PLANNING SUPPORTING STATEMENT

Location	115 Kaye Lane, Almondbury, Huddersfield, HD5 8XT.
Application	Removal of Detached Garage and Workshop and Erection of Single Storey Rear Extension.
Client/applicant	Mr & Mrs S Foster.
Job number	21/696
Date	March 2022

PAUL MATTHEWS ARCHITECTURAL Ltd

ARCHITECTURE | PLANNING | DESIGN

Malkin Farm
Brow Lane
Holmfirth
HD9 2RJ
07946872499
paul@paulmatthewsarchitectural.co.uk
www.paulmatthewsarchitectural.co.uk

Company Registration Number: 09898149 - Company Registered in England and Wales

INTRODUCTION

This statement forms part of the planning application for the proposed extensions and alterations to 115 Kaye Lane.

The SPDs (supplementary planning documents) provide additional guidance to support the implementation of policies in the Local Plan which was adopted on 27 February 2019.

The Kirklees House Extension and Alterations SPD was formally adopted on 29 June 2021. It was prepared to help householders, developers and agents. It includes guidance on designing extensions or alterations (householder development) to existing residential properties and also includes conservatories and outbuildings, such as garages/home offices. It provides detailed guidance on the standard of development that will help achieve a well-designed house extension or alteration required by the council.

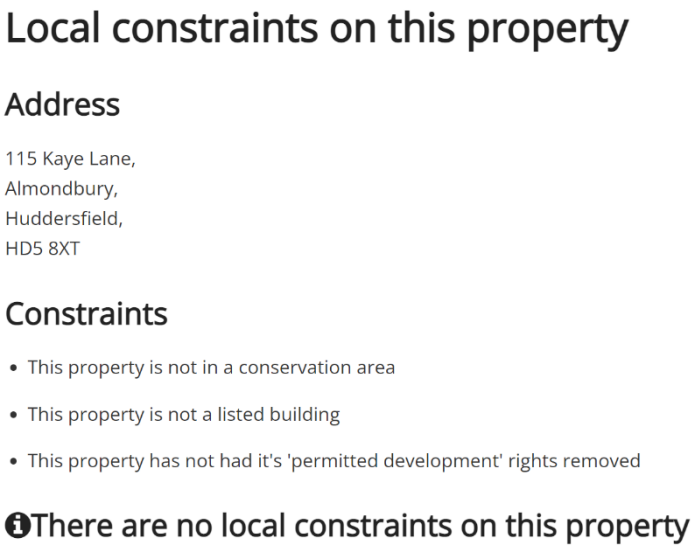
The SPD operates on the principle '*Comply or justify*'. The Local Planning Authority expects proposals for house extensions and alterations to comply with the guidance and key design principles set out in the document. It is confirmed proposals which comply with the SPD that are more likely to progress through the planning process quickly and successfully. Proposals which depart from the guidance set out within the SPD will need to provide a full justification. The Local Planning Authority has confirmed flexibility where innovative and contemporary designs which enhance the appearance and character of an area are proposed.

CURRENT PROPERTY

115 Kaye Lane is a semi-detached property located South West of the Almondbury village centre. The village is sited 2 miles South East of Huddersfield town centre.

The village has good public transport links and an array of local amenities that provide all the necessary services within the village (shops, doctors, hairdressers, pharmacy, pubs, cafes, schools, etc, etc).

The property still has the benefit of permitted development rights which, we contend, given the criteria/restrictions of permitted development rights, could provide a more incongruous design and go totally against the objectives of good design and enhancing the character of the immediate locality.



Local constraints on this property

Address

115 Kaye Lane,
Almondbury,
Huddersfield,
HD5 8XT

Constraints

- This property is not in a conservation area
- This property is not a listed building
- This property has not had it's 'permitted development' rights removed

There are no local constraints on this property



As noted on the local plan screen shot above, the property is one of many properties with no particular pattern or style. The setting hosts detached, semi-detached and terraced properties, some bungalows and some two storey properties. These properties also have a wide variation of material and forms featuring hipped roofs and gabled roofs. Render, brickwork, natural stone walling materials with concrete tiles, stone slates, blue slates and flat roofs featuring in the immediate locality.

