

**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: 2021/62/93671/W

Site Address: 96, Carr Street, Marsh, Huddersfield, HD3 4BQ

Description: Erection of detached building to create dwelling forming annex accommodation associated with 96, Carr Street, Marsh, Huddersfield, HD3 4BQ and erection of two storey side extension, porch and exterior alterations

Recommending Officer: Katie Chew

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: 5/1/2022

Officer Report

Site Description

96 Carr Street, Marsh, Huddersfield, HD3 4BQ

The application site comprises of a two storey end terraced stone-built dwelling benefiting from both and front, side and rear garden/amenity area. Off-street parking is provided to the rear via a single storey garage and driveway.

The application site is not located within a Conservation Area or located in close proximity to any Listed Buildings.

Description of Proposal

The application seeks planning permission for the erection of detached building to create dwelling forming annexe accommodation associated with 96 Carr Street, Marsh, Huddersfield, HD3 4BQ and erection of two storey side extension, porch and exterior alterations.

The proposed annexe is to measure approximately 7m x 6.4m, with a ridge height of 4.1m. The annexe is to be located along the northern boundary of the site and will replace the existing single storey detached garage.

The proposed two storey side extension to the host dwelling is to measure approximately 7.1m x 3.8m, with a ridge height of 7.8m.

The proposed porch will measure 1.5m x 2.5m, with a ridge height of approximately 3.3m.

Exterior alterations include the installation of bi-folding doors to the rear and the creation of 1 off-street car parking space to the front of the host dwelling and 2 off-street spaces in front of the proposed annexe.

Materials proposed within the extensions and alterations include a mix of stone and render with slate roof tiles.

History of negotiations/amendments received

Amendments were sought to reduce the ridge height of the proposed extension down and to step the extension back from the principal elevation of the host dwelling, alterations were also requested to reduce the overall scale and size of the proposed annexe to accord with principles contained within the House Extensions and Alterations SPD and Local Planning Policy LP24. The amended plans also outlined 3 off-street car parking spaces and details of bin storage and collection points.

Relevant Planning History

There is no relevant planning history at the proposed application site or at adjacent sites.

Consultation Responses

KC Highways Development Management – Comments received 25th October 2021. No objections in principle however additional details are requested in respect of bin storage and collection points and 3 off-street parking spaces are to be provided to meet the recommendations highlighted within the Council's Highway Design Guide SPD.

Officer note: Following receipt of amended plans, the applicant's agent has now outlined 3 off-street car parking spaces and details of bin storage and collections points, all of which are considered to be acceptable.

Parish/Town Council

N/A.

Local Ward Members

N/A.

Representations

Final publicity date expires:

Neighbour Letters – Expired 12th November 2021.

1 objection has been received; details are summarised below.

- No objections to the two-storey extension or porch but do object to the detached building as it will impact on neighbouring properties sunlight/daylight and will be a dominant feature which will cause overshadowing and concerns of overlooking;

Officer note: Noted. This is discussed in further detail within the residential amenity section of this report.

- The building is not in keeping with the area;

Officer note: Noted. This is discussed in more detail within the visual amenity section of this report.

- If they are not connecting to the existing sewer where will the waste go?

Officer note: In terms of drainage, the submitted application outlines that foul water would be disposed of by the main sewer but would not be connected to

the existing drainage system. It is considered that this is likely to be an error on the application form and foul drainage will be connected to the existing sewer. Notwithstanding this specific details would be subject to the proper assessment via building control in a separate building regulations application.

- There is currently only access for one vehicle, but the plan shows two car widths, there is also only parking for one vehicle at the site;

Officer note: Noted. The proposals are to widen the access to provide off-street parking for 2 vehicles in front of the proposed annexe, and an additional space to the front of 96 Carr Street.

- The location of waste and collection points are not outlined on the plans;

Officer note: Amended plans have been received which outline that the bin storage and collection points are to be located to the rear of the site, adjacent to the annexe.

