

Variation of Planning Conditions

Doc: PS-05
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Client: Dave Shepherd
Address: 5 Southway
Lindley
Huddersfield
HD3 3LN

Contact: Scott Smith
Project No: 22186
Proposal: Erection of Dormer Window

KIRKLEES PLANNING APPLICATION NUMBER: 2021/62/92354/W

Introduction

The DME Group Ltd have been instructed to submit a Variation of conditions application ref: 2021/62/92354/W, for the property known as 5 Southway, Lindley, Huddersfield HD3 3LN.

Conditions to be Varied.

Condition Number 2 - The condition specifies the approved plans to be used on the development. This application seeks to change the approved drawing named 'Proposed location plan, site plan, elevations and floor plans' with reference A(10)-01 dated, 21st June 2021 to the new drawing attached to this application; 'As Built Proposed location plan, site plan, elevations and floor plans' with reference 22186-PLN-03 dated, March 2023.

Design Change Details

1. The small rear dormer has been refurbished and retains the original pitched roof. The approval in 2021 shows a flat roof dormer proposed.
2. The large (South Facing) box dormer to the rear extension has been built with a flat roof but with slightly larger overhang to the eaves and white fascia and windows are shown instead of grey 'indicated' on the approved drawings in 2021.
3. The small front dormer approved to be enlarged has been constructed with a flat roof but with white fasciae. The original dormer window had white fasciae. The approved plans indicated grey soffits and fascia.
4. The rear extension has had a large overhanging eaves detail omitted and subsequent reduction in volume and size of the existing pitched roof, this has made the 2021 approved dormer seem larger than approved, when in fact, the dormer is of the same dimensions. The overall height of the rear extension is no higher than the original approval.
5. The eaves and gutter located on the south side of the extension (facing into the garden, have been raised in line with the flat roof gutter details and approximately

- 500mm above the previously approved scheme, but set back approximately 800mm from where they were approved, with the large overhanging eaves detail.
6. The volume of the rear extension, including dormer is considerably less than that approved in 2021. The drawings enclosed outline the approval in 2021 versus the As Built drawings.
 7. The approved drawings in 2021 indicate a render finish to the proposed extensions, however the As Built extensions have been constructed using red brick that matches that of the existing.

Reason the changes should be allowed.

Changes to Surface Finishes

The requested changes to materials mentioned above is purely based on our interpretation of the 'coloured' 3D Images. Colours of the specified materials were not mentioned and only 'implied' by the approved drawings. The drawings show the annotation 'K-render' with an arrow pointing on the gable end of the new two storey rear extension, on the West Elevation. The same note is shown within the area of the new wall of the new two storey rear extension, seen on the North Elevation.

The drawing also has a single annotation relating to the roof finish; specifying 'Roof tiles to match existing' but this points to the Roof slope located on the North Elevation only and not the remainder of the development. Finally, there is a single note relating to the wall cladding and that is on the side elevation of the approved dormer (2021 approval), as seen on the West Elevation, but it does not specify the materials for the other elevations or roof plans of the development.

In light of the above, there is doubt about the other materials not annotated, on the different elevations and as mentioned, even when annotated, colour, texture and quality and not mentioned. The drawings seek to avoid any doubt as to the proposed finishes to the building. These have changed to what was 'indicated' on the approved plans, but they are more in keeping than those previously approved. For these reasons, the change to materials should be allowed. The photos below can be used to assess the materials and if a site visit is required, please advise and we will accommodate any reasonable request.

Change to the Overhanging Eaves

The overhanging eaves detail previously approved was an incongruous feature that served the sole purpose of increasing the volume of the loft space, above the approved rear extension. The addition of the rear dormer, approved by appeal allowed for a reduction in the volume of the roof to the south side of the extension. The eaves to the rear extension are now much more in keeping with the existing. Although the eaves sit approximately 500mm above that of the existing, the design and finishes are the same and we felt it prudent to line the eaves with the increased height of the flat roof elements of the build, ensuring a continuous eaves line for the entire south elevation of the extension.

Impact Assessment

The concerns and planning policy relating to 'Impact on Residential Amenity' remains unchanged and the planning officer comments on the delegated report of the approval from

2021 also remain unchanged as the distances all remain the same. In fact, the two-storey extension is located further away from the South Boundary than that approved.

The impact relating to the Conservation area remains the same as documented the location of the development is 16m away from the Conservation area and that is considered sufficient distance to not cause harm.

Planning Policy

The changes to the development approved in 2021 comply with Policies LP1, LP2, LP24, LP30 and LP35 of the Kirklees Local Plan and advice within the National Planning Policy Framework.

Conclusion

We feel the changes that have been made have a lesser impact than that of the approved development and although the appearance of the dormer may seem larger, the dormer remains the same size as that approved. The change to the roof line is no higher than the original approval. This is the only major change that requires consideration.

This change is only prevalent from the West Elevation, which is considered the rear elevation. The rear of the property is set into the slope of the land, and the boundary to the rear is located 19.5m away from high boundary hedging. To the North the extension and dormer remains the same as approved. To the South, as mentioned the area of Dormer wall visible has increased the height of wall visible by approximately 800mm from that approved. The increase in visible walling is to the south elevation which faces the amenity space of number 5 Southway and the side boundary of number 4 Southway. The boundary to number 4 Southway is located 12.5m away and was previously considered far enough away to have little impact on number 4 Southway.

The impact arguments and relevant planning policies referred to in the officer's report of the 2021 approval decision would all remain the same and there would be no just reason as to why the proposed changes should not be approved.

As Built Images





