

**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: 2021/62/93072/W

Site Address: 15, Edgemoor Road, Honley, Holmfirth, HD9 6HP

Description: Demolition of garage, raise roof height of side extension and installation of first floor windows

Recommending Officer: Lucy Taylor

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: 17-Sep-2021

Officer Report.

Reference: 2021/93072

Location: 15 Edgemoor Road, Honley, Holmfirth, HD9 6HP

Proposal: Demolition of garage, raise roof height of side extension and installation of first floor windows.

Site Description.

15 Edgemoor Road is a two-storey semi-detached property located in Honley, Holmfirth. The property is constructed from stone and has a dominant hipped roofing style established above, benefitting from an existing side extension. The property is set back from the immediate highway of Edgemoor Road through the presence of front garden amenity space, with incorporated driveway amenity space, and has a vast amount of garden amenity space located to the rear.

With regard to the wider streetscene, there is a strong sense of similarity established between the properties. This is because they are all semi-detached in their style of construction and have a very similar style of design, especially in that they are faced in matching exterior materials.

The application site is Unallocated in the Kirklees Local Plan.

Description of Proposal.

Planning permission is sought for the demolition of the existing garage, to raise the roof height of the side extension and to install first floor windows.

A two-storey side extension has previously been erected at 15 Edgemoor Road under planning application 2004/90268. This planning application seeks to amend the original design of this, retaining the existing extent of projection, the same extent of separation from the neighbouring boundary and the existing length, but increasing the roof height. The roof height is to be increased from a height of 7.2 metres to a height of 7.5 metres, retaining a pitch that sits below the dominant roof by 0.5 metres. This increase in roof height will also involve changes to the existing roofing style, despite remaining in a hipped form the new roof will have a greater width to the side elevation.

This increase in roof height will facilitate the installation of first floor windows to both the front and the rear of the property, with two additional first floor windows proposed within the front elevation of the side extension and one additional first floor window proposed to the rear. In addition to these windows, following the loss of two velux windows as a result of amending the extension, two replacement velux windows are proposed to be erected to the rear.

Within the interior of the dwelling, the extension will continue to function as two bedrooms.

With regard to the demolition of the existing garage, this sits to the rear of the property and does not facilitate any parking amenity space given the presence of the existing side extension. The appearance of the garage is not in keeping with the host dwelling, constructed from aluminium sheets that are coloured green and white.

History of Negotiations.

The case officer sought amendments to the original proposal as it was not considered to align with the requirements as set out in council's House Extensions and Alterations SPD. Although several of the requirements could not be addressed due to the previous establishment of the extension's length and width, which were not proposed to be altered, the requirements set out relating to the height of two-storey side extensions needed to be delivered.

The original plans showed the extension's roof height to align with the height of the dominant roof where the SPD clearly outlined the need for two-storey extensions to be set down in pitch to avoid the effect of terracing in a non-terraced street. Therefore, amended plans were submitted by the applicant which set the height of the two-storey extension down from the height of the dominant roof by 0.5 metres – concluded to successfully fulfil the requirements of the SPD.

Upon negotiating the design of the extension to 15 Edgemoor Road, the design of a two-storey side extension proposed at the adjoining property of 13 Edgemoor Road (ref: 2020/94114) was also taken into consideration. Whereby it was concluded that if the proposed extension was to mimic this approved neighbouring design, its potential of approval would be strengthened as a result of retaining similarity between neighbouring properties and the wider streetscene. The amended plans submitted by the applicant successfully mirrored the design of 13 Edgemoor Road's extension under 2020/94114.

Relevant Planning History.

At the Application Site:

- **2004/90268** – Erection of two storey extension. *Granted approval March 2004.*

Neighbouring Applications:

- **2020/94114** – 13 Edgemoor Road – Erection of two storey extension to side. *Granted approval January 2021.*
- **2010/90140** – 11 Edgemoor Road – Erection of two storey extension. *Granted approval May 2010.*

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 which expired on 10th September 2021 – no representations were received.

Although amended plans were sought and submitted it was not deemed necessary to re-advertise the amended scheme as it is considered more acceptable from a visual perspective and complies to a greater extent with local and national policies/guidance. In addition, given that the alterations to the scheme reduced the previously proposed roof height of the extension, it was considered to be more appropriate from a residential amenity perspective and therefore, unlikely to receive representations where the original scheme had not.

Consultation Responses.

Holme Valley Parish Council – made no comment.

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 Unallocated in the Kirklees Local Plan.

Kirklees Local Plan:

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

The Kirklees House Extension and Alterations SPD, adopted on 29 June 2021, has been prepared to help householders, developers, agents and architects who are planning and designing an extension or alterations (householder development) to an existing residential property, including conservatories and outbuildings, such as garages. It provides detailed guidance regarding the standard of development that will help achieve a well-designed house extension or alteration required by the Council.

