

About the application

Application number: 2021/90302	
What is the application for?:	Erection of first floor extensions and alterations to form first floor accommoda
Address of the site or building:	1, Penn Drive, Hightown, Liversedge, WF15 8DB
Postcode:	WF15 8DB

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>Summary: the application should be recommended for refusal by officers and should be refused by members if put before them</p> <p>I am writing to object to the above application on the basis that it is patently in breach of the Local Plan and the Council's Supplementary Planning Document on House Extensions and Alterations, in particular, as it relates to bungalows.</p> <p>I am also writing to object to the application on the basis that, if approved, it would have a seriously adverse impact on my quality of life. Quite apart from the likely extensive noise and disruption from construction works, the finished article would be quite massive and out of proportion to the street scene, just metres away from my home, and looming over it in an oppressive way. The additional height and massing of what will in effect become a two-storey building will be to the detriment of the quiet enjoyment of my home, my garden and to the street that I have lived in for 35 years, and where I now reside as a widow on my own.</p> <p>I do not object to an extension in principle, but any future application should be consistent with the Council's policies and should be considerate to the street scene and to the near neighbours such as myself.</p> <p>At the end of 2020, Kirklees Council completed its Quality Places consultation, which included consultation on a Supplementary Planning Document (SPD) on House Extensions and Alterations. Planning policy officers have confirmed that it will adopted in substantially this form at the Cabinet meeting in April 2021. For the purposes of this application it should be treated as policy.</p> <p>At paragraph 1.10, the SPD states that the council expects proposals for new house extensions and alterations to comply with the guidance and key design principles set out in the document.</p> <p>This application does not comply.</p>	

At paragraph 2.15, the SPD states The Council encourages prospective applicants to discuss their proposal with neighbours before making an application. "It will avoid them being surprised when they receive our planning application notification letter. It will also give you an opportunity to consider changes to address their concerns before submitting your planning application," the SPD says.

This did not happen with regard to this application.

Had it happened, I would have been able to alert the applicant to the non-compliant nature of the plans and to my concerns about their impact on the neighbours including myself.

The SPD requires applicants to assess the relationship of the existing house to its immediate surroundings and with neighbouring properties and how the proposed extension or alteration may affect adjoining residents and to consider any impact on adjoining gardens.

This application does not include such an assessment.

In fact, the supporting drawing suggests that this might be done at a later date, which is the wrong way round. Any reasonable assessment in advance would conclude that the application would have an adverse impact on the street scene, and that the much larger building and its massing would have an overbearing and character-changing impact on the street scene to the detriment of near neighbours, including myself.

The SPD has specific provisions at paragraph 5.7 regarding bungalows. It says: "Careful consideration should be given to two storey and first floor extensions to bungalows. These can cause a negative impact on the street scene and character of the area ... Increasing the height of the property by amending the roof pitch or eaves height will significantly affect the character and proportions of the building and will impact on the surrounding street scene and is usually not acceptable."

This is what is proposed in this application, in abject breach of the SPD.

The proposal brings over 1.2m in additional height and significant additional massing quite out of character with the rest of the street. The suggestion in the application that a similar extension already exists on Penn Drive is, at best, misleading. The suggestion that the bigger, two-storey building is acceptable because it is positioned lower down what is a gentle hill is irrational and unreasonable.

The proposed parking is also in conflict with the SPD, which says at paragraph 4.42: "Proposals should not result in street scenes dominated by large areas of hard surfaces and parked cars."

By requiring additional parking, a large area of hard-standing and the resulting number of parked cars, the two-storey house in the application would be breach of the SPD.

The application is in breach of the Local Plan

Kirklees Council adopted its Local Plan in 2019. It includes an important section on Housing and Affordability at 8.2. Policy LP11 states: "All proposals for housing, including those affecting the existing housing stock, will be of high quality and design and contribute to creating mixed and balanced communities in line with the latest evidence of housing need... This includes consideration of provision for those with specialist needs."

The present application would result in the loss of a bungalow to the housing stock of the local authority area. This loss of a bungalow will conflict with the Local Plan Policy LP11 on housing mix and affordability, which requires planning decisions to take account of the latest evidence on supporting those with special needs. The UK has an ageing population and Kirklees is no exception to this current trend. The Liversedge area is popular with older people wishing to continue to live independent lives in their own homes. This benefits communities and families in ensuring that older people can continue to lead active and well-integrated lives. It also benefits the council tax payer, as it reduces the social care costs that might otherwise fall on the local authority.

Planning application 2021/62/90302/E would result in the loss of a bungalow and would militate against the strategic housing mix objectives of the Local Plan.