

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:	2022/62/90937/E
Site Address:	48, Woodburn Avenue, Earlsheaton, Dewsbury, WF12 8LJ
Description:	Erection of single storey rear extension and side dormer extension
Recommending Officer:	Elenya Jackson

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: 01-Jun-2022

OFFICER REPORT

Site Description

48, Woodburn Avenue, Earlsheaton, Dewsbury, WF12 8LJ is a two storey semi-detached dwelling which currently benefits from its own driveway and a private garden. The application site is approximately 1.5 miles east of Dewsbury Train Station

The property forms part of a residential estate which is constructed out of buff brick. The properties within the immediate vicinity of the site are not entirely uniform in appearance as there is a mix of property style; however, they feature architectural details which create cohesion across the site.

Description of Proposal

This application has been received for the construction of a single storey rear extension and a side facing dormer.

The extension would project 3m beyond the principal elevation of the dwelling, have a width of 4m and a maximum height of 4.4m and an eaves height of 3.4m

The proposed dormer would have a height of 2.8m and a width of 8.6m. This would be finished with roof tiles matching the existing dwelling.

Relevant Planning History

No relevant planning history

Representations

The application was advertised by neighbour letters, which expired on 13/05/2022

One representation was received which requested a construction statement be submitted to support the application and limits to the hours of construction.

Consultation Responses

The Highways Authority: No objections

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 UNALLOCATED on the Kirklees Local Plan Proposals Map

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.

Kirklees Local Plan Policies

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **LP 22** – Parking
- **LP 24** - Design
- **LP27**- Flood Risk

Kirklees Council adopted supplementary planning guidance on house extensions on 29th June 2021 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.

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, and 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

Assessment

The following matters are considered in the assessment below –

- 1) Principle of development
- 1) Impact on visual amenity
- 2) Impact on residential amenity
- 3) Impact on highway safety
- 4) Other matters
- 5) Representations
- 6) Negotiations
- 7) Conditions
- 8) 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 the House Extension SPD and 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:

Key Design Principle 1 of the House Extension & Alteration supplementary planning document (SPD) does state that extensions and alterations to residential properties should be in keeping with the appearance, scale, design and local character of the area and the street scene. Furthermore, Key Design Principle 2 of the HESPD goes onto state that extensions should not dominate or be larger than the original house and should be in keeping with the existing building in terms of scale, materials and details.

The proposal would be visible within the street scene as it relates to the side and rear elevation of the dwelling. The proposed extension would be single storey, use matching materials to the host dwelling and not be highly prominent within the street scene. Therefore, the single storey extension

would have an acceptable impact on the street scene, existing dwelling, and character of the area.

Section 5.4 of the Kirklees Home Extension and alteration Guide refers to dormers and states that dormers should be designed in such a way that they 'relate to the appearance of the house and existing roof; be designed in style and materials similar to the appearance of the existing house and roof; not dominate the roof or project above the ridge of the house; be set below the ridgeline of the existing roof and within the roof plane; and be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant'.

There are a few examples of dormers within the street scene, including to the dwelling attached to the application site. The proposal of similar scale to the adjoining dwelling and would therefore satisfy the first criteria. The dormer is set within the roof plane of the dwelling and aligned with adjoining dwelling. It is therefore considered that the addition of a large dormer in this instance would not be out of keeping with the character of the area or the street scene and would not result in the unbalancing of a semi-detached pair.

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.

3 – Impact on residential amenity:

Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be set out, taking into account policy LP24 c), which sets out that proposals should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers. The SPD goes into further detail with respect to Key Design Principle 3 on privacy, Key Design Principle 5 on overshadowing/loss of light, Key Design Principle 6 on preventing overbearing impact and Key Principle 7 for outdoor space.

46 Woodburn Avenue: is attached to the application property as a semi-detached pair

Overlooking: The proposal would not feature any side facing windows.

Overshadowing/loss of light: The single storey rear extension would not reside within the horizontal or vertical visibility splay of the rear facing windows at no.46. Therefore, no significant issues would arise regarding overshadowing/loss of light.

