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:	**2022/62/90560/E**
Site Address:	36B, Station Road, Shepley, Huddersfield, HD8 8DS
Description:	Erection of single storey front extension and installation of velux rooflights, conversion of existing garage, alterations to driveway entrance and new boundary fence
Recommending Officer:	Nina Sayers

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: 11-May-2022

Officer Report

Site Description

36B Station Road is a two-storey, detached dwelling in Shepley, Huddersfield. The property has a driveway to the front of the dwelling and a garden to the rear. There is a single, integral garage which protrudes out the front elevation, adjacent to a front porch. The property is finished in natural coursed stone walls and a blue slate roof.

The property is located in a predominantly residential area. There is a mixture of properties in the surrounding area. The properties directly adjacent are similar to the application property in terms of age and size and materials. There are also a number of older properties in the street scene, of a variety of designs and ages.

Description of Proposal

The applicant is seeking permission for the erection of a single storey front extension, velux rooflights, conversion of the existing garage and alterations to the driveway and boundary treatment.

Front extension
The proposed front extension would project 2 metres out the front elevation of the existing, protruding garage. The proposed would have a gable end roof with a total roof height of 3.6 metres. The proposed entrance hall would project 1 metre out the existing and would have an additional 1-metre-deep covered porch. It would have a lean-to roof with a total roof height of 3.6 metres. The proposed would be constructed from materials which match the existing dwelling.

Velux rooflights
A velux rooflight would be installed in the front roof face of the existing dwelling. This would be relatively small in scale and set well within the roof face. It is noted that this could be installed under permitted development, so no further assessment will be made. There would also be three velux rooflights in the proposed front extension.

Conversion of garage
The existing garage would be converted into living accommodation. It is noted at current that the existing garage is not large enough to park a vehicle. The converted space would serve an office and WC. It is noted that this could be installed under permitted development, so no further assessment will be made.

Alterations to driveway and boundary treatment

The driveway entrance would be widened to 5 metres to allow for improved access and parking. Boundary treatment would be erected to the western boundary of the application site. This would be partially 1.8 metre fencing, closer to the property, and a stone wall with fencing above which would rake down to meet a 1-metre-high gatepost adjacent to the highway. It is noted that this could be installed under permitted development, so no further assessment will be made.

History of negotiations/amendments received

No amendments were sought or received.

Relevant Planning History

No relevant planning history.

Representations

The application was advertised by neighbour letter. Final publicity expired 04/04/2022.

No representations were received.

No objections were received form Kirkburton Parish Council.

Officer comments will be made in section 6 of this report.

Consultation Responses

No consultees were considered necessary for this application.

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).

Kirklees Council has adopted supplementary planning guidance on house extensions which now carries full weight in decision making. This guidance indicates how the Council will usually interpret its policies regarding such built development, although the general thrust of the advice is aligned with both the Kirklees Local Plan (KLP) and the National Planning Policy Framework (NPPF), requiring development to be considerate in terms of the character of the host property and the wider street scene. As such, it is anticipated that this SPD will assist with ensuring enhanced consistency in both approach and outcomes relating to house extensions.

The site is unallocated on the Kirklees Local Plan.

Kirklees Local Plan:

- **LP1** – Achieving sustainable development
- **LP2** – Place shaping
- **LP21** – Highways and access
- **LP22** – Parking
- **LP24** – Design
- **LP30** – Biodiversity and geodiversity

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, 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 2 – Achieving sustainable development
- Chapter 12 – Achieving well-designed places

Assessment

The following matters are considered in the assessment below –

1) Principle of development
1) Impact on visual amenity and historic environment
2) Impact on residential amenity
3) Impact on highway safety
4) Other matters
5) Representations
6) Conclusion

1 – Principle of development:

The site is without notation on the Kirklees Local Plan (KLP). Policy LP1 of the KLP 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. In terms of extending and making alterations to a property, Policy LP24 of the KLP is relevant, in conjunction with Chapter 12 of the NPPF, regarding design. In this case, the principle of development is considered acceptable and the proposal shall now be assessed against all other material planning considerations, including visual and residential amenity, as well as highway safety.

These issues along with other policy considerations will be addressed below.

2 – Impact on visual amenity

Chapter 12 of the NPPF sets out that decisions should ensure that, amongst other things, developments are sympathetic to local character, including the surrounding built environment (para.127 of the NPPF). Policy LP24 of the KLP

expands on this further, setting out that good design should be at the core of all proposals in the district. With regard to extensions, it states under part c, that proposals should promote good design by ensuring '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 (local character and street scene) and 2 (impact on the original house) given in the Kirklees Householder extensions SPD reflect the above.

