

**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: 2020/62/93868/W

Site Address: 58 , Southfield Road, Waterloo, Huddersfield, HD5
8RJ

Description: Erection of single and two storey extensions

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.

Emma Thompson

AUTHORISED OFFICER

Date: 19-Jan-2021

Officer Report.

Reference: 2020/93868

Location: 58 Southfield Road, Waterloo, Huddersfield, HD5 8RJ

Proposal: Erection of single and two storey extensions.

Site Description.

58 Southfield Road is a two-storey detached property located in Waterloo, Huddersfield. The property is located on the adjoining corner to Fleminghouse Lane and has garden space to the western elevation. The property is constructed from brick and has a tiled gable roof. In addition, the detached dwellinghouse has an attached garage to the eastern elevation and to the front, substantial garden space and the presence of a driveway. Substantial garden space is also present to the rear of the property.

The property is located in a residential area however, the surrounding properties along Southfield Road differ in their style of design and construction compared with the application site. The surrounding properties are mostly of a semi-detached nature and are constructed from various materials. Most are constructed from a mixture of brick and render however, some are faced with only render and some have a pebble dash finish. In addition, properties in the immediate vicinity have hipped roofs. Therefore, there is a weak sense of similarity along the streetscene of Southfield Road.

Description of Proposal.

The proposal is seeking planning permission for the erection of a two-storey extension to the front and eastern side elevation and a single-storey extension to the rear elevation, as well as exterior alterations to the front and western elevation.

Two-Storey Extension to Front and Side Elevation:

The proposed two-storey extension will occur above the garage that is erected on the property at present. It will therefore have a maximum width that aligns with the projection of the attached garage from the side elevation of the main dwellinghouse, having a maximum width of 3.2 metres. The extension will have a length of around 10.10 metres, projecting around 2 metres further to the front elevation than the dwelling at present, however, the extension aligns with the width of the rear of the main dwelling. To the front elevation, the extension will have a maximum height of 6.5 metres and be topped with a small gable roof. To the side elevation, the extension will have a height that corresponds with the height of the dominant dwellinghouse at present, a maximum height of 7.85 metres and it will have a gable roof that adjoins and neutralises with the gable roof erected above the main dwelling.

The proposed construction material for the two-storey front and side extension is brick and the gable roof will be infilled with concrete tiles. In regard to fenestration, windows are proposed on the front, side and rear elevations on the ground floor and front and rear elevations on the first floor. Both the windows facing the rear elevation on both floors will be obscurely glazed as they align with a shower room and en-suite bathroom on the interior of the property. The proposed fenestration detailing will be constructed using UPVC and will be dark grey in colour. A garage door will also be erected on the ground floor front elevation of the property.

On the exterior of the dwelling, some of the front garden will be excavated and part of the boundary wall to the front elevation removed, to widen the existing driveway which leads from the highway that fronts the dwelling to the garage. This will create a total of 3 parking spaces on the driveway of 58 Southfield Road.

Within the interior of the property, the garage will remain in use as a garage and the added amenity space from the erection of an extension will be utilised as a shower room on the ground floor and a bedroom and en-suite bathroom on the first floor.

Single-Storey Extension to the Rear Elevation:

The proposed single-storey extension is to project out of the rear elevation of the main dwellinghouse by 3 metres, it will have a length of 7.2 metres and a maximum height of 3.75 metres. The extension will be topped with a tiled lean-to roof infilled with concrete tiles and the exterior walls will be constructed from render.

In regard to fenestration, a glazed bi-folding door is proposed on the western side elevation and further glazing is proposed on the rear elevation. In addition, roof lighting is proposed to be erected in the lean-to roof in the form of two velux windows. The bi-folding door and window style glazing will be constructed from UPVC and will be dark grey in colour.

Within the interior of the dwelling, the extension will function as a kitchen area and living area.

Exterior Alterations to the Front Elevation:

At present, the ground floor of the property projects further than the first floor to the front elevation and this elongation is topped with a flat roof. The alterations will result in a lean-to roof been erected above this hall area and living room area. The lean-to roof above both the hall area and living area will project 2.05 metres from the front elevation of the property. The roof will be infilled with concrete tiles.

In addition, a new access door and glazing is proposed on the front elevation aligning with the hall area and living area. Glazing will also be erected on western side elevation in conjunction with the living area. Both the new access door and glazing will be constructed using UPVC and will be dark grey in colour.

Furthermore, alterations will occur to the fenestration detailing on the first floor of the front elevation. The foundations of the glazing in regard to its position on the dwelling and size and scale will remain the same, however they will be altered to become dark grey UPVC windows.

Exterior Alterations to the Western Side Elevation:

Two windows are proposed to be erected in the ground-floor external wall of the western side elevation. This glazing will be in the form of two small windows which align with the living room and dining area on the interior of the dwelling. These windows will be constructed from UPVC.

History of Negotiations.

Officer sought design amendment to the front elevation and lean-to roof. A revised plan was received and forms part of the submitted details for assessment.

