

**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: 2021/62/90430/W

Site Address: 85, Wessenden Head Road, Meltham, Holmfirth, HD9 4HR

Description: Demolition of existing garage and erection of two storey extension to side

Recommending Officer: Laura Yeadon

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: 31-Mar-2021

Officer Report

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2021%2f90430>

Site Description

85 Wessenden Head Road is a two storey semi-detached dwelling which has a stone and rendered front elevation, rendered side elevation and brick and rendered rear elevation. To the side elevation is a single storey flat roofed garage which has a stone front elevation and brick rear elevation. The property is set up from the roadside and has a sloped driveway leading to the garage and also a parking bay. To the rear of the property is an elongated garden area which is also sloped. Due to the topography of the area, the property is set up from the adjacent pair of semis, No's 81 and 83 with No. 83 extended to the side with flush two storey extension. The surrounding area is predominantly residential with an blanket TPO area beyond the rear boundary.

Description of Proposal

Permission is sought for the demolition of the existing garage and the erection of a two storey side extension.

The existing garage is set back from the front elevation of the dwelling and has a flush rear elevation with an overall height of 3.1 metres. It is proposed that this would be a two storey extension which would have a lesser projection than the existing garage which would be set back from the front elevation by 0.2 metres with a projection to the side by 2.6 metres spanning the full depth of the property lying flush with the existing rear elevation of the property. It is proposed that the eaves height and roof ridge height would be a continuation of the existing. The proposed construction materials would be stone to the front elevation, rendered side elevation set above a brick plinth and a rendered rear elevation, also set above a brick plinth. Concrete tiles would be used for the roof. 'Stirling white' K-rend would be used on the front and rear elevations above the existing stone and brick on the existing property.

History of negotiations/amendments received

None

Relevant Planning History

None

Representations

We are currently undertaking the legal 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.

Final publicity date expired 19th March 2021 – no representations received

Meltham Town Council – support the application

Consultation Responses

None required

Policy

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 without notation on the Kirklees Local Plan.

Kirklees Local Plan:

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **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 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

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) 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 National Planning Policy Framework. LP1 goes on further to stating that:

“The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

In this case, it can be stated the principle of development is acceptable subject to the assessment of impacts on visual and residential amenity and highway safety.

2 –Impact on visual amenity:

The proposed extension would be located on the side elevation of the property and would have less of a side projection as the existing garage. The extension would be set back slightly from the front elevation of the property and would have a eaves and roof ridge height to match the existing which would be in keeping with the host property and also would within the street scene as the adjacent property has also been extended to the side with a flush front elevation eaves and ridge lines. Due to the difference in levels, the clear separation and hipped roof design, it is not considered that a terracing effect would occur with the adjacent property. The construction materials would incorporate a stone fronted extension with the remainder of the extension being rendered set above a brick plinth. It is proposed to re-render the host property and therefore the rendered elevations would match. Concrete tiles would be used on the extension which would match the existing. As the property is to be re-rendered it is not considered that a condition is required for matching walling materials as it is proposed that ‘Stirling white’ K-rend would be used on the front and rear elevations of the existing property above the stone and brick.

As such, it is considered that the proposal is acceptable in terms of visual amenity and would accord with both local and national policy.

3 – Impact on residential amenity:

Openings are proposed within the front elevation of the property which would be set back from the existing openings and therefore no reduction in

separation distance between the dwelling and facing dwellings. There are no proposed openings within the side elevation and therefore no concerns. Within the rear elevation the openings would lie flush with the existing and there are no properties in direct line with these openings beyond the rear boundary, it is considered there will be no material difference in terms of overlooking due to the position of existing bedroom windows, as such there are no concerns.

In terms of overshadowing and/or being overbearing, there are no openings within the side elevation of the adjacent extension that would be impacted on by the proposal. As there would be no front or rear projections it is not anticipated that there would be significant harm from overshadowing or being overbearing.

It is therefore considered that the proposal is acceptable from a residential amenity perspective.

4 – Impact on highway safety:

The garage provision would be lost as a result of the demolition of the garage. However, the garage is substandard in terms of internal dimensions and therefore, there would be no loss of parking provision. There is a parking bay and a driveway which can accommodate 2 no. vehicles which is considered acceptable for a 3 bedroom dwelling.

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. Due to the small scale of development proposed, it is not considered necessary to demonstrate mitigation measures.

6 – Representations:

None received

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: 2021/90430

Officer Recommendation: Approve

Conditions

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 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, and to accord with Policies LP1, LP2 and LP24 of the Kirklees Local Plan and advice within the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan and existing elevations and floor plans	2105/01		4 th February 2021
Block plan, proposed elevations and floor plans	2105/02A		4 th February 2021

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. No amendments were sought as it was considered that the proposal was acceptable as submitted.

31st March 2021

Report Dated:

Coal - low