Jade3 Architecture Ltd

Job reference: 2022 enquiry 23

Address: **raise side roof over the existing garage and demolition of sun room and reopen existing basement to create rear 2 storey extension at No130 Luck Lane, Marsh, Huddersfield**

Date: 16-5-2022

Extra notes: **Design and access report with planning statement**

Design statement

The design statement is prepared in accordance with the CABE's publication 'design and access statements – how to write, read and use them' (2006) headings.

Introduction

Jade3 has been asked by client Mr Rajdeep Randhawa to advise on a household planning application to **raise side roof over the existing garage and demolition of sun room and reopen existing basement to create rear 2 storey extension**. It is a semi-detached property with large rear garden plot. The sun room is either too hot in summer or too cold in winter and is not used efficiently and to be demolished and replace with a traditional build extension. The existing integral garage has been used as a 'junk' store room. The property is too small for their expanding families who has 4 children and their mother also lives with them. Our client also mentioned that there is an existing basement space previously closed off that needs to be reopened up and use efficiently. To the rear of the property has a large agricultural allotment land and woodlands thereafter.

The application site comprises a semi-detached property which is a medium size with 4no bedrooms with an integral single garage at the side and a lowered level. The existing ground level is elevated circa 1215mm high which was unusual but made sense that a full height basement had been blocked off. Our client is delighted that the basement can be reopened and be used efficiently as leisure element for the families.

THE APPLICATION SITE

The property is built with some stone plinth to first floor level and pebbled dash render above with tiled hipped roof with a sun room at the rear. Therefore the objectives are to work a practical design within the original massing envelope in order to achieve additional accommodation on the side and rear 2 storey extensions to meet with our client's requirements. The design concept is to maximise natural

daylight and panoramic views. The vision is to replicate and enhance the existing architecture. Basically to respect the existing rear roof height of the sun room, scale and massing. Since the basement is already set lower but opens out directly towards the rear. Part create a light well so bay windows can be added to replicate the existing on the front façade. At the rear, a full width extension is to be created, although 2 storey but of similar height and massing as the former sun room. A bi-fold door is to give the option of creating the inside out or outside in for the rear games room. However, on the upper ground floor snug room will have a Juliet balcony with full height bi-fold doors to take advantage of the rear panoramic views and beyond. The rooms are easily access with the central stair and use the accommodation spaces efficiently. To remove some existing internal walls allows the ground floor to have a large open planned space which is norm in today's rural living ethos.

A games room, gymnasium and cinema room has been converted from the existing basement. The former garage floor level is to be raised to match with the existing ground floor and to be converted into an additional bedroom with wetroom specially for use by our client's mother in law for her wellbeing as she suffers from ill health. Therefore the additional bedroom is really useful especially with the combined jack and jill wetroom facility. The former kitchen is narrow and is to be enlarged to suit integral with utility space.

Planning history

There has been a few past planning history on the existing property.

Application 2005/95146

ERECTION OF CONSERVATORY AND TERRACE

130,LUCK LANE,MARSH,HUDDERSFIELD,HD1 4RA

Received on 09-Dec-2005

Application approved, comment period has ended

Application 2005/90716

ERECTION OF 2 STOREY AND SINGLE STOREY EXTENSION

130,LUCK LANE,MARSH,HUDDERSFIELD,HD1 4RA

Received on 23-Feb-2005

Application approved, comment period has ended

Jade3 Architecture Ltd

Kirklees Publication Local Plan: adopted 27-2-2019

- **LP1** – Presumption in favour of sustainable development
- **LP2** – Place shaping
- **LP21** – Highway and access
- **LP22** – Parking
- **LP23**- Core walking and cycling network
- **LP24** – Design
- **LP26-** Renewable and low carbon energy
- **LP27-** Flood risk
- **LP28-** Drainage
- **LP32-** Landscape
- **LP51** – Protection and improvement of local air quality

National Policies and Guidance

National planning policy (NPPF) published February 2019,

- **chapter 2-** achieving sustainable development
- **Chapter 3** – Plan making
- **Chapter 4** – decision making
- **Chapter 9-** Promoting sustainable transport
- **Chapter 11-** Making effective use of land
- **Chapter 12** – achieving well designed places
- **Chapter 15-** Conserving and enhancing the natural environment

Assessment

The following matters are considered in the assessment below –

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

1 – Principle of development

Sustainable Development

NPPF chapter 2 Paragraph 7-14 and LP1 outlined a presumption in favour of sustainable development. NPPF Chapter 2, Paragraph 7 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, ie NPPF Chapter 2, Paragraph.8.