PROPOSALS

The use of the subject property will not change. This application is for a modest single storey rear extension. It is attached to a previous two storey rear extension of modest projection (the reason why the recent 2022/HHPD/90133/W application was refused).

The existing detached gable roofed garage will be removed along with the flat roof workshop to the rear of this garage. This is a pre-requisite to enable the proposed extension to be built given the physical overlap. The existing garage is *sub-standard* in KMC garage standard terms with the approach to the garage, down the side of the property, too narrow for a modern domestic vehicle. Parking is not negatively impacted upon as a result of these proposals.

The proposed extension projects 2.7m beyond the existing/previous two storey extension (1.8m projection).

The site lies within Greenbelt. The Kirklees Supplementary planning guidance states "*One of the purposes of the Green Belt is to safeguard the countryside from encroachment. Any application for the extension of a building in the Green Belt must therefore have regard to its green belt setting so*

care should be taken that the design is sympathetic to countryside character, both on the building itself and in the treatment of any outside space. It should not introduce or proliferate the use of unsympathetic discordant or incongruous domestic or urban features such as porches, balconies or dormer windows."

We contend the removal of the artificial stone garage and workshop, a more prominent structure with a larger footprint and height than that of the proposed extension, should be considered a benefit and positive enhancement to the greenbelt setting. This garage and workshop building is built on the east boundary with lower ground levels over the boundary, this in turn emphasises the bulk and massing (refer to photos within Appendix A of this document).

The bulk and massing of the proposed single storey extension is minimised with the proposed flat roof, this offsets the impact on the adjoining property. It's worth noting the adjoining property/neighbours didn't oppose the larger previous certificate of lawfulness application.

The proposed extension is set in from the boundary, further reducing the impact.

The applicants took opportunity to discuss the previous, certificate of lawfulness (larger projecting extension) with the adjoining property owners prior to formal submission, no negative points, issues or concerns were raised.

To ensure subservience the proposed extension is single storey, located to the rear and of limited height given the proposed flat roof.

The expanse of glazing to the rear, the doors opening out on the garden, have been incorporated to make the most of natural daylight, garden outlook and solar gain reducing the reliance upon fossil fuels and electricity.

This application will provide additional space for the growing family.

The Kirklees Planning supplementary guidance for domestic extensions states;

"*Rear extensions should maintain the quality of the residential environment and relate well to the neighbouring buildings. Rear extensions should generally not be visible from the street and should retain a reasonable living environment for the property being extended. This should include consideration of the following:*

- *Preserving a back garden of a reasonable size, with a general principle that at least half the garden area is retained.*
- *Being set behind the original building, and not projecting beyond the sides*
- *Maintaining external access to the rear garden*"

As indicated within the proposals, the proposed rear extension is set in from the sides of the original house, the side access to the rear of the property is being retained and the property retains a substantial rear garden area, actually increased, as a result of the proposals, given the removal of the garage and workshop.

We contend the modest extension with minimised overall height will not impact on the neighbouring properties. Indeed the proposed extension only projects 1.5m beyond the rear wall of the neighbouring conservatory to the rear of 117 Kaye Lane.

The low eaves height of the flat roof will ensure the sun path will not cause excessive overshadowing of the adjoining property.

Other supplementary guidance notes for single storey extensions of "*Single storey extensions should:*

- *Not exceed 4 metres in height*
- *Not project out more than 3 metres from the rear wall of the original house for semi-detached and terraced houses or by 4 metres for detached properties*
- *where they exceed 3m in length the eaves height should generally not exceed 2.5 meters.*
- *Retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge*

We contend the proposed single storey extension follows the side wall of the previous two storey extension, its not 1m from the boundary but is not on the boundary. To build the extension 1m from the boundary for such a narrow plot would be restrictive and actually cause more overlooking/privacy as such a gap of 1m would lead to the use of this gap for storage of garden furniture, etc.

The overall projection is 4.5m part two storey (1.8m) and part single storey (2.7m) with low eaves heights. Its important to note the single storey element only projects 1.5m beyond the rear wall of the existing conservatory to the rear of 117 Kaye Lane with no objections raised by the neighbour.

