immediately mitigates the potential for overshadowing. The proposed ridge would sit almost level with the rear elevation of no.68 and, therefore, the pitched roof shall also reduce any potential overshadowing and, finally, the position of the application site to the west means the time of day in which any overshadowing may occur is limited. Therefore, it is considered that there is no significant detrimental impact regarding overshadowing of no.68.

No.42 Cornmill Drive

No.42 is set 15m to the rear (south) of the proposed development. No.42 is south-east facing, meaning the rear elevation of the dwelling faces mainly towards the north-east facing side elevation of no.42. Given this, the ability to view directly into any habitable rooms of no.42 from the application site is very limited and, therefore, it is considered that there would be no resultant material harm regarding overlooking or privacy. The separation distance, position to the north and gable roof form also mean there would be no material overshadowing occur from the proposed development.

Summary

Having considered the above factors, the proposals are considered not to result in any adverse impact upon the residential amenity of any surrounding neighbouring occupants, thus complying with Policy LP24 of the KLP (b) in terms of the amenities of neighbouring properties and Paragraph 127 (f) of the NPPF.

4. Impact on highway safety

The proposals will result in some intensification of the domestic use. However, there is space along the eastern elevation of the property to park approximately 4 vehicles off-street. Therefore, the scheme would not

represent any additional harm in terms of highway safety and, as such, it complies with Policy LP22 of the KLP.

5. Other matters

There are no other matters for consideration.

6. Representations

None.

7. Proposed conditions

Along with the standard timescale condition, which is a requirement of Section 91 of the Town and Country Planning Act 1990, it is considered appropriate to add the following conditions:

- Accordance with the approved plans, to ensure the development is carried out in line with the officer's assessment.
- Matching materials on the front elevation for the stone and the red bricks and roof tiles on the other elevations, to ensure that the extensions harmonise with the host property, as using alternative materials would look out of place within the street scene.

8. Conclusion

This application to erect a single and two-storey extension to the side of 66 Cornmill Lane has been assessed against relevant policies in the development plan, as listed in the policy section of the report, the NPPF and other material considerations. Given the acceptable design and lack of harm in terms of visual and residential amenity, the proposed extension is considered acceptable.

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.

As set out above, 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