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

1.2 – Land allocation
All these considerations are addressed in this assessment and consideration given to the adopted local plan.

2 – Impact on visual amenity
The overall front façade with the garage roof raised do not cause any over bearing or over-looking issues to the side neighbour. The massing creates a visually attractive extension and also providing the necessary accommodation for our client's large family needs.

As explained the existing sun room is not used effectively due to too much glass as it is either too hot in summer or too cold in winter. Therefore the intension is to remove the existing sun room and provide a traditional build structure. However, our client also discovered that there is already an existing full height basement but had been sealed off and needs to be reopened and utilise as leisure element for the family. Since the basement opens out towards the rear, a 2 storey rear extension can be created and still within the massing of the former sun room.

Therefore the rear extensions add to the local distinctiveness and retained the local identity. The principle of a side and rear extensions on this large site, is considered acceptable and would not have any significant harm being caused to the visual amenity of the area. The proposal would therefore meet with LP24 and NPPF Chapter 12 paragraphs 124-132.

3 – Impact on residential amenity
The existing balcony terrace is already being visually screened so the views of the immediate neighbour are not affected. The rear extension is simplified with a dual pitched roof configuration so that the roof ridge is below the first floor window cill level. The rear extension does not impact visually on the residential amenities of the neighbours.

Nevertheless, given the large size of this garden plot it is not considered that the visual or physical impact would significantly detract from the amenity of both adjacent occupiers. The overall extensions are still at a considerable distance away from the immediate rear neighbour.

The proposal is not anticipated to cause result in material harm to the amenity of nearby dwellings, including the original host semi-detached property. Having completed the extensions, the rear garden is not affected and there are still adequate garden for the family to enjoy. Moreover there is also an existing small balcony terraced at the rear to be retained which also forms part of the amenity space. Furthermore future residents are anticipated to have an acceptable amenity standard. The proposal is considered to be in compliance with Policy LP24 and NPPF Chapter 11, Paragraph 117.

4 – Impact on highway safety

The site hosts a sufficient level of off-road parking with a wide driveway capable of accommodating 2 car spaces and directly on Luck Lane at least a further 2 cars can be parked if required. The existing parking arrangements is not affected and also do not cause any highways impact. An electric vehicle charging point have been proposed at the front façade for their electric cars. The proposal is concluded not to be detrimental to highway safety or efficiency, and is deemed to comply with Policy LP21 and NPPF chapter 9, paragraphs 102 and 103.

5 – Other matters

5.1 – The provision of housing at a time of shortage

Taking the above into account, an existing building with the provision of only 4 bedrooms and inadequate facilities on the ground floor is not large enough for today's living standards. This side and rear extensions add to this original house and form a home adequate for our client's family. Therefore it will add to the housing shortfall in the district and the extensions do not outweigh the visual harm as identified elsewhere in this assessment. This additional accommodation would provide a new HOME for our client's growing family.

5.2 – Air quality

In accordance with Policy LP51 protection and improvement of local air quality, it is considered reasonable and necessary that the proposed extensions have photovoltaic solar panels installed on the south facing aspect of the roof.

This extensions also has an electric vehicle charging point. This would also comply with Policy LP24. The purpose of this is to promote modes of transport with low impact on air quality which our clients are keen to endorse. .

Electric Vehicle Charging Points

A dedicated electric facility will be provided outside the former garage and outside the driveway for charging electric vehicles and other ultra-low emission vehicles to meet the following minimum standard for numbers and power output:-

- A Standard electric vehicle charging point which is capable of providing a continuous supply of at least 16A (3.5kW). **A 32A (7kW) is preferable and however more likely to be future proof**
- Standard charging points for single residential properties that meet the requirements specified in the latest version of *"Minimum technical specification - Electric Vehicle Home charge Scheme (EVHS)"* by the Office for Low Emission Vehicles. Basically, charging points that provide Mode 3 charging with a continuous output of least 16A (3.5kW) and have Type 2 sockets .
- The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity.
- The installation must comply with all applicable electrical requirements in force at the time of installation.