- There are trees where the proposed development will be constructed;

Officer note: Noted, however, these trees are not protected and are not considered to have a significant impact on the visual amenity of the area therefore their removal is not contested by officers.

- Does building a dwelling count as gaining a bedroom in a residential unit?

Officer note: Officer's assume this is in respect of parking standards and therefore refers to the highway safety section of this report. The annex will have to be used in association with the main dwelling and could not be used as a separate dwelling.

- It is recommended that the annexe be incorporated into the existing dwelling as others in the area have extended at the rear of their properties.

Officer note: Noted.

Officer note: 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 only, details of which are outlined above. Whilst it is acknowledged that amended plans were received these amendments sought to include additional off-street parking, bin collections points, and a reduction in the overall scale and size of the proposed annexe and extensions, it was therefore not considered necessary to go back out for re-consultation in this instance.

Planning Policy Background

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 application site is unallocated in the Kirklees Local Plan but is located within a Bat Alert Area.

Kirklees Local Plan (LP):

- **LP1 – Achieving Sustainable Development**
- **LP2 – Place Shaping**
- **LP21 – Highways and Access**
- **LP22 – Parking**
- **LP24 – Design**
- **LP30 – Biodiversity & Geodiversity**
- **LP52 – Protecting and Improvement of Environmental Quality**

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) updated 20th July 2021, 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. Most specifically in this instance, the below chapters are of most relevance:

- Chapter 2 – Achieving sustainable development
- Chapter 9 – Promoting sustainable transport
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

Other Guidance Documents:

- Kirklees Highways Design Guide (2019)
- House Extensions and Alterations SPD (2021)

Summary of Principal Planning Issues

The following matters are considered in the assessment below -

- 1) Principle of development
- 2) Scale, design and visual impact of the proposed development

- 3) Impact of the proposed development upon the privacy and amenity of neighbouring properties
- 4) Impact on highway safety
- 5) Other matters
- 6) Conclusion

1 - Principle of Development:

1.1 – Sustainable Development

NPPF Paragraph 11 and LP1 outline a presumption in favour of sustainable development. Paragraph 8 of the NPPF identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation.

The dimensions of sustainable development will be considered throughout the proposal.

Paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted. This too will be explored.

As the site is without notation in the Kirklees Local Plan (KLP), it is considered that the principle of development in this instance would be 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.

2 - Impact on Visual Amenity:

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

“The creation of high-quality beautiful and sustainable 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 the development in the local area, thus retaining a sense of local identity.

LP24 states that all proposals should promote good design by ensuring the following:

“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...”.

Key Design Principles 1 and 2 of the Council’s adopted House Extensions & Alterations Supplementary Planning Document seek to ensure development is subservient to the host property and in keeping with the character of the locality.

Paragraphs 5.13 and 5.14 of the SPD relate to front extensions. Single storey front extensions (such as porches) should be set well back from the pavement or be well screened, be small and subservient to the original building, well-designed with materials to match the existing features of the host dwelling and should not unreasonably affect the neighbouring properties.

Paragraphs 5.19/5.20 of the Council’s House Extensions and Alterations SPD state that:

‘Two storey side extensions can have a significant effect on the character of the original house and the street. Adequate space between buildings should be retained to provide a sense of space which is important to the character of an area’ and therefore ‘two-storey side extensions should: not take up all or most of the space to the side of a house; maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property; and be set back at least 500mm from the front wall of the house’.

Paragraphs 5.29 and 5.30 relate to outbuildings and annexes. They state that these buildings can have as much of an impact on the appearance of the building as any other extension, and that wherever possible these should reflect the style, shape and architectural features of the existing house and not be detrimental to the space around the building. Annexes should be subservient in footprint and scale to the original building, be set back behind the building line of the original building so that they do not impact on the street scene and preserve a reasonable private amenity space following a general principle that no more than 50% of garden space should be lost.

Principle 7 of the Kirklees House Extensions and Alterations SPD highlights that new development should ensure that an appropriately sized and useable area of private outdoor space is retained.