Holme Valley Neighbourhood Development Plan

The Holme Valley Neighbourhood Development Plan (HVNP) has reached an advanced stage of preparation and the independent Examiner's Report has been received. Although the plan has yet to be subject to a referendum in the affected area, it is a material planning consideration in decision making and weight has been attributed in accordance with NPPF (July 2021) paragraph 48.

The emerging Policies relevant to this application, following receipt of the independent Examiner's Report which are to be put forward to referendum, including key considerations from these Policies, are:

- **Policy 1** – Protecting and Enhancing the Landscape Character of Holme Valley
- **Policy 2** – Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design
- **Policy 12** – Promoting Sustainability
- **Policy 13** – Protecting Wildlife and Securing Biodiversity Net Gain

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 20th July 2021, 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 2** – Achieving Sustainable Development
- **Chapter 12** – Achieving Well-Designed Places
- **Chapter 14** – Meeting the Challenge of Climate Change, Coastal Change and Flooding

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 notion in the Kirklees Local Plan. Chapter 2 of the NPPF states that:

“Planning policies and decisions should play an active role in guiding development towards sustainable solutions...”

Chapter 2 of the NPPF goes on to further state that objectives should:

“support strong, vibrant and healthy communities, providing the supply of housing required to meet the needs of present and future generations; and by fostering a well-designed and safe built environment...”

In line with the NPPF, policy 1 of the Kirklees Local Plan declares that:

“...the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.”

LP1 goes further and states:

“The council will always work pro-actively 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 this instance, it can be stated that the principle of development of this application is acceptable; and as a result, is subject to the assessment of impacts on visual and residential amenity, as well as highway safety and any other impacts that may arise.

1. Impact on Visual Amenity:

The NPPF offers guidance relating to design in chapter 12 (achieving well designed places) whereby 126 provides a principal consideration concerning design which states:

“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

Kirklees Local Plan policies LP1, LP2 and significantly LP24 all also seek to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, thus retaining a sense of local identity.

LP24 states that proposals should promote good design by ensuring:

*“a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape...
'c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details...”*

Developments that are considered to conform appropriately with Local Plan Policy LP24 and the design requirements as set out above, are considered to also conform with Policy 2 of the Home Valley Neighbourhood Plan – Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design.

Although the council's House Extensions and Alterations SPD (June 2021) has been taken into consideration, the only requirement necessary for consideration is in accordance with the proposed height of the two-storey extension. This is because, despite the projection and length of the existing side extension failing to comply with the requirements, they have previously been established on site and are not included within the proposal of this planning application.

Firstly, it can be stated that the demolition of the existing garage poses no detriment to the visual amenity of the application site, set and visible within the rear garden amenity space only and not considered to be a prominent feature that contributes to the architectural style of the host dwelling or to the wider curtilage. In addition, given the appearance of the garage, not considered to harmonise with the host dwelling or its wider setting, its demolition is likely to enhance the visual appearance of the rear garden amenity space as a whole.

With regard to increasing the roof height of the existing two-storey side extension, the proposed height will still set down from the maximum height of the dominant roof therefore, complying with the requirements of the council's SPD. From a visual perspective this also ensures that no undue bulking/massing is proposed, and that the extension does not become obtrusive, with the host dwelling remaining the dominant feature within the curtilage of the site. It should also be noted that the proposed increase in roof height from existing is minor, increasing in height by only 0.3 metres – promoting the extent to which the alteration is subservient.

In addition, the proposed alterations to the roof form are considered to enhance the overall appearance of the side extension and increase the extent to which it harmonises with the host dwelling. This is because the new roof will be of a hipped style that resembles the dominant roof to a greater extent than that currently erected, aligning with the established dimensions of this roof to the front and rear elevations.

The additional fenestration detailing is also considered acceptable visually, in keeping with the forms of fenestration previously established to the host dwelling with the extent of additional glazing minimal and in the form of regular windows and replacement velux windows only. Therefore, posing no detriment to the existing architectural style of the dwellinghouse.

With regard to the wider streetscene, it is important to acknowledge that the proposed scheme at 15 Edgemoor Road will directly mirror that approved at the adjoining property of 13 Edgemoor Road under planning application 2020/94114. Therefore, retaining an extent of similarity within the wider

streetscene and increasing the extent to which the two adjoining properties harmonise with one another visually.

For all of the reasons outlined above, it is considered that the proposal would not cause detrimental harm to the visual amenities of the locality. The proposed development is considered to comply with Chapter 12 of the National Planning Policy Framework, Local Plan Policy LP24 and Policy 2 of the Holme Valley Neighbourhood Development Plan.