Planning statement

The proposal for the semi- detached home meet with the following

Kirklees Local Plan Policies

Policy LP1

Presumption in favour of sustainable development

When considering development proposals, the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

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.

Proposals that accord with the policies in the Kirklees Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the proposal or relevant policies are out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise – taking into account whether:
a. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
b. specific policies in that Framework indicate that development should be restricted.
Noted. We believe that these extension proposals are considered acceptable and therefore should be seen as being a sustainable redevelopment and should be supported positively.

Policy LP2
Place shaping
All development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan, in order to protect and enhance the qualities which contribute to the character of these places, as set out in the four sub-area statement boxes below:

Statement Place Shaping - Huddersfield
Strengths/opportunities for growth
Frequent rail services to major cities across the north of England from Huddersfield station, as well as services to other towns in Kirklees and West Yorkshire. Good access to the M62, particularly from the north. Frequent bus network connecting Huddersfield town centre to outlying areas of the town and to other areas in Kirklees and elsewhere in West Yorkshire. Priority in Kirklees Economic Strategy to revitalise Huddersfield town centre

The University of Huddersfield and Kirklees College potentially attracting investment. The town centre is a focus for shopping and leisure and there are opportunities to enhance this provision; including through enhanced independent retail.

Attractive buildings and spaces of historic and architectural interest in the town centre. The town centre is the district's main cultural and leisure hub with opportunities to enhance this provision, along with links to the Stadium and proposed HD One development. Many areas of the town have good access to green spaces and the surrounding countryside for leisure opportunities.

Greenways present opportunities for walking and cycling, including proposed enhancements to the cycle network to Golcar and connections to the Calder Valley. Strong and innovative manufacturing sector linked to educational establishments.

The River Holme, River Colne, Huddersfield Narrow Canal and Huddersfield Broad canal, with the Aspley Marina and Waterfront Quarter can provide attractive settings for development and attract investment.
Green Flag parks at Beaumont Park and Greenhead Park are leisure and recreation assets.

Economic opportunities in the creative sector linked to the University, Kirklees College and media centre. Mixed use development in sites around the town centre such as the Waterfront Quarter, former Sports Centre and Technical College site. Strong housing market in the north of Huddersfield. District centres at Almondbury, Lindley, Marsh and Moldgreen meeting a range of everyday shopping and service needs, along with other local centres throughout Huddersfield.

Challenges to growth
Traffic congestion and poor access to M1 from across Huddersfield and poor access to M62 from the south. Maximising the potential of the relatively flatter and accessible potential development locations. Flatter areas at low levels tend to be at risk of flooding. Poor air quality in some areas. Pockets of high unemployment, deprivation and poor health.

The housing market is weak in some areas, which may be a barrier to development of brownfield sites. Some historic buildings are in poor condition, with the Conservation Areas at Birkby and Edgerton on the Heritage at Risk register Shortfall of Grade A office accommodation and private sector service employers relative to other large towns. Traffic detracting from environmental quality around Huddersfield town centre on the ring road and also Marsh and Moldgreen centres which are located on arterial roads.
The land is unallocated. The extension proposals are considered to provide a good design and contribution towards the place shaping and enhance the visual qualities of the original host building and surrounding area and outweighs the visual harm of the character and setting of the area.

The building materials specified matches the existing aesthetics and will be visually consistent on Luck Lane frontage and the rear. The extensions meet with the

aspirations of the local and national policies and also meeting with our clients brief and requirements.

Policy LP21
Highways and access
Proposals shall demonstrate that they can accommodate sustainable modes of transport and be accessed effectively and safely by all users.
New development will normally be permitted where safe and suitable access to the site can be achieved for all people and where the residual cumulative impacts of development are not severe. Proposals shall demonstrate adequate information and mitigation measures to avoid a detrimental impact on highway safety and the local highway network. Proposals shall also consider any impacts on the Strategic Road Network.