Front extension
The proposed front extension would project a total of 2 metres out the front elevation. This is larger than would normally be supported for a front extension, however it is considered acceptable in this instance as the property is set back significantly from the highway so the proposal would not be prominent in the street scene. It is also noted that the neighbouring properties to the north east sit forward of the building line and the extension will not protrude beyond on this. Furthermore, there is variety in the front elevations of the neighbouring properties and the principal elevations are staggered in design. The proposal would be in keeping with the existing dwelling in terms of design and materials.

Having taken the above into account, the proposed extension would not cause any significant harm to the visual amenity of either the host dwelling or the wider street scene, complying with Policy LP24 of the Kirklees Local Plan (a) in terms of the form, scale and layout and (c) as the extension would form a subservient addition to the property in keeping with the existing building, KDP 1 & 2 of the House Extension and Alterations Supplementary Design Guide and the aims of chapter 12 of the National Planning Policy Framework.

<u>3 – Impact on residential amenity</u>

Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be set out in terms of policy LP24 c), which states that proposals should promote good design by, amongst other things, providing a high standard of amenity for future and neighbouring occupiers.

Impact on 36A Station Road
36A Station Road is the adjacent property, south-west of the application site. The proposed front extension would project 2 metres along the boundary with 36A Station Road. It would be adjacent to the neighbouring property's garage, which has a window in the side elevation. This does not serve an inhabited space, and therefore no significant harm would be caused to the neighbouring property as a result of the proposed development.

The proposed development is a modest addition that would remain a significant distance from 38 Station Road, as such would not cause any harm to the neighbouring occupant's amenity. There would be a window proposed in the side elevation of the proposed front porch. This would be obscurely glazed and would therefore cause no overlooking harm.

Having considered the above factors, the proposals are not considered to result in any adverse impact upon the residential amenity of any surrounding neighbouring occupants, complying with Policy LP24 of the Kirklees Local Plan (b) in terms of the amenities of neighbouring properties, Key Design Principles 3, 5, 6 & 7 of the House Extension SPD and Paragraph 130 (f) of the National Planning Policy Framework.

4 – Impact on highway safety

The proposed extension would convert the existing garage into an office and WC. It is noted that the current garage is not large enough for parking a vehicle and therefore this would not result in the loss of parking provision. The extension would project 2 metres onto the driveway, reducing the size of the driveway. However, this is considered acceptable as the proposed site plan shows parking provision for three vehicles on the driveway to the front of the property. Therefore, the proposed parking provision is considered acceptable. As such the scheme would not represent any additional harm in terms of highway safety and as such complies with Policy LP22 of the Kirklees Local Plan along with Key Design Principles 15 & 16 of the House Extension SPD.

5 – Other matters

Ecology
The site is located within a bat alert layer. If approved, a footnote would be added to the decision notice to provide the applicant with advice, should bats or evidence of bats be found during construction. This would accord with the aims of policy LP30 of the KLP and chapter 15 of the NPPF.

Carbon Budget
The proposal is 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.

There are no other matters for consideration.

6 - Representations

No representations were received.

7 – Conclusion

This application to erect a single storey front extension, velux rooflights, conversion of the existing garage and alterations to the driveway and boundary treatment has been assessed against relevant policies in the development plan as listed in the policy section of the report, the House

Design SPD, the National Planning Policy Framework and other material considerations.

Given the acceptable design and lack of harm in terms of visual and residential amenity, the proposed extension is considered to be acceptable.

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.

As set out above, 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: 2022/90560

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 with Policies LP1, LP2, LP21, LP22, LP24 and LP30 of the Kirklees Local Plan, Key Design Principles of the House Extension SPD and the aims of the National Planning Policy Framework.

3. The external walls and 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 Policy LP24 of the Kirklees Local Plan, Key Design Principles of the House Extension SPD and the aims of chapter 12 of the National Planning Policy Framework.

NOTE: Please note that the granting of planning permission does not override any private rights of ownership and it is your responsibility to ensure you have the legal right to carry out the approved works, as construction and maintenance may involve access to land outside your ownership

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of: 07.30 and 18.30 hours, Mondays to Fridays 08.00 and 13.00hours, Saturdays
With no working Sundays or Public Holidays

In some cases, different site specific hours of operation may be appropriate. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice.
This notice can specify the hours during which the works may be carried out.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Existing plans and elevations	21133D-01-P01		17/02/2022
Proposed plans and elevations	21133D-02-P04		17/02/2022

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 Planning 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.

As the submitted plans were considered acceptable, no changes were sought.

Report Dated: 10/05/2022