

**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: 2021/62/91262/W

Site Address: 15, Deer Croft Road, Salendine Nook, Huddersfield,
HD3 3SN

Description: Erection of two storey side and single storey rear
extensions

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: 28-Jun-2021

Officer Report

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2021%2f91262>

Site Description

15 Deer Croft Road is a two storey semi-detached dwelling which has a pebble dash rendered finish above a string of coursed facing brickwork and a tiled roof. The location of the property is on the corner of Deer Croft Road and Deer Croft Crescent and has a triangular shaped curtilage. There are garden areas to the front and rear and a driveway is located to the side of the dwelling accessed off Deer Croft Road leading to a detached single garage. The surrounding area is predominantly residential.

Description of Proposal

Permission is sought for the erection of a two storey side and single storey rear extension. The works also include extending the front elevation of the property.

Two storey side extension

It is proposed that the hallway to the front elevation would be extended at ground floor level and would project forward of the front elevation by 0.7 metres and would span the remainder of the width of the property. The proposed two storey element would project from the side elevation of the property by 4 metres and span the full depth of the property lying flush with the rear elevation. The eaves height and the roof ridge height would be a continuation of the existing. The proposed construction materials would be coursed facing brickwork for the ground floor front elevation with through colour render at first floor with a rendered side and rear elevation above a string of brickwork. Grey interlocking tiles would be the roofing material.

Single storey rear elevation

The proposed single storey rear extension would be located adjacent the shared boundary with the attached property 2 Deer Croft Crescent and would project from the rear elevation of the property by 2.5 metres. The extension would be a total width of 4 metres and would have an eaves height of 2.5 metres rising to an overall height of 3.6 metres. The extension would have a rendered finish with a grey concrete tiled roof. A Juliet balcony would be located in the first floor rear elevation.

It is also proposed that the existing pebble dash roof would be replaced with the through coloured render and roof lights inserted into the front and rear existing roof slopes.

History of negotiations/amendments received

The Agent was contacted with a view to seeking amended plans to set the extension back from the front elevation of property as it was considered a better to be designed to maintain symmetry to the neighbour and also because of the prominence of the location. The Agent has responded in detail explaining the requirements of the applicant and therefore no amended plans were submitted and the assessment is made on the original submission, for the considerations outlined below it is considered that the proposals are acceptable on balance.

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 14th May 2021 – no representations received

Parish/Town Council comments – not applicable

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

House Extensions and Alterations Supplementary Planning Guidance

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.

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 extensions would be located on the front, side and rear elevations and would result in the demolition of the existing garage to facilitate the development. The two storey side extension would have an eaves height and roof ridge height to match the host property which would be in keeping.

The attached neighbouring property has also been extended with a porch to the front and side extension, however this is set back from the existing front elevation. Due to the orientation the property with the adjacent property, 43 Moor Hill Road, which is a bungalow, it is not considered that a terracing effect would occur with this property. It is proposed that the existing property would be re-rendered and the proposed extension would be rendered to match. The single storey rear extension would also be constructed from matching materials and would appear as a subservient structure due to being single storey in height. In addition, a canopy would be formed at the ground floor level of the front elevation which would span the full width of the front elevation and extension which is also considered not to be visually intrusive. Whilst officers engaged with the agent to consider revising the design to match the neighbour not details were submitted. Whilst it would be preferable to maintain symmetry the proposals are considered, on balance, to meet Policy.

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

3 – Impact on residential amenity:

Openings are proposed with the front, side and rear elevations of the two storey extension and within the rear elevation of the single storey extension. With regard to the front elevation openings, the orientation of the building results in the openings not directly facing another property and therefore there are minimal concerns. The side elevation window would face the amenity space to the side of the property and the high screen hedge and the rear elevation openings would face into the garden area of the property. A Juliet balcony would be located within the first floor of the extension however this is not considered to result in a significant increase from overlooking over and above a window or anymore than existing relationships. Additional rooflights are proposed within the roof space of the existing property however these do not require planning permission.

In terms of overshadowing and/or being overbearing, due to the orientation of the property the two storey extension would be to the north of the neighbouring property and would therefore not result in a loss of direct sunlight to this neighbour. Whilst the extension is two storey it is not considered that there would be undue harm from being overbearing.

With regard to the single storey extension close to the boundary with the attached neighbouring property, the neighbour also hosts a single storey extension which is located on the boundary which projects further than that proposed and therefore there are minimal concerns.

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

4 – Impact on highway safety:

The existing garage would be demolished to accommodate the extension. The proposed ground floor plan demonstrates 2 no. off-street parking spaces. As stated within the Highways Design Guide SPD as the property would be a 4 bedroom dwelling, 3 no. parking spaces should be provided. Whilst these can't be accommodated within the site, on-street parking is available and is unrestricted. It does not appear that on-street parking is oversubscribed within the immediate area. As such, the proposals are acceptable on balance.

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. The proposed works would be constructed from modern materials that will provide additional thermal efficiency for the property.

Impact on existing solar panels – Paragraph 153 of the NPPF states that local planning authorities should expect new development to minimise energy consumption. Policy LP24 of the Local Plan states that good design should be promoted by 'high levels of sustainability, to a degree proportionate to the proposal'. Solar panels are evident on the attached neighbouring property and also to the rear roof slope of No. 43 Moor Hill Road to the south-west. It is not anticipated that the works would impact on the panels on the attached neighbouring property and the extension would be to the north of No. 43 and would therefore it is not anticipated that there would be a significant loss of direct sunlight. It is noted that No. 43 is a bungalow and therefore the panels at a lower level than the two storey extension and the effect on solar panels affords some weight in the consideration of the scheme and any impact, in any a very modest way, impact on climate change. Any impact would not significantly and demonstrably outweigh the benefits of the proposal when proportionately assessing it against LP24. As set about in the assessment

above, the scheme is of an acceptable visual design, would not unduly harm residential amenity and would not have an adverse impact on highway safety.

6 – Representations:

None

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: 2021/91262

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.

3. The external roofing materials of the extension hereby approved shall in all respects match those used in the construction of the existing building.

Reason: In the interests of visual amenity and to accord with 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, site plan, existing elevations and floor plan	P1 – Rev: A		26 th March 2021
Proposed elevations and floor plans	P6 – Rev: F		29 th March 2021
Proposed sections	P7		29 th March 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. The Agent was contacted with a view to seeking amended plans to set the extension back from the front elevation of property in order to maintain symmetry and also due to the prominent location. The Agent has responded in detail explaining the requirements of the applicant and therefore no amended plans were submitted.

28th June 2021

Report Dated:

Coal – low