All proposals shall:
a. ensure the safe and efficient flow of traffic within the development and on the surrounding highway network;
b. where needed, provide new infrastructure or improvements on or off site to ensure safe access from the highway network for pedestrians, cyclists, public transport users and private vehicles;
c. be accompanied by a supporting Transport Assessment or Transport Statement where the development would generate significant trip generation, providing detail as to the impact on highway safety, air quality, noise and light restrictions;
d. take into account changes in site levels and topography to ensure the development can be accessed easily and safely by all sections of the community and by different modes of transport;
e. take into account the features of surrounding roads and footpaths and provide adequate layout and visibility to allow the development to be accessed safely;
f. take into account access for emergency, service and refuse collection vehicles;
g. provide on-site safe, secure and convenient cycle parking/storage facilities to encourage sustainable travel modes.
The proposal does not cause any highway issues as 2no cars can be parked on site driveway and forecourt. 2no further cars can be parked along Luck Lane if required and the parking arrangements are not affected by this extensions.

Policy LP22
Parking
The provision of parking will be based on the following principles:

a. in town, district and local centres, car parks close to the main shopping area will be for short-stay use and peripheral car parks for long stay use;
b. long stay parking in town centres will be reduced progressively in conjunction with improvements to sustainable transport opportunities, where appropriate;
c. provision of private non-residential parking in town centres will not be permitted unless it can be demonstrated that it is required for operational reasons. Where such provision is permitted appropriate arrangements will need to be put in place to provide management arrangements consistent with public parking in the centre;
d. provision of residential parking schemes within town centres for private vehicles/motorcycles/and cycles will be permitted; where appropriate and where schemes can be shown to enhance residential developments in the town centre;
e. car parking provision in new developments will be determined by the availability of public transport, the accessibility of the site, location of the development, local car ownership levels and the type, mix and use of the development;
f. new developments will incorporate flexibly designed minimum parking spaces for private cars, considering a range of solutions, to provide the most efficient arrangement of safe, secure, convenient and visually unobtrusive car parking within the site including a mix of on and off street parking in accordance with current guidance;
g. provision will be made to meet the needs of cyclists for cycling parking in new developments;
h. provision will be made to accommodate the needs of disabled people for the parking of vehicles.
All proposals shall provide full details of the design and levels of proposed parking provision. They should demonstrate how the design and amount of parking proposed is the most efficient use of land within the development as part of encouraging sustainable travel.

Noted. There is adequate car parking within the site demise. The existing driveway and forecourt can easily accommodate 2no cars and a further 2no cars can be parked along Luck Lane.

Policy LP23
Core walking and cycling network
The core walking and cycling network as shown on the Policies Map will provide an integrated system of cycle routes, public footpaths and bridleways that provide opportunity for alternative sustainable means of travel throughout the district and provide efficient links to urban centres and sites allocated for development in the Local Plan.

The core cycling and walking network will be safeguarded and extended to provide opportunities to reduce the number of car journeys and to link settlements, employment sites and transport hubs. The safeguarding of the network will also provide further opportunities for leisure uses, cycling, walking and riding in the countryside by linking to existing bridleways and national trails where appropriate.

Disused railway lines and waterways throughout the district shall be protected from other forms of development to safeguard their potential to be reinstated to their former use for commercial or leisure purposes or to extend the cycling or footpath networks.

Proposals that may prejudice the function, continuity or implementation of the core walking and cycling network will not be permitted. Existing public rights of way that form part of the core walking and cycling network or elsewhere will be protected and enhanced.

Proposals shall seek to integrate into existing and proposed cycling and walking routes as identified in the core walking and cycling network by providing connecting links where appropriate; and regard shall also be had to linking to Strategic Green Infrastructure networks as identified on the Policies Map. Where there is an identified need, extensions or enhancements to the existing network can be secured through scheme design, planning conditions and planning obligations if this does not prejudice the overall viability of the development.

The location is ideal and within 10 minutes walking distance to Marsh town and local shops especially the Co-Op supermarket is within 5-10 minutes walk. It is 10 minutes drive into Huddersfield town centre and all the respective large supermarkets.