The case officer requested amended plans to increase the extent of parking available at the property. This was in line with K.C. highways guidance due to the proposed increased number of bedrooms to the property following development. Amended plans were received, showing an extension to the front driveway of the property.

Relevant Planning History.

Similar applications have been made nearby to the site:

- **2013/93714** – 167 Southfield Road – Erection of two-storey extension. *Granted in 2013.*
- **2014/91430** – 74 Southfield Road – Erection of two storey side and rear extension. *Granted in 2014.*

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 31st December 2020 – one representation was received.

The representation received stated that the proposed side extension appeared too big from looking at the proposed plans. Stating that it would have a dramatic effect on the lighting within the interior of the neighbouring property and that the whole property would become overshadowed. The representation also stated that the property would look like no other property in the vicinity.

Amendments were sought, and new plans were submitted, however, the new plans were not re-advertised as the changes were minor and involved the proposed lean-to roof on the front elevation of the dwelling and additional

parking. In the original plans two smaller lean-to roofs were proposed above the separate amenity spaces of the hall area and living area. However, the amended plans showed a single adjoining lean to roof which is classified to be a more appropriate feature of development. Additionally, an increase in parking was deemed necessary at the property in line with K.C. highways advice.

Consultation Responses.

Informal discussions were held with highways.

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
- **LP21** – Highways
- **LP22** - Parking
- **LP24** – Design
- **LP30** - Biodiversity

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
- **Chapter 14** – Meeting the challenge of climate change, flooding and coastal change.
- **Chapter 15** – Conserving and enhancing the natural environment

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 development on the application site is acceptable and shall be assessed against other material planning considerations below.

1. 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 property is located in a residential area however, the surrounding properties along Southfield Road differ in their style of design and construction compared with the application site. This is in regard to the structures themselves in that most are semi-detached with the presence of few detached properties, the contrasting use of external construction materials and the erected style of roofing. As a result, there is a weak sense of similarity along the streetscene of Southfield Road.

The proposed two-storey extension to the front and side of the property is not considered to cause detriment from a visual amenity perspective, because due to the detached nature of the property and the extent of curtilage within its boundaries, the extension will be subservient when viewed in conjunction with the dwellinghouse. Therefore, upon erection, the extension will be a neutral addition to the property at present and an appropriate development visually. In addition, the extension will have a gable roof that adjoins and neutralises with the gable roof erected above the main dwelling. This roof will be infilled with

concrete tiles, corresponding with the tiling on the gable roof erected above the original dwellinghouse at present. Finally, the proposed construction material for the extension is brick, this is in keeping with the exterior appearance of the dominant dwellinghouse. With regard to the proposed fenestration, the extent and scale is in keeping with the architectural style of the dominant property and the dark grey UPVC will match the fenestration detailing on the rest of the dwelling following other developments.

The extension to the rear will be single-storey in height and therefore, will be subservient when viewed against the two-storey property and will not be of an obtrusive design. This extension will be constructed from render however, due to its erection not been on a principle elevation of the dwelling, this will not impact upon visual amenity negatively. In addition, a lean-to roof will be erected, infilled with concrete tiles. Therefore, the style of roofing will retain visual similarity with the host dwelling. The proposed fenestration detailing can be suggested to improve the dwelling, with features such as roof lighting and glazed bi-folding doors adding a contemporary style to the dwelling.

The exterior alterations to the front elevation include the erection of a lean-to roof at the single-storey level of the dwelling. This can be considered to be an appropriate addition to the dwelling and will be a more visually appropriate development in comparison with the flat roof erected at present. This roof will be infilled with concrete tiles and will therefore, correspond to the roofing style of the dominant dwellinghouse and the proposed side and rear extensions. In addition, the proposed alterations to fenestration detailing on the front elevation, will ensure coordination throughout the development process, ensuring all fenestration detailing is constructed from grey UPVC. The two new windows to be erected on the western side elevation will also coordinate with other details on the property.

Additionally, to the front elevation some of the front garden will be excavated and part of the boundary treatment removed to facilitate additional parking at the property. This is deemed necessary due to the increase in the number of bedrooms from the proposed development. The loss of some front garden amenity space will not be detrimental with regard to visual amenity because the loss is minor in extent and the front garden is large in size and therefore, there will be a continued presence of front garden space to the front elevation of the dwelling following development.

Finally, it has been considered that the proposed developments will lead to an increase in bulking and massing at the property however, the property is unlike any other within the street at present and is the only detached property erected in its immediate vicinity along Southfield Road. Therefore, although visually the dwelling will change in all aspects of size, scale and design, it is considered appropriate from a visual amenity perspective.

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.