The application site is surrounded by a number of other residential dwellings which do differ in age and design however, the host dwelling does form a row of terraces which are quite uniform in appearance. The majority of properties in the area consist of two-storey terraced or semi-detached properties, or detached bungalows, with both front and rear garden/amenity areas. The proposal seeks to erect a single storey detached annexe to the rear, single storey front extension, and a two-storey side extension to the host dwelling.

All aspects of the proposal will be openly visible from either Carr Street or Haywood Avenue. The proposed porch is to be stepped well back from the

public highway and is small in both scale and size, therefore would appear subservient when viewed against the host dwelling. Given its location on the dwelling the proposed porch is not considered to impact on adjacent neighbours. Whilst it is acknowledged that no porches currently exist within the adjoining row of properties, porches can be found within adjacent terraces and therefore is not considered to appear as an incongruous feature in this location.

The proposed two-storey side extension will extend out across a large portion of the side garden although, a gap will be left measuring between 1-2m and the extension will be set back from the principal elevation of the host dwelling by 0.5m. In addition, the ridge of the extension will also be set down at a lower height than the ridge of the host dwelling. It is therefore considered that the proposals would be deemed to be visually acceptable in this location.

In respect to the proposed annexe, this building is to be located to the rear of the host dwelling and would have a slightly smaller footprint than the original dwelling, and would have a reduced cubic volume and subservient appearance given that it will be single storey in height. As the annexe is to replace an existing structure it is not considered that the building would impact significantly on the amount of rear garden space retained, the streetscene or appear incongruous in this location. Materials are to reflect what is found within the host dwelling and the pitched roof design is also considered to be sympathetic.

Whilst the proposals seek to provide a large two-storey side extension, detached annexe and a porch, the majority of the rear garden space will remain as is and therefore the proposals are considered to be in line within Principle 7 of the SPD.

Moving on to materials, the proposed materials include a mix of stone and render with slate roof tiles. These materials are considered to be acceptable as they reflect materials found within the host dwelling and at adjacent properties on the street. In the interests of visual amenity, a condition is recommended which requires external materials used in the walling and roofing of the extensions are to match those used in the host dwelling.

To conclude, the proposals are considered to be appropriate in size, scale and design in this location. The proposals therefore accord with LP24 of the Kirklees Local Plan, Principles 1, 2 & 7 and paragraphs 5.14, 5.15, 5.19, 5.20, 5.29, 5.30 of the Council's adopted SPD 'house extensions and alterations, and Chapter 12 of the National Planning Policy Framework.

3 - Impact on Residential Amenity:

Sections B & C of the Kirklees Local Plan Policy LP24 which 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 127 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future occupiers.

Principle 3 of the House Extensions and Alterations SPD highlights that extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants and neighbours.

Principle 4 relates to habitable rooms and side windows and seeks to ensure that design and layouts of habitable and non-habitable rooms reduce conflict between neighbouring properties relating to privacy, light and outlook.

Principles 5 and 6 relate to overshadowing/loss of light and overbearing impact. The above principles will all be discussed in more detail within the assessments below.

Impact on no. 98 Carr Street

This neighbouring dwelling is located to the west of the application site, approximately 12m away from the proposed side extension, and 14m away from the proposed annexe. This neighbouring property is most likely to be impacted by the proposed extension however given the large separation distance there are no concerns in respect to overshadowing, or the proposals appearing overbearing in nature. It is acknowledged that windows proposed within the western elevation of the side extension would not provide the recommended 21m separation distances as outlined within the adopted house extensions and alterations SPD, however it is recognised that similar relationships already exist within the streetscene and given the public highway which sits in between both properties, this separation distance is considered to be acceptable on this occasion.