PROPOSED EXTENSION (Appearance)

The following materials are proposed (all to match existing):

Walls	-	Natural coursed stone/render (replicating existing materials).
Roof	-	EPDM or fibre glass flat roof.
Rainwater Goods	-	UPVC hopper & downpipe.
Windows & Doors	-	UPVC/ Power coated aluminium.

MEANS OF ACCESS

There is no proposed change to the means of access to the site or the property.

LAYOUT

The layout is indicated on the submitted plans.

SCALE & VOLUME

The proposed extension, being single storey and having a flat roof, automatically creates a subservient appearance.

The existing original house will remain the dominant aspect with the proposed extension being located to the rear away from public vantage points.

Given the location of the property within the greenbelt we have prepared detailed volume calculations to determine the percentage increase as a result of the modest extension, taking into account the previous extension, as follows;

Existing house

Original house - 7.845 x 6.090 x 5.8 = 277m^3

Bay window to front - 0.775 x 2.685 x 3.26 = 6.78m^3

Roof (0.5 x base x height x length) (0.5 x 8.11) x 2.7 x 2.03 = 22.22m^3

Hipped part – 23.38m^3

Total – 329.8m^3

The existing garage (55.49m^3) and workshop (22.52m^3) are to be removed as part of this proposal so are not factored into the calculations.

Previous two storey rear extension

1.84 x 5.595 x 5.25 = 54.04m^3

Roof (0.33 x (0.5 x base) x height x length)

0.33 x (3.125 x 2 x 4.1) = 8.45m^3

Total – 62.58m^3

Proposed Extension

2.7 x 5.595 x 3 = **45.32m^3**

Based upon a third being the commonly accepted in volume terms by KMC planning. A third of the original (329.8m^3) is 109.79. 109.79 minus the existing/previous extension (62.58m^3) = 47.21m^3

The proposed extension (45.32m^3) being less than the remaining third (47.21m^3). We therefore feel this extension is subservient in appearance, scale, massing and volume terms.

CONCLUSION

Whilst it is appreciated every application is considered on its own merits there should be a consistent approach in all planning applications. Consistency in decision making is a well-established principle in planning, which has been supported in many court decisions. Previous appeal decisions are capable of being a material consideration. Like cases should be decided in a like manner.

Consistency is important to both applicants and agents along with Local Authority planning departments so they know where they stand. It also secures public confidence in the workings of the development control system.

The immediate locality clearly illustrates significant extensions to many of the properties along Kaye Lane. We contend these in direct vicinity of the site/similar semi-detached properties should also be considered by the planning case officer on this application.

No. 75 Kaye Lane gained approval by applications 2019/92272 and 2020/93090 for extensions that equate to a 58% increase on top of original building. The reports to these two applications make reference to a 2008 permission at No.81 for a side and rear extension granted on appeal under reference 2008/92326. With regards to Green Belt the Inspector concluded that:

"*The appeal property forms part of a long standing ribbon of development on both sides of Kaye Lane which has essentially suburban character in contrast to the north and south. The proposed extension would be a very small element within that ribbon, would represent only a limited addition to the existing house and would have no discernible impact on the overall openness and character of the Green Belt.*"

Given these other permissions, in the immediate locality, along with the assessment by the Planning Inspectorate, we contend that large additions to dwellings along Kaye Lane have evidently been considered acceptable previously. The additions proposed by this application of less than 33% are significantly smaller than the 58% increase consented at no.75 Kaye Lane, with the main increase brought about by building over the existing garage, in a prominent setting when viewed from the principle elevation and main public vantage point.

Furthermore it should also be acknowledged that the site benefits from permitted development rights where there would be potential to erect outbuildings further impacting on openness on the site. Whilst only limited weight may be afforded to potential outbuildings, given the application seeks additional living space for the growing family, we contend there is a high possibility that additional built form could occur at the site via PD.

Given the above circumstances, taking into account the subservient design of the extension proposed we consider that very special circumstances are not required to be demonstrated in this instance.

Should any further information be required please don't hesitate to contact us.

It would be appreciated if you could contact Paul Matthews Architectural prior to drafting up your recommendation for determination.

APPENDIX A

SITE PHOTOS


113







