

**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: 2021/62/90609/W

Site Address: 15, Far View Crescent, Almondbury, Huddersfield,
HD5 8ER

Description: Erection of first floor extension over existing garage
with roof terrace, single storey rear extension and
refacing existing dwelling in render with timber
cladding

Recommending Officer: Lucy Taylor

DECISION – Full Conditional 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.**

Neil Bearcroft

AUTHORISED OFFICER

Date: 12-Apr-2021

Officer Report.

Reference: 2021/90609

Location: 15, Far View Crescent, Almondbury, Huddersfield, HD5 8ER

Proposal: Erection of first floor extension over existing garage with roof terrace, single storey rear and extension and refacing existing dwelling in render with timber cladding.

Site Description.

15 Far View Crescent is a two-storey detached property located in Almondbury, Huddersfield. The property is faced with a mixture of brick, stone and timber cladding and has a gable roof infilled with clay tiles. At present, the property benefits from an garage located to the northern side elevation.

The property is dissimilar to any other property located along 15 Far View Crescent however, there is a mixed extent of similarity within the streetscene, with several properties having a varying style of design and construction when compared to others.

The rear boundary of curtilage in conjunction with 15 Far View Crescent, backs onto designated urban green space land.

Description of Proposal.

Permission is sought for the erection of a first-floor extension over the existing garage, a single storey rear extension and refacing of the existing dwelling in render with timber cladding.

Refacing of the Existing Dwelling:

The entirety of the existing dwelling will be refaced in render with timber cladding details. The entirety of the southern side elevation will just be rendered with the northern side elevation have minimal cladding detailing. To the front and rear elevations of the dwelling, more extensive timber cladding will be erected, covering nearly the entirety of the front elevation at first floor level and the entirety of the dominant dwelling at first floor level to the rear.

First-Floor Extension:

The proposed first floor extension is to be constructed above the existing garage at 15 Far View Crescent. The extension will have a height of 4.55 metres, generating a maximum height from external ground level, including the presence of the existing garage, of 7.45 metres. The extension will have a width of 6.4 metres and the length of the extension will align with the existing projection of the garage. The extension will be constructed from render, will a

significant extent of timber cladding and glazing to the front elevation, the extent of glazing will be made up of three long glazed panels. The extension will have a gable roof erected above, this will be infilled with clay tiles to match the roof erected over the dominant dwellinghouse.

Within the interior of the dwellinghouse, the garage will remain functioning as a garage, providing two parking spaces within and at first floor level the extension will create the amenity space for a master bedroom, a walk-in-wardrobe and an en-suite bathroom.

Single Storey Rear Extension:

The proposed extension will project 6.5 metres from the rear wall of the existing garage, have a width of 4 metres and a maximum height of 2.8 metres. The walls of the extension will be constructed from render. The extension proposes glazing in the southern side elevation in the form of glazed access doors, with a small step erected on the exterior, and regular windows in the west side elevation. In addition, a roof lantern will be erected within the flat roof of the extension. The space created from the rear extension will function as a snug and garden room within the interior of the dwelling.

In conjunction with the roof of this rear extension a terrace will be created. The designated terrace area will have a length of 3.5 metres from the rear wall of the dwelling, with glazed access doors facilitating access too and from the terrace in conjunction with the master bedroom. Glazed balustrade will be erected around the side and front elevations of the terrace.

History of Negotiations.

Although no amended plans were sought, they were submitted by the applicant following incorrect measurements of the development in terms of size and scale on the original drawings. These revised plans were used in the assessment of the proposed development and in determining the overall recommendation.

Relevant Planning History.

No relevant planning history.

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, expiring on 9th April 2021 – one representation was received.

The representation raised the following concerns:

- Amount of front facing windows, concerns about reflections/glare from sun rise into adjacent properties, already an issue from other neighbouring properties which also have many front facing windows.

Although amended plans were submitted by the applicant, this was prior to sending out neighbour notification letters and therefore, there was no need to re-advertise the development as the correct, revised plans were the ones advertised within the original neighbour letters.

Consultation Responses.

No consultations were deemed necessary.

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 not specifically allocated on the Kirklees Local Plan however, it is acknowledged that the rear boundary of curtilage in conjunction with 15 Far View Crescent adjoins designated urban green space land.

Kirklees Local Plan:

- **LP1** – Achieving Sustainable Development
- **LP2** – Place Shaping
- **LP21** – Highway Safety
- **LP22** – Parking
- **LP24** – Design

Kirklees Council is currently in the process of producing its supplementary planning guidance on House extensions. Although this is at the draft stage, it does need to be considered in the assessment of planning applications with some weight attached. The general thrust of the advice is aligned with both the Kirklees Local Plan and the National Planning Policy Framework, requiring development to be considerate in terms of the character the host property and the wider street scene.

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 15** – Protecting 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 LP24 of the Kirklees Local Plan will be used to assess, in conjunction with Chapter 12 of the National Planning Policy Framework regarding design.

In this case the 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.

Turning to the changes in external appearance it is noted that many properties within the streetscene have established the use of render to the front elevations, this includes the property adjacent to the application site (6 Far View Crescent) and the neighbouring property to the south (13 Far View Crescent). Therefore, the proposed refacing of the dwelling to render is considered to be appropriate and whilst the extent is significant on balance is not considered to cause a detrimental harm from a visual amenity perspective, with the use of such a material well established within the streetscene. With regard to the proposed timber cladding, the property at present has a large extent of timber cladding erected to the front elevation, covering nearly the entirety of the front elevation. This is deemed acceptable from a visual amenity perspective and therefore, the proposal, for a lighter

coloured cladding to be erected on the dwelling is also acceptable visually. With the lighter coloured cladding perceived to harmonise to a greater extent with the existing streetscene.