Policy LP24
Design

Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable. Where appropriate and in agreement with the developer schemes will be submitted for design review. 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;

b. they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;
c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;
d. high levels of sustainability, to a degree proportionate to the proposal, through:
i. The re-use and adaptation of existing buildings, where practicable;
ii. design that promotes behavioural change, promoting walkable neighbourhoods and making walking and cycling more attractive;
iii. considering the use of innovative construction materials and techniques, including reclaimed and recycled materials;
iv. where practicable, minimising resource use in the building by orientating buildings to utilise passive solar design. This includes encouraging the incorporation of vegetation and tree planting to assist heating and cooling and considering the use of renewable energy;
v. providing charging points to encourage the use of electric and low emission vehicles;
vi. incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste;
vii. designing buildings that are resilient and resistant to flood risk, where such buildings are acceptable in accordance with flood risk policies and through incorporation of multi-functional green infrastructure where appropriate;
viii. designing places that are adaptable and able to respond to change, with consideration given to accommodating services and infrastructure, access to high quality public transport facilities and offer flexibility to meet changing requirements of the resident / user.
e. the risk of crime is minimised by enhanced security, and the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features;
f. the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places;
g. any new open space is accessible, safe, overlooked and strategically located within the site and well integrated into wider green infrastructure networks;
h. development contributes towards enhancement of the natural environment, supports biodiversity and connects to and enhances ecological networks and green infrastructure;

i. the retention of valuable or important trees and where appropriate the planting of new trees and other landscaping to maximise visual amenity and environmental benefits; and
j. the provision of public art where appropriate
The form. scale, layout, details and the use of building materials respects and enhances the character of the surrounding area and the original host property. Adequate level of amenity spaces at the rear with remaining garden is unaffected and still available amenities for the family to enjoy. The orientation of the existing property also allows the placing of photovoltaics solar panels onto the proposed south facing aspect pitched roof and maximises its energy usage. Therefore it accords with policy LP24(a)

The design has taken into account the secured by design approach and minimise the crime risks as there are no awkward areas in the layout where burglars can hide. This home is for our client's immediate family. The extensions are also set at a considerable distance away from the immediate neighbour and allowing adequate privacy distances, respecting over-looking and appropriate fencing screening has already been provided. Therefore the proposals meets with LP24(b)

Although LP24(c) states that the extensions are to be subservient to the original property, as you can see, the host building has large garden plot. The extensions are similar to the former sun room massing and the visual impact has been lessened. The raising of the former garage on the side creates an appearance that is visually pleasing and rear extensions enhance the existing appearance and making it more attractive. The scale, massing, details and building materials are all in accordance with the host and surrounding buildings. The architecture matches the original style and the rear has been laid out in a modern and contemporary manner retaining a small portion of the original balcony terrace and also full height glazing with Juliet balcony to maximise natural daylight and natural ventilation. The large glazing elements are also sustainable as it assists to use less artificial lighting and on the basement to bring the inside out and vice versa. Therefore the proposals meet with policy LP24(c).

Policy LP26
Renewable and low carbon energy
Renewable and low carbon energy proposals (excluding wind) will be supported and planning permission granted where the following criteria are met:
a. the proposal would not have an unacceptable impact on landscape character and visual appearance of the local area, including the urban environment;

b. the proposal would not have either individually or cumulatively an unacceptable impact on protected species, designated sites of importance for biodiversity or heritage assets;
c. the statutory protection of any area would not be compromised by the development;
d. any noise, odour, traffic or other impact of development is mitigated so as not to cause unacceptable detriment to local amenity;
e. any significant adverse effects of the proposal are mitigated by wider environmental, social and economic benefits.

Where the above criteria are met, the council encourages dialogue with local community groups promoting community renewable and low carbon energy schemes. The creation of district heat networks is encouraged across Kirklees. Heat networks can be developed at different scales and all new developments should consider their potential. Proposals requiring a master plan should explore the potential of developing a heat network, or connecting to an existing network.
The proposal have incorporated photovoltaics solar panels and strategically positioned on the south facing aspect of the existing pitched roof to maximise and harness the solar energies.

