

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:	2021/62/90126/W
Site Address:	Coachways, 1a Dingley Road, Edgerton, Huddersfield, HD3 3AY
Description:	Erection of extensions and alterations to existing coach house to form annexe accommodation associated with Coachways, 1a Dingley Road, Edgerton, Huddersfield, HD3 3AY and partial demolition of existing bungalow with re-build to form 2 storey dwelling (within a Conservation Area)
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 contained in the Huddersfield Planning Sub-Committee agenda and the Committee Decision Authorisation annexed below in respect of the above matter.
Teresa Harlow

AUTHORISED OFFICER

Date: 4th April 2022

Decision Authorisation – Committee Decision

Committee: Huddersfield Sub Committee

Date of Committee: 31st March 2022

Application Number: 2021/90126

Officer Recommendation: Conditional Full Permission, subject to the delegation of authority to officers

Committee Decision: Conditional Full Permission, subject to the delegation of authority to officers

Summary of Committee Decision

Members in this case, resolved to approve the application. This was with the imposition of an additional planning condition requiring the dormer window in the first floor front elevation of the coach house annex to be fitted with obscure glazing. This is to ensure the protection of residential amenity (privacy) given the relationship of the annex with no. 1b Dingley Road. As the annex does not form primary habitable accommodation and is simply an annex to the main dwelling, this condition is considered reasonable.

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 visual and residential amenity and highway safety, to preserve the significance of designated heritage assets, and to accord Policies LP1, LP2, LP21, LP22, LP24, LP30 and LP35 of the Kirklees Local Plan, the aims of the Housebuilders Design Guide SPD and the National Planning Policy Framework.

3. The extensions and alterations hereby approved to re-build no. 1a Dingley Road and to extend the existing coach house, shall be constructed from

coursed natural stone and natural blue slate to harmonise in colour, facing and coursing of the existing coach house. Before the superstructure of the re-built dwelling is commenced, details of the proposed stone and blue slate shall be left on site for the inspection and approval in writing of the Local Planning Authority. Thereafter, the development shall be undertaken in accordance with the approved details.

Reason: In the interests of visual amenity and to preserve the significance of designated heritage assets and to accord with Policies LP24 and LP35 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

4. The residential annexe accommodation approved as part of this permission shall be used by the occupants or relative of the dwellinghouse known as, 1a Dingley Road, Edgerton, Huddersfield, HD3 3AY, for uses ancillary to the enjoyment of this

dwelling house and shall at no time be sold, let or rented as a separate residential unit or holiday accommodation

Reason: To accord with the assessment of the development applied for within this

application in the interests of protecting highway safety and residential amenity in accordance with the aims of Policies LP21 and LP24 of the Kirklees Local Plan, the Housebuilders Design Guide SPD and the National Planning Policy Framework.

5. During the period of construction, one bat box, in the form of a Schweglar type 1FR woodcrete bat box or similar shall be incorporated into the southern facing rear elevation of the host property, at least 5 metres above ground level, and not above a door or window. The bat box provided shall be thereafter retained.

Reason: To enhance the biodiversity of the development and to accord with Policy LP30 of the Kirklees Local Plan, the Housebuilders Design Guide SPD , Chapter 15 of the National Planning Policy Framework and The Conservation of Habitats and Species Regulations 2017.

6. Before the re-built dwelling 1a Dingley Road is first occupied, one electric vehicle recharging point shall be provided in the parking area, as shown on the hereby approved site plan (dwg. no 20/D68/01 Rev H). Cable and circuitry ratings shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32Amps. The electric vehicle charging point so installed shall thereafter be retained.

Reason: To encourage ultra-low emission vehicles in the interests of air quality and accord with the guidance contained in Policies LP24 and LP51 of the Kirklees Local Plan, Principle 18 of the Council's adopted Housebuilders Design Guide SPD, Chapters 9, 14 and 15 of the National Planning Policy Framework and the West Yorkshire Low Emissions Strategy.

7. In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Groundworks in the affected

area shall not recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy. Following completion of any measures identified in the approved Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority, No part of the site shall be brought into use until such time as the site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

8. The new driveway as indicated on the hereby approved site plan (dwg. no 20/D68/01 Rev H) shall be laid out with a hardened and drained surface in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or any successor guidance; 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) this shall be so retained, free of obstructions and available for parking.

Reason: In the interests of amenity and traffic safety, to ensure adequate space within the site for vehicle movements and parking and to ensure that the additional hardstanding area is appropriately drained to mitigate flood risk in accordance with Policies LP21, LP22, LP28 and LP34 of the Kirklees Local Plan and Chapter 9 of the National Planning Policy Framework.

9. Notwithstanding the details shown on submitted plan ref 20/D68/03 Rev D, the dormer window, to serve the bedroom within the annex accommodation as indicated in the south east elevation hereby approved, shall be fitted with obscure glazing, minimum of Grade 4. Notwithstanding the provisions of section 55(2)(a)(ii) of the Town and Country Planning Act 1990 and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) the window shall thereafter be so retained obscure glazed.

Reason: To protect the privacy and residential amenity of existing and future occupiers, in accordance with Policy LP24 of the Kirklees Local Plan, the Housebuilders Design Guide SPD and paragraph 130 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Existing and proposed	13/D62/02	-	14 th January 2021

Plan Type	Reference	Version	Date Received
floor plans and elevations for the host dwelling			
Existing floor plans and elevations for the coach house	11/D07/02	A	14 th January 2021
Design, access and heritage statement (original proposal)	20/D68	-	14 th January 2021
Proposed floor plans and elevations for the annex accommodation	20/D68/03	D	29 th April 2021
Location plan	-	-	18 th November 2021
Proposed floor plans and elevations for the host dwelling	20/D68/02	C	16 th February 2022
Existing and proposed site layout plan	20/D68/01	H	16 th February 2022

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, officers have entered into extensive discussions as part of this application in order to clarify on site parking and internal turning, private rights of access, bin storage and collection details and land ownership.

Report Dated: 1st April 2022