The proposed two-storey extension to the front elevation, whilst prominent in the streetscene is on balance considered to harmonise with the host dwelling due to the extent of remodelling proposed. The extensions location above the garage would follow an existing footprint and its width would appear secondary when compared to the width of the principle first floor element. To the rear, the addition would clearly seen as secondary predominately being single storey. The proposed gable roof will harmonise with the roof erected above the dominant dwellinghouse, gable in style and infilled with matching tiles. The roof will also have a pitch that is less than the extent of the roof pitch over the dominant dwellinghouse and will be much smaller in size and scale. For these reasons, the proposed two-storey extension is deemed acceptable from a visual amenity perspective, not resulting in obtrusiveness, or leading to overdevelopment to the front of the dwelling.

The proposed cladding has already been deemed as appropriate and the proposed glazing to the front elevation is considered to be an appropriate contemporary addition to the dwellinghouse, whereby the principle of glazing to the first-floor front elevation has previously been established elsewhere on the property.

The single storey rear extension is appropriate visually because it harmonises with the proposed appearance of the dwellinghouse and given its single storey nature, will be subservient when viewed in conjunction with the host property. Additionally, the proposed fenestration detailing is minor and therefore, the rear extension as a whole will not lead to overdevelopment to the rear of the dwelling. The terrace roofing of this extension is also appropriate visually, with the glazed balustrade harmonising well with the natural external environment.

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 various properties. Therefore, development at 15 Far View Crescent 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:

- 17 Far View Crescent – this property is located to the north of the application site. The re-facing of the property in render and timber cladding poses no detriment to residential amenity. Due to the separation distance present between these two neighbouring dwellings, as well as the dwelling height of 17 Far View Crescent, the proposed two-storey extension at 15 Far View Crescent will not result in undue overbearing. Furthermore, given the pitch of the existing roof above 15 Far View Crescent and the lower proposed pitch of the roof over the extension, the works will not result in an increased extent of overshadowing to that experienced at present. Furthermore, given the single storey nature of the proposed rear extension, and the separation distance present, no undue overbearing or overshadowing will be caused from this element of development, with boundary treatment in the form of shrubbery also present along the boundary to further mitigate any potential impacts. No glazing is proposed to face this neighbouring property which will protect amenity. The terrace would have the potential to overlook the garden to a limited degree and to ensure that there is no detrimental impact a condition will be attached to the decision notice requiring a 1.8 metre high glazed privacy screen.

- 13 Far View Crescent – this property is located to the south of the application site. The re-facing of the property in render and timber cladding poses no detriment to residential amenity. Due to the proposed site of erection of the two-storey and single-storey extensions, on the northern side elevation of the property, the occupiers of this neighbouring property will not experience undue overbearing or overshadowing as a result of their erection; with the presence of the dominant dwellinghouse itself, mitigating any potential impacts. For the same reasons, the proposed works will have no impact upon residential privacy in terms of overlooking, with the presence of the dwelling preventing overlooking from the designated terrace area, further mitigated by extensive boundary treatment erected between the rear gardens of these neighbouring properties.

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

3. Impact on Highway Safety:

Although the proposed developments at 15 Far View Crescent have the potential to increase the domestic use of the property, with the addition of a bedroom within the two-storey extension, it is considered that an appropriate amount of parking is readily available at the property; with the garage providing two parking spaces and having a driveway located to the front elevation of the property. In addition, the proposed works do not alter existing access to and from the property in conjunction with the adjoining highway. 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 roof potential.

In this instance, whilst the property is in a somewhat rundown state it appears relatively 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 which raised the following concerns:

- Amount of front facing windows, concerns about reflections/glare from sun rise into adjacent properties, already an issue from other neighbouring properties which also have many front facing windows.

Response: The impact of the proposed developments at 15 Far View Crescent have been analysed in depth within the residential amenity section of this report and overall, the proposed works were concluded to pose no detriment to residential amenity. In particular, the proposed front facing windows not considered to create a negative impact on neighbouring properties in terms of reflections/glare from sun rise.

6. Conclusions

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: 2021/90609****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, and to accord Policy LP24 of the Kirklees Local Plan.

3. Prior to the hereby approved roof terrace being brought into use a 1.8 metre high privacy screen shall be erected on the northern side elevation of the terrace, consisting of either an obscurely glazed screen or solid timber screen.

Reason: In the interests of protecting residential amenity and to accord with Policy LP24 of the Kirklees Local Plan.

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.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Plans – Existing Elevations	010-21-PL02-Existing Elevations	-	16.2.21
Plans – Grouped Plans and Elevations	010-21-PL01_A-Existing Floor Plans and Site Plan	2	4.3.21
Plans – Grouped Plans and Elevations	010-21-PL03-Proposed Floor Plans and Site Plan	-	16.2.21
Plans – Location Plan	010-21-PL05-Location Plan	-	16.2.21

Plan Type	Reference	Version	Date Received
Plans – Proposed Elevations	010-21-PL04_A-Proposed Elevations	2	4.3.21

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 submitted following incorrect measurements shown on the original plans.

Report Dated: 12.4.21