Impact on no. 1 Haywood Avenue

This neighbouring property is located to the north of the application site and is most likely to be impacted by the proposed annexe. At the time of undertaking the site visit no. 1 was available to let but had previously been in use as a beauty salon. Given the differences in ground levels no. 1 is sat at a slightly higher ground level to where the proposed annexe is to be located, in addition to this, the proposed annexe is to be single storey in height and therefore there are no concerns in respect to it appearing overbearing on this adjacent neighbour. Whilst it is acknowledged that 1 window is proposed within the northern elevation of the annexe this window is outlined as being obscurely glazed (secured by condition) and therefore there are no concerns in respect to overlooking. Finally, some shadowing will occur within the morning/afternoon across no. 1 although the shop does comprise of a large main window to the front of the building which would provide a sufficient amount of light into the property. It is therefore considered that any overshadowing arising from the proposals would not be detrimental to the operation of this building.

Impact on no. 94 Carr Street

This neighbouring property adjoins the application site to the east and is most likely to be impacted by the proposed annexe. Although it is noted that there is a slight difference in land levels to where the proposed annexe is to be and the neighbouring properties rear garden, the annexe is still to replace an existing single storey structure and would be viewed against the adjacent single storey building no. 1 Haywood Avenue which sits at an even higher ground level. It is therefore considered that in this context the proposals would not appear overbearing or overly dominant. Whilst it is acknowledged that some additional overshadowing will arise from the proposed annexe, this shadowing would occur in the late afternoon/evening and therefore would not be for a prolonged period of the day or cover a significant portion of no. 94's rear garden area. Finally, as no windows are proposed within the eastern elevation of the annexe, there are no concerns in respect to overlooking or loss of privacy. Whilst windows are proposed within the southern elevation, the closes it's a bathroom which will be conditioned to be obscurely glazed, and it is considered that there is a sufficient separation distance and adequate buffering from existing boundary treatments to ensure that no severe loss of privacy would occur in this instance.

Impact on no. 97 Carr Street

This neighbouring property is located to the south of the application site and is most likely to be impacted by the proposed side extension. Given the large separation distance (approx. 22m) and location of this neighbouring dwelling, there are no concerns in respect to overshadowing, or the proposals being overbearing in nature. Whilst windows are proposed within the southern elevation of the extension there are no concerns in respect to overlooking given the separation distances and orientation of the dwellings to one another.

In conclusion, taking the above into account it is considered that the proposals would not result in significant and detrimental impacts on the privacy and amenity of any neighbouring occupants, complying with Policy LP24 of the Kirklees Local Plan (b) in terms of the amenities of neighbouring properties, Principles 3, 4, 5 and 6 of the House Extensions and Alterations SPD and Chapter 12 of the National Planning Policy Framework.

4 - Impact on Highway Safety:

Turning to highway safety, Local Plan Policies LP21 and LP22 are relevant and seek to ensure that proposals do not have a detrimental impact to highway safety and provide sufficient parking. Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Principle 15 of the House Extensions and Alterations SPD states that extensions and alterations should maintain appropriate access and off-street

‘in curtilage’ parking. With Principle 16 going on to say that proposals should maintain appropriate storage arrangements for waste.

In terms of parking provision, the Kirklees Highways Design Guide outlines that Kirklees Council has not set local parking standards but notes that as an initial point of reference for residential development, 4 bedroomed dwellings should provide 3 off-street car parking spaces. In this case the annexe is to provide 2 off-street car parking spaces, with an additional space to be created to the front of no. 96. The on-site parking provision is therefore considered to be sufficient.

In addition, bin storage and collection points are outlined on the submitted plans and are considered to be acceptable in this instance.

For the aforementioned reasons it is concluded that the scheme would not represent any additional harm in terms of highway safety and as such complies with Local Plan Policies LP21 and LP22, Principles 15 and 16 of the House Extensions and Alterations SPD and the guidance contained within the National Planning Policy Framework.

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.

Principle 8 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations should, where practicable, maximise energy efficiency. Principle 9 goes on to highlight that the use of innovative construction materials and techniques, including reclaimed and recycled materials should be used where possible. Furthermore, Principles 10 and 11 request that extensions and alterations consider the use of renewable energy and designing water retention into the proposals.