2. Impact on Residential Amenity:

Section B and C of LP24 states that alterations to existing buildings should:

“...maintain appropriate distances between buildings’ and ‘...minimise impact on residential amenity of future and neighbouring occupiers.”

Further to this, Paragraph 130 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

The properties most likely to be affected by the proposed development are those which directly neighbour the site, these being No. 13 Edgemoor Road and No. 17 Edgemoor Road, as well as No. 14 Edgemoor Road located adjacent, and No. 35 Bradshaw Avenue located to the rear.

It should first be noted that the demolition of the existing garage poses no detriment to the residential amenity of any of the neighbouring properties listed above or those located further away. An assessment of the proposed alterations to the two-storey extension has been made below:

No. 13 Edgemoor Road – this property adjoins the application site to the north.

Given the relationship of these two properties within the streetscene and the principal of development proposed, with the proposed height less than that of the dominant roof and development retained within the existing dimensions of the host dwelling, no impacts of overbearing or overshadowing will be caused for the occupiers of 13 Edgemoor Road. In addition, no detriment to residential amenity is posed, with no additional glazing proposed to face towards this neighbouring property.

No. 17 Edgemoor Road – this property is located south of the application site. Given that a two-storey side extension is already established to 15 Edgemoor Road and that the increase in height is only a minimal 0.3 metres, no increased detriment of overbearing or overshadowing is posed from development. This is further promoted through the fact that the extension is located to the side of the host property, aligning with the solid side elevation of 17 Edgemoor Road and mitigating against any additional detrimental overshadowing to the front or rear garden areas. In addition, it is important to acknowledge that the extension will remain set off the shared boundary, with 17 Edgemoor Road also set off this boundary, further ensuring no detriment to residential amenity.

No glazing is proposed on the elevation facing this neighbouring property therefore, posing no detriment to neighbouring privacy.

No. 14 Edgemoor Road – this property is located adjacently to the application site, to the west.

Given the extent of separation distance between these two neighbouring properties, no impacts of overbearing or overshadowing are posed from increasing the height of the existing extension. With regard to the windows additional proposed in the front elevation, these will have the same level of visibility as the first-floor windows already established and therefore, are not considered to detriment neighbouring privacy with any potential of overlooking to have the same view as from existing fenestration.

No. 35 Bradshaw Avenue – this property is located to the rear of the application site.

Given the extent of separation distance between these two neighbouring properties, no impacts of overbearing or overshadowing are posed from increasing the height of the existing extension. With regard to the additional window proposed in the rear elevation, this will have the same level of visibility as the first-floor windows already established and therefore, is not considered to detriment neighbouring privacy with any potential of overlooking to have the same view as from existing fenestration. In addition, the velux windows pose no detriment of increased overlooking given their setting within the roof and resultant angles of visibility, as well as the fact that a velux window has previously been established within this elevation.

For the reasons outlined above, the proposed development at 15 Edgemoor Road is not considered to cause undue harm to the residential amenities of neighbouring properties. It is therefore considered that the proposed development complies with Chapter 12 of the National Planning Policy Framework, Local Plan Policy LP24 and the Holme Valley Neighbourhood Development Plan.

3. Impact on Highway Safety:

The proposal will not alter the internal domestic use of the dwelling, with the regard to the number of bedrooms, and will not alter existing parking arrangements on site. In addition, the developments will not change the existing access to and from the property in conjunction with the adjoining highway (Edgemoor Road).

Given the above, the impact upon highway safety is therefore considered to be acceptable. The proposed development is therefore considered to comply with policies LP21 and LP22 of the Kirklees Local Plan and Chapter 9 of the National Planning Policy Framework.

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.

Considering the small-scale of the proposed development, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. The proposed development would therefore comply with Policy LP51 of the Kirklees Local Plan, Policy 12 of the Holme Valley Neighbourhood Development Plan and Chapter 14 of the National Planning Policy Framework.

5. Representations:

No representations were received.

6. 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: 2021/93072

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. The external walls and roofing materials of the extensions/amendments 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 Policy LP24 of the Kirklees Local Plan.

Note: The application site is located in a low coal risk area.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Existing and Proposed Site Plans	2150-D-20-002	REV A	15.9.21
Existing Elevations	2150-D-20-005	-	2.8.21
Proposed Ground and First Floor Plans	2150-D-20-004	REV A	15.9.21
Existing Ground and First Floor Plans	2150-D-20-003	-	2.8.21
Location Plan	2150-D-20-001	-	2.8.21
Proposed Elevations	2150-D-20-006	REV A	15.9.21

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 sought and submitted so that the proposal aligned with the council's House Extensions and Alterations SPD to the greatest extent possible.

Report Dated:

15.9.21