Overbearing: The proposal would be single storey and not extend beyond the rear elevation of no.46, therefore no significant issues are raised regarding overbearing.

50 Woodburn Avenue: adjoins the application site to the north

Overlooking: There is currently a fence between the gardens of the two properties and the driveway for both dwellings. The proposal would feature three side facing windows. One would be situated in the single storey rear extension and two would be situated in the dormer. It is considered that as the extension would be raised, the boundary treatment would not provide sufficient screening and a condition would be required for a 1.8m screen to be erected prior to first use to prevent the occupiers of no.48 being able to look into the private amenity space of no.50.

The dormer would feature two side facing windows, one of these would serve a bedroom. Due the design and positioning it is considered to mitigate any potential loss of privacy to adjoining occupants. It is not considered necessary to request this is obscurely glazed due to its height and distance from the neighbouring dwelling.

The bathroom window is shown to be obscurely glazed which is acceptable. Overshadowing/loss of light/overbearing: due to the scale of the proposal, there would be sufficient distance between the proposal and no.50 to not raise any significant issues regarding overshadowing/loss of light/overbearing.

It is considered that no other properties would be impacted by the proposal.

4 – Impact on highway safety:

The proposal would not alter parking allocation on the site and whilst there would be an increase in accommodation within the site it is not considered significant enough to require additional parking, 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:

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.

Flood Zone:

The property resides within flood zone 2, details have been provided that the Floor levels within the proposed development will be set no lower than existing levels AND, flood resilient and/or flood resistant measures have been incorporated in the proposed development where appropriate. Therefore, the proposal would accord with policy LP24 and 27 of the Kirklees Local Plan.

6 – Representations:

One representation has been received which requested a construction management plan be submitted to support the application due to the proposal's close proximity to neighbouring properties. The response also requested that construction hours are limited on the development. Response: Due to the small scale of the proposal it is considered that it will cause minimal disruption during its construction period, and it would be unreasonable to request a construction management plan. Party wall agreements and noise concerns would be a civil matter between parties and Building Regulations does not form part of the Planning Process.

7 – Negotiations:

No alterations were requested to the application

8 – Proposed conditions

Along with the standard timescale condition, which is a requirement of Section 91 of the Town and Country Planning Act 1990, it is considered appropriate to add the following conditions.

Accordance with the approved plans to ensure the development is carried out in line with the officer's assessment.

Matching materials to ensure that the extensions harmonise with the host property as using alternative materials would look out of place within the street scene.

The introduction of a screen on the northern elevation of the proposal to prevent overlooking into the private amenity space of no.50

The side facing window to the bathroom is to be obscured to prevent an overlooking relationship.

9 – Conclusion:

This application to erect a single storey rear extension and a dormer 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 subject to conditions.

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: 2022/90937

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 Policy LP24 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 facing 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.

4. The development shall not be occupied until the bathroom window in the north elevation of the dormer hereby approved have been obscure glazed. The obscure glazing shall thereafter be retained for the life of the development.

Reason: In the interests of the amenity of the occupiers of neighbouring properties to accord with policy LP24 of the Kirklees Local Plan, the adopted SPD on House Extensions and Alterations and Policies within Chapter 12 of the National Planning Policy Framework.

5. The development shall not be occupied until a 1.8m boundary screen has been erected on the northern elevation of the proposal. The screen shall thereafter be retained for the life of the development.

Reason: In the interests of the amenity of the occupiers of neighbouring properties to accord with policy LP24 of the Kirklees Local Plan, the adopted SPD on House Extensions and Alterations and Policies within Chapter 12 of the National Planning Policy Framework.

NOTE: The granting of planning permission does not override any private legal rights or consents that may be required. It is the responsibility of the applicant / developer to ensure that all appropriate consents are in place prior to any development commencing; during the period of construction existing access for neighbouring properties is maintained; and no damage is caused to the access driveway or surrounding properties.

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	Date Received
Proposed Elevations	272-01-03	17/03/2022
Proposed Floor Plans	272-01-02	17/03/2022
Existing Plans and Elevations	272-01-01	17/03/2022

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.

The proposal has not been altered since submission