Policy LP27
Flood risk
Proposals for development which require a Sequential Test in accordance with national planning guidance will need to demonstrate that development has been directed to areas at the lowest probability of flooding, following a sequential risk based approach. The whole Kirklees district should be the starting point for the sequential test with applicants required to provide justification where a smaller area of search is proposed. If following application of the sequential test, there are no reasonably available sites which could accommodate the development in zones with a lower probability of flooding,

it should also be demonstrated that a sequential approach has been applied within sites. This is to ensure that highly vulnerable and more vulnerable uses are directed towards the areas of lowest flood risk within the site. Proposals will also need to demonstrate that the exception test is passed, where applicable, as set out in national planning policy.

Proposals within flood zone 3ai will be assessed in accordance with national policies relating to flood zone 3a but with all of the following additional restrictions:

a. no new highly vulnerable or more vulnerable uses will be permitted;
b. less vulnerable uses may only be permitted provided that the sequential test has been passed and;
i. where extensions are linked operationally to an existing business or,
ii. where redevelopment of a site provides buildings with the same or a smaller footprint;
c. all proposals will be expected to include flood mitigation measures such as compensatory storage which should be identified and considered through a site specific Flood Risk Assessment;
d. development will not be permitted on any part of the site identified through a site specific Flood Risk Assessment as performing a functional floodplain role.

Proposals must be supported by an appropriate site specific Flood Risk Assessment in line with national planning policy. This must take account of all sources of flooding set out in the Strategic Flood Risk Assessment and demonstrate that the proposal will be safe throughout the lifetime of the development (taking account of climate change). The proposal must also not increase flood risk elsewhere and where possible should reduce flood risk. Mitigation measures, where necessary, should be proposed.

Proposals involving building over existing culverts or the culverting or canalisation of water courses will not be permitted unless it can be demonstrated to be in the interests of public safety or to provide essential infrastructure and that there will be no detrimental effect on flood risk and biodiversity. Where feasible, development proposals should incorporate re-opening of culverts, modification of canalised water courses and consideration of mitigation measures to achieve a more natural and maintainable state.

Proposals for natural management such as targeted vegetation planting in upper catchments and along river banks will be supported in appropriate locations where consistent with national and local plan policies and relevant water catchment management plans to reduce flood risk and improve water quality.
The land is not within a flood zone and unlikely to flood and is not affected any flooding within the area.

Policy LP28
Drainage
The presumption is that Sustainable Drainage Systems (SuDS) will be used to assist in achieving the following on each site:

a. for proposals on greenfield sites, typical greenfield run-off rates should not be exceeded;
b. for proposals on brownfield sites there should be a minimum 30% reduction in surface water run-off where previous positive surface water connections from the site can be proven. New connections will be subject to at least greenfield restrictions;
c. No negative impact on local water quality and improvements in water quality where practicable;
d. Consider whether proposed open spaces and green infrastructure within sites can contribute to the sustainable drainage of the site.
Local conditions including the existence of critical drainage areas may require a lower run-off rate to be agreed to reflect volume control, local surface water risks, water course capacity and flood risk further downstream.

There will be a general presumption against pumping surface water. It must also be demonstrated that the surface water management solution is designed to meet requirements over the lifetime of the development including evidence that management and maintenance arrangements have been secured
to cover that period. This includes ensuring proposals to store water meet national standards and latest best practice.

Flow paths accommodating water from outside the site or due to an exceedance event should be designed to avoid buildings and curtilages. Development will only be permitted if it can be demonstrated that the water supply and waste water infrastructure required is available or can be co-ordinated to meet the demand generated by the new development.
All foul and surface drainage will be connected to the existing mains drain.

Policy LP32
Landscape
Proposals should be designed to take into account and seek to enhance the landscape character of the area considering in particular:
a. the need to protect the setting and special qualities of the Peak District National park, views in and out of the park and views from surrounding viewpoints;
b. the setting of settlements and buildings within the landscape;
c. the patterns of woodland, trees and field boundaries;
d. the appearance of rivers, canals, reservoirs and other water features within the landscape.
The garden is not affected.