The proposal is for a small-scale domestic development to an existing dwelling. As such, no special measures were required in terms of the planning application with regards to carbon emissions. However, there are controls in terms of Building Regulations which will need to be adhered to as part of the construction process which will require compliance with national standards. The proposed development would therefore comply with Policy LP51 of the

Kirklees Local Plan, Principles 8, 9, 10 and 11 of the House Extensions and Alterations SPD and Chapter 14 of the National Planning Policy Framework.

Biodiversity

Principle 12 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations should consider how they might contribute towards the enhancement of the natural environment and biodiversity.

Whilst it is acknowledged that the application site is located within a Bat Alert Area, given that the dwelling appears to be well sealed at the eaves, and that the existing garage has a flat roof, it is considered unlikely that roosting bats would be disturbed during construction works. However, an informative is to be provided should the application be recommended for approval.

There are no other matters for consideration.

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 proposed development would constitute sustainable development and is therefore recommended for approval.

Recommendation:

Approve with conditions.

Decision Authorisation - Delegated Powers

Application Number: 2021/93671

Officer Recommendation: Approve with conditions.

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 with Policy LP24 of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework and the Council's adopted House Extensions and Alterations SPD.

3. The external walls and roofing materials of the extensions and annexe hereby approved shall in all respects match those used in the construction of the host dwelling and shall be retained as such thereafter.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Principles 1, 2 and 7 of the House Extensions and Alterations SPD and Chapter 12 of the National Planning Policy Framework.

4. The annexe accommodation hereby approved shall be used solely as ancillary accommodation to the existing dwellinghouse (96 Carr Street) and as such shall not be sold, leased, rented or used as an independent dwelling unit or let out as holiday accommodation.

Reason: For the avoidance of doubt as to what is being permitted, in the interests of highway safety and to comply with Local Planning Policies LP21, LP22 and LP24, and Chapters 9 and 12 of the National Planning Policy Framework.

5. The development shall not be brought into use until all areas indicated to be used for parking on the submitted plans have been laid out with a hardened and drained surface in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or any successor guidance. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) these areas shall be so retained, free of obstructions and available for the use specified on the submitted plans.

Reason: In the interests of amenity and traffic safety. To ensure adequate space within the site for vehicle movements and parking and in accordance with Kirklees Local Plan Policy LP21, Principle 15 of the House Extensions and Alterations SPD and Chapter 9 of the National Planning Policy Framework.

6. The annex hereby approved shall not be occupied until the bathroom window in the south western elevation and bedroom window in the north eastern elevation of the building have been fitted with obscure glazing, minimum grade 4. Notwithstanding the provisions of section 55(2)(a)(ii) of the Town and Country Planning Act 1990 and the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) the window shall thereafter be so retained obscure glazed.

Reason: So as not to detract from the amenities of adjoining property by reason of loss of privacy and to accord with Policy LP24 of the Kirklees Local Plan and House Extensions and Alterations SPD.

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 to intentionally 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 found contact Natural England.

NOTE: The changes to the access within the adopted highway fronting the property will need to be constructed under a Section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Site Location Plan	2130.101	-	17 th September 2021
Proposed Site Plan	2130.102	B	21 st December 2021
Existing Floor Plans	2130.201	-	17 th September 2021
Proposed GF Plan	2130.202	A	12 th November 2021
Proposed 1F Plan	2130.203	A	12 th November 2021
Proposed Annex Plan	2130.204	B	21 st December 2021
Existing	2130.301		17 th September

Elevations			2021
Proposed Elevations	2130.302	A	12 th November 2021
Proposed Annex Elevations	2130.303	A	21 st December 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 preapplication advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. Amendments were sought to reduce the ridge height of the proposed extension down and to step the extension back from the principal elevation of the host dwelling, alterations were also requested to reduce the overall scale and size of the proposed annexe to accord with principles contained within the House Extensions and Alterations SPD and Local Planning Policy LP24. The amended plans also outlined 3 off-street car parking spaces and details of bin storage and collection points.

Report Dated:

04/01/2022