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:	2020/62/93626/E
Site Address:	Park Farm House, 1, Park Farm Court, Farnley Tyas, Huddersfield, HD4 6EX
Description:	Erection of single storey side extension and associated external works (Listed Building within a Conservation Area)
Recommending Officer:	Josh Kwok

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: 23-Dec-2020

Officer Report

Site Description

1 Park Farm Court, Farnley Tyas is a two-storey stone built detached dwelling with a flat roof single-storey side extension, a dual-pitched roof porch and an enclosed front garden. This property has its rear elevation facing towards Manor Road and its main elevation facing the adjoining residential development. The site is bounded by dry-stone boundary wall.

The site and its immediate surroundings are residential, characterised by two-storey stone built detached properties with a relatively traditional appearance. To the east of the site is a Grade II listed barn, which is currently used as a residential property, following recent conversion. The application property and those surrounding it fall within Farnley Tyas Conservation Area, whilst further to the north and south is land which falls within the Green Belt.

The existing development follows a typical ribbon development pattern, with many buildings closely clustered around Manor Road to create a sense of enclosure. The surrounding open fields within the allocated Green Belt also contribute positively to the rural setting and the historic townscape of the conservation area.

Description of Proposal

Planning permission is sought for erection of a single-storey side extension and associated external works (within a Conservation Area). Details of the development proposal are set out as follows.

- 2.6m wide x 4.5m deep x 4.0m high
- Facing and roofing materials to be coursed natural stone and stone slate roof tiles

History of negotiations/amendments received

No amendments were sought.

Relevant Planning History

2019/93271 – Erection of detached garage, replacement porch and extension, alterations and formation of associated landscaping/ parking (18, Manor Road) – Refused; Appeal Upheld

2019/93270 – Listed building consent for external alterations to create single storey side extension (18, Manor Road) – Consent Granted

2018/92149 – Variation condition 2 (plans) and 20 (works to plot 2) on previous permission 2015/90759 for erection of 6 dwellings and conversion of barn into dwelling and associated works (Listed Building within a Conservation Area) (18, Manor Road) – Removal or Modification of Conditions

2018/91634 – Listed building consent for demolition of outhouse (within a Conservation Area) (18, Manor Road) – Consent Granted

2015/90759 – Erection of 6 dwellings and conversion of barn into dwelling and associated work (18, Manor Road) – Approved

2015/90758 – Listed building consent for conversion of barn into a dwelling and associated works (within a Conservation Area) (18, Manor Road) – Consent Granted

Representations

This application was publicised by site notice, neighbour letter and news advert, which expired on 23-Dec-2020. No representations were received following this publicity.

Kirkburton Parish Council – No comment on this application

Consultation Responses

No consultations were required for this application.

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 on the Kirklees Local Plan.

Kirklees Local Plan (KLP):

- **LP 01** – Achieving sustainable development
- **LP 02** – Place shaping
- **LP 21** – Highway safety and access
- **LP 22** – Parking
- **LP 24** – Design
- **LP 35** – Historic environment

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
- Chapter 16 – Conserving and enhancing the historic environment

Assessment

The following matters are considered in the assessment below –

1) Principle of development
2) Impact on visual amenity (including impact on historic environment)
3) Impact on residential amenity
4) Impact on highway safety
5) Other matters
6) Representations
7) Conclusion

1 – Principle of development:

Chapter 2 of the NPPF introduces the presumption in favour of sustainable development, which is the focus of policy LP1 of the Kirklees Local Plan. This policy stipulates that proposals that accord with policies in the Kirklees Local Plan will be approved without delay, unless material considerations indicate otherwise. Policy LP24 of the KLP is the overarching policy in relation to the design of all proposals, requiring them to respect the appearance and character of the existing development in the surrounding area as well as to protect the amenity of the future and neighbouring occupiers, to promote highway safety and sustainability. These considerations, along with others, are addressed in the following sections in this report.

Policy LP 35 is also applicable to development proposals affecting heritage assets. In this instance the impact of the development is to be considered in relation to the Grade II listed building to the east, namely 4 Park Mews, in addition to the Farnley Tyas Conservation Area.