Policy LP51
Protection and improvement of local air quality
1. Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air pollution which would have an unacceptable impact on the natural and built environment or to people.
2. Proposals that have the potential to increase local air pollution either individually or cumulatively must be accompanied by evidence to show that the impact of the development has been assessed in accordance with the relevant guidance. Development which has the potential to cause levels of local air pollution to increase must incorporate sustainable mitigation measures that reduce the level of this impact. If sustainable measures cannot be introduced the development will not be permitted.
3. Where the development introduces new receptors into Air Quality Management Areas or Areas of Concern or near other areas of relatively poor air quality, for example near roads or junctions, the development must incorporate sustainable mitigation measures that protect the new receptors from unacceptable levels of air pollution. Where sustainable mitigation measures cannot be introduced which prevent receptors from being exposed to unsafe levels of air pollution, development will not be permitted.
The extensions will not affect the local air quality as our client has electric cars. The extension is for domestic use and therefore meets with policy LP51.

The National Planning Policy Framework:
The National Planning Policy Framework is now a material planning consideration on any development proposal.

NPPF Chapter 2- Achieving sustainable development
The Framework highlights the fact that the purpose of the planning system is to contribute to the achievement of sustainable development and that there is a presumption in favour of sustainable development which can deliver:-
i) Planning for prosperity (an economic role) *- by ensuring that sufficient land of the right type and in the right places is available to allow growth and innovation;*
As explained earlier, the existing host property is too small for our current client's growing family and also the land at the rear and existing basement space is inefficiently utilised. Therefore this proposal will aid a different kind of economic role.

Therefore it is essential that this fresh use is supported positively as it is being creatively designed. This will continue to allow growth and innovation and also assist its neighbourhood to be tidy. This new facelift semi-detached home would promote the economic role.

ii) Planning for people (a social role) *- by promotion of strong, vibrant and healthy communities by providing an increase supply of housing to meet the needs of present and future generations and by creating a good quality built environment with accessible local services;*

When a fresh use is established, it will assist to promote a strong, vibrant and healthy local community as promoted by the social role and will certainly be more acceptable and since the original host building do not provide adequate accommodation for their immediate family.

This one off home extensions will promotes strong, vibrant and healthy communities with a unique character and setting that the property deserves but most importantly provides a need that no other land can perform. This extensions proposal would be visually linked to the original host building and surroundings so that the architecture remains consistent at the frontage but the remaining is expressed in a contemporary and cosmopolitan manner and hence promoting the social role.

iii) Planning for places (an environmental role) *- by protecting and enhancing the natural, built and historic environment, adapting to climate change including moving to a low carbon economy.*

The side raising of the roof and rear extensions will protect and enhance its natural, built environment adapting to green sustainability design and energy approach. The building materials will be sourced locally where possible. Using local skilled labours will also allow to develop continued skills otherwise might be lost.

The building merchants will also benefit and boost economy from this extensions development. Photovoltaics solar and thermal panels is proposed on the original host building pitched roof and similarly, it would also be introduced promoting green sustainable design approach.

As such the NPPF suggests local planning authorities should approve (re)development proposals that accord with statutory plans without delay. We believe that this proposal accord with the aspirations of the NPPF and therefore we seek your considerations and support the benefit which outweighs any potential harm to the area. This proposed new home will promote the environmental role.

NPPF Chapter 3. Plan-making

15. The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities;

and a platform for local people to shape their surroundings.
As can be seen, there is an immediate need for this home facelift. Its location is ideal since it is close to local shops where a quick stop over for groceries are essential. The extensions also are adequately far enough to retain the various privacies.

16. Plans should:
a) be prepared with the objective of contributing to the achievement of sustainable development;
b) be prepared positively, in a way that is aspirational but deliverable;
c) be shaped by early, proportionate and effective engagement between planmakers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;
e) be accessible through the use of digital tools to assist public involvement and policy presentation; and
f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).
All noted.

NPPF Chapter 4. Decision-making
38. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
All noted.

NPPF Chapter9. Promoting sustainable transport
102. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:
a) the potential impacts of development on transport networks can be addressed;
b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;
c) opportunities to promote walking, cycling and public transport use are identified

and pursued;
d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.
The site is adequately large enough to accommodate 2no cars off street and at least 2no directly outside along Luck Lane suitable for this existing host building and its extensions. The parking elements are unaffected and remains as existing.

103. The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.
The land is located within a sustainable location where it is a walkable distance to the local shops.