2. Impact on Residential Amenity

The impact of the proposal on the amenity of surrounding properties and future occupiers of the dwellings needs to be considered in relation to Policy LP24 of the Local Plan which seeks to “*provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings.*”

The site shares its boundary with properties to the north, east, south and west. Therefore, development at 58 Southfield Road has the potential to have some form of impact upon these neighbours. The impacts that may affect these properties are set out and discussed below:

- *60 Southfield Road* – this property is located to the east of the application site. This neighbouring property is located next to the site of the proposed two storey side extension at 58 Southfield Road. However, the side extension is set back from the eastern side boundary of the application site by 1.00 metre, therefore, retaining separation distance with regard to this neighbouring property, especially when the neighbouring driveway is also taken into consideration. Although the proposed side extension is two-storey, it will not result in undue overbearing because the proposed length and height of the side extension does not exceed the length and height of the dwelling erected at present and therefore, the increase in bulking and massing is subservient when the development is viewed in conjunction with the dominant dwellinghouse. In addition, the extension would not result in undue overshadowing to this neighbouring property, a sunlight calculator has been used to confirm this. In the winter no overshadowing would be caused as the sun doesn't move to a position of potential overshadowing during sunlight hours and in the summer the process of shadowing begins to occur marginally at 6:30pm but does intensify until 8:00pm. Furthermore, it should be acknowledged that this overshadowing analysis is in regard to the neighbouring dwelling and at no time will the extension cause overshadowing to the neighbouring garden. Furthermore, although two windows are proposed on the ground floor side elevation, these are proposed in conjunction with the garage and not a living area within the property and therefore, will not impact negatively upon neighbouring privacy. The proposed single storey extension to the rear will not be obtrusive and will cause no undue overbearing or overshadowing with regard to the neighbouring property of 60 Southfield Road. Furthermore, the neighbouring property has an outhouse erected in their rear garden that will further mitigate any potential impacts from the rear extension, acting as a form of boundary treatment. Finally, this rear extension will cause no impact upon neighbouring privacy because no glazing is proposed on the side extension facing this neighbouring property and therefore, the rear extension does not increase any potential overlooking.

This neighbouring property will not be affected by proposed development to the front and western side elevation with regard to overbearing, overshadowing or overlooking.

- *225 Fleminghouse Lane* – this property is located to the south of the application site. The occupiers of this neighbouring property will not experience undue overbearing or overshadowing from the proposed developments at 58 Southfield Road because, firstly the proposed rear extension is single storey in height, secondly, there is a significant separation distance between the two properties and finally, the neighbouring property of 225 Fleminghouse Lane is set at a higher ground level. In addition, the proposed works will not cause undue overlooking or impact upon neighbouring privacy negatively because there is extensive boundary treatment in place in the form of a row of densely vegetated trees and shrubbery.

In light of the above the proposal is considered to have an acceptable impact on residential amenity.

3. Impact on Highway Safety:

It has been acknowledged that there would be no detrimental impact upon highway safety as the proposal will increase the extent of existing parking arrangements at the property. Amended plans show the driveway increased to facilitate 2 car parking spaces on the driveway with a third within the garage. Highway access to and from the property is generally as existing and not altered significantly as a result of the proposal. 3 car parking spaces are considered adequate for the development that increases the number of bedrooms to the property. For these reasons, the proposal is considered to comply with Policies LP21 and LP22 of the Kirklees Local Plan.

4. 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 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.

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 roost potential. In this instance, the property appeared well sealed around the eaves and roof area and it was judged unlikely to contain roosting bats. 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.

5. Representations

One representation was received. The representation received stated that the proposed side extension appeared too big from looking at the proposed plans. Stating that it would have a dramatic effect on the lighting within the interior of the neighbouring property and that the whole property would become overshadowed. The representation also stated that the property would look like no other property in the vicinity.

Response: Upon assessment it was determined that the proposed side extension was not 'too big'. The host property is detached and has a large extent of available curtilage space within its boundaries, therefore, the addition of a two-storey extension to the front and side would not adversely affect the property visually. In addition, in terms of the neighbouring properties, a site visit was undertaken by the case officer and an assessment was made that the extension would not lead to undue overbearing or overshadowing. Finally, it has been acknowledged that although following development the property would be like no other in the vicinity, at present it is already an anomaly within the streetscene in regard to its design, size and scale.

6. 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: 2020/93868

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 significance of the area and to accord Policy LP24 of the Kirklees Local Plan.

3. Prior to the development being brought into use, the approved vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.

Reason: In the interests of highway safety and to achieve a satisfactory layout and to accord with Policies LP21 and LP22 of the Kirklees Local Plan.

Note: The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.

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.

Note: the application site is located in a low coal risk area.

Plan Type	Reference	Version	Date Received
Plans – Existing Elevations	02	1	13.11.20
Plans – Existing Floor Plans	01	1	13.11.20
Plans – Grouped Plans and Elevations	07 REV B – site plans	2	18.01..21
Plans – Location Plan	-	-	13.11.20
Plans – Proposed Floor Plans	02	1	13.11.20
Plans – Proposed Elevations	03 REV A	2	5.1.21

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. Amended plans were sought in regard to this application, to modify the proposed developments to the front elevation and to increase the extent of parking.

Report Dated: 19.1.21