2 –Impact on visual amenity (including impact on historic environment):

The proposal is for erection of a single-storey side extension to the western aspect of the host building, in addition to the extensions and the detached garage approved under planning permission 2019/93271. The proposed side extension would be modest in size, compared with the main house and would, therefore, be subservient to this building, complying with policy LP24(c) of the KLP. The existing farmhouse would remain the most dominant element in terms of size and overall appearance. The scale of development is acceptable in visual amenity terms.

The facing and roofing materials would match the existing building on site and those in its immediate surroundings. With the chosen materials, the

development concerned would relate satisfactorily to the surrounding area, preserving the historic character and townscape of Farnley Tyas Conservation Area and the overall appearance of the host building. No visual amenity or heritage conservation issues would arise form the materials of construction, as proposed. The extension would have a dual-pitched roof and two traditionally designed windows in the front and side elevations respectively, to match the main house. The enlarged building would have a balanced and attractive frontage that would continue to contribute positively to the significance of the conservation area.

In view of this, officers are satisfied that the development under consideration would cause no harm to the significance of Farnley Tyas Conservation Area. Given it is to be set on the opposite side of the house, further away from the adjacent Grade II listed barn, namely 4 Park Mews, there is unlikely to be any harm to the historic significance or setting of this historic building. Therefore, paragraphs 195 and 196 of the NPPF are not applicable to the assessment of the current scheme.

In all, the proposal would be of a satisfactory quality in scale, design and materials, that would relate satisfactorily to the host building in terms of its appearance and the prevailing historic character of Farnley Tyas Conservation Area. The use of matching materials would help this development to blend in with the townscape of Farnley Tyas, minimising the potential of impact on the local street-scene. Accordingly, the development concerned would accord with policies LP24 and LP35 of the KLP and chapters 12 and 16 of the NPPF.

3 – Impact on residential amenity:

The extension by reason of its location would not give rise to any harm to the residential amenity of the occupants of the neighbouring houses on Park Farm Court and Manor Road. There would be appropriate spacing between the extension and the surrounding buildings to mitigate any potential overlooking, overshadowing and overbearing impacts. The neighbours of the houses nearby would continue to enjoy an appropriate standard of residential amenity, in line with policy LP24(c) of the KLP. On this basis, the proposal could be supported from a residential amenity perspective.

4 – Impact on highway safety:

The development in question would not intensify the residential use of the existing building, nor would it affect the parking arrangement of the site. Hence, no highway safety or parking issues would arise from this development. It would accord with policies LP21 and LP22 of the KLP.

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.

The proposal is a small-scale domestic development to an existing dwelling. As such, no specific measures were required in terms of the planning application, with regards to carbon emissions. However, there are controls in place in terms of Building Regulations, which will need to be adhered to as part of the construction process and which will require compliance with national standards.

There are no other matters considered relevant to the determination of this application.

6 – Representations:

No representations were received following the statutory publicity.

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: 2020/93626
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 to ensure the satisfactory appearance of the development on completion, to preserve the significance of Farnley Tyas Conservation Area and the grade II listed barn namely 4 Park Mews in accordance with Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

3. The external walls and roofing materials of the single storey side extension hereby approved shall in all respects match those used in the construction of the existing building.
Reason: In the interests of visual amenity, to preserve the significance of Farnley Tyas Conservation Area and the grade II listed barn namely 4 Park Mews in accordance with Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

Plans and specifications schedule:

Plan Type	Reference	Version	Date Received
Location plan	PFH-IVI-XX-ZZ-DR-A-90-001-P01		26-Oct-2020
Existing plans and elevations	PFH-IVI-XX-ZZ-DR-A-20-001-P01		26-Oct-2020
Proposed site plan	PFH-IVI-XX-ZZ-DR-A-90-002-P01		26-Oct-2020
Proposed plans and elevations	PFH-IVI-XX-ZZ-DR-A-20-100-P01		26-Oct-2020
Design and access statement	PFH-IVI-XX-RP-A-001-PL-P01		26-Oct-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 has, 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. No amendments were sought on this occasion, as the development is considered acceptable in its submitted form.

Report Dated: 24-Dec-2020