NPPF Chapter 12. Achieving well-designed places
124. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.
The existing host building architecture is typical of the area and era and the extensions replicated and enhanced the aesthetics and continued the same theme but expressed in a modern and contemporary manner. All these additional extensions is considered to be good design and adds to the character of the area.

125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an

important role in identifying the special qualities of each area and explaining how this should be reflected in development.

126. To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.

127. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users46; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

128. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve

designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

129. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for Life47. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.

130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

131. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

132. The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Site area

The site area overall is **circa 278sqm**.

Jade3 Architecture Ltd

Amount	
Existing	
Existing Basement (blocked up)	45sqm
Existing Ground floor	102 sqm nett
Existing first floor	59 sqm nett
Total	**206 sqm nett Internal**
Proposed	
Existing Basement (blocked up)	45sqm
Proposed basement	28sqm
Existing Ground floor	102 sqm nett
Proposed ground	30sqm
Existing first floor	59 sqm nett
Total	**264 sqm nett Internal**

However, based on the above calculations, 58sqm extra extensions of accommodation have been achieved. This size of accommodation is considered to be appropriate for the size of the plot.

There is a need for our client's property to undergo the facelift it deserves so that it can keep up with the trends or be ahead as market leaders in terms of rural living ethos. The governments had been promoting working from home as a result of the recent unprecedented Covid19 pandemic. These additional facilities are ideal for their growing family.

The uncertainties of the economic challenges as a result of the prolonged Russian conflict with Ukraine had also caused stress due to increase in building materials and also utility bills. However, these additional accommodation are required so our client are confident that despite these challenges, their extensions would be built irrespective of the continued rising costs. They are proud property owners and that's why they want their property to be amongst the elite in the area rather than just a norm. Therefore they seek your support so that their dream **HOME** can become a reality.

Jade3 Architecture Ltd

Access statement
This access statement has been produced following the guidance provided in CABE's publication 'Design and Access Statements – How to write, read and use them' (2006).

Access
On entering the plot is the same as before and the site vehicular access into the driveway or forecourt width and size have not been affected. The ground floor access is via a few steps externally onto the main entrance. The former garage floor level is to be raised to match the existing level. The access throughout the ground floor is not affected and the new extension would remain as same level as the existing. Access into the rear snug area extension is level with Juliet balcony to maximise the panoramic views across.

A few steps will be provided to access into the existing balcony terrace from the ground floor and onto the existing steps into the lower garden. Basically the rear access remained the same.

The existing toilet under the existing stair at ground floor level is to be removed and new access stair added for access into the basement. The rear access into the rear garden has been provided and level access onto the existing external area via full height multi-fold doors.

The existing stair is the same for access onto the first floor. Therefore the new access is designed to meet all the requirements under the building control Approved Document Part M and Disability Discrimination Act requirements.

CONCLUSION
This site offers the opportunity to meet the growth in demand for local housing stock within the district. The proposed extensions sit in a predominantly residential area. The proposals do not cause any visual harm to the immediate neighbours. The rear has a large garden plot and the proposals do not cause any over-looking issues either onto the rear side neighbours. The proposal is sustainable with good design, provide regeneration and local employment. The proposal accords with the Kirklees Local Development Plan Policies and the National Planning Policy Framework which should be approved without delay.

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Basically the proposed extensions do not affect its surrounding. The property sits in a generous large plot of land and can deserve the size of extensions. However, should additional information or justification are required, than allow the opportunity for our clients or Jade3 to supply them as a positive outcome is necessary to ascertain a way forward.

Finally, notwithstanding and despite all the recent uncertainties of the global economic challenges such as Brexit, the recent storm and flood, the on going global recession as a result of the Coronavirus pandemic and now coupled with the Russian conflict with Ukraine, our client remains confident that this redevelopment will **NOT** be affected and it will become a reality. Our clients are keen to progress with the building works as soon as practical and when the lockdown is fully removed so that they have a new **HOME** that can cater for their immediate family needs.

Yours faithfully

REDACTED

Michael Chow BA Arch, Dip Arch, RIBA, ARB
Managing and Concept Director
Chartered Architect and Urban Masterplanner

for and on behalf of Jade3 Architecture Limited

Jade3