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:	**2023/62/91370/E**
Site Address:	84, Carr Hill Road, Upper Cumberworth, Huddersfield, HD8 8XN
Description:	Erection of extensions and associated works
Recommending Officer:	Edward Cheseldine

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: 06-Jul-2023

Officer Report

2023/91370 - 84, Carr Hill Road, Upper Cumberworth, Huddersfield, HD8 8XN

Site Description

84 Carr Hill Road is a two-storey, detached dwelling in the area of Upper Cumberworth. The dwelling has been constructed with brick exterior walls and stone features on the front elevation. In terms of style, the building is a mid-century property with a gable end roof. The plot hosts a garage attached to the host dwelling, a modest front garden and generous rear garden. The rear garden leads out to designated green belt giving views over the surrounding valley, although the application site is not situated within the green belt area.

Carr Hill Road is a thoroughfare into the village of Upper Cumberworth. Residential dwellings line the street, leading towards the village. These properties have an array of different styles, spatial layouts and materials.

Proposal Description

The applicant is seeking permission to erect a side and rear extension with associated works, including a roof extension and exterior alterations.

Side Extension

The side extension is proposed to project 3.5m to a length of 11.0m. In terms of height, the side extension is proposed to be 2.6m to the eaves, and a maximum height of 4.0m including the pitched roof.

Features of the side extension include three single, obscurely glazed openings on the west face and three skylights.

Rear Extension

The rear of the building is to be extended on the ground floor and first floor.

On the ground floor, the extension is proposed to project by 5.0m from the rear elevation. This projection will form as part of the side extension and will include a dual pitched roof with a high amount of glazing on the rear elevation.

There is also proposed to be a lean to roof constructed which will project 1.3m, to a width of 3.2m which will include three skylights and a set of patio doors.

On the first floor, the rear extension is proposed to project 2.5m, to a width of 4.1m. There will be a dual pitched roof and a triple window on the rear elevation.

Additional Alterations

Additionally, the applicant is seeking permission for a roof extension, raising the roof by 0.6m.
Side elevations are to be rendered in an off-white beige colour.

Pitched roof is to be installed on the existing garage.

Front entrance door it to be relocated to the front elevation.

Side lobby is to be removed from the dwellinghouse.

Driveway widened to accommodate another vehicle and resurface in tarmac.

Installation of a chimney flue.

Circular fixed window to be installed on the second floor.

Planning History

2023/90652 - Erection of extensions and associated works – Refused.

History of Negotiations

As a result of planning application 2023/90652, planning officer's / planning agent sought to discuss the application to overcome the previous planning concerns. The discussion led to an explanation of living space requirements, the necessity to include a street scene elevation plan and amendments to the proposed frontage. These negotiations resulted in overcoming planning concerns.

Representations

The application was advertised by neighbour letters, which expired on 26 June 2023. As a result of the letters there one letter of support for the application was received.

Consultation Responses

No consultation has been required.

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
- **LP 30** – Biodiversity

Kirklees Council adopted supplementary planning guidance on house extensions (House Extension and Alterations SPD) 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 House Extension and Alterations 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
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

Assessment

1) Principle of development
2) Impact of visual amenity
3) Impact of residential amenity

4) Impact on highway safety
5) Other matters
6) Conclusion

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.

Impact on visual amenity:

In principle, an extension that significantly increases the volume of a house, should retain the character of the host dwelling and character of the street. Visually, rear and side extensions should respect the site context when viewed from the roadside. Alterations that will be visible should make a positive contribution architecturally, working in harmony with the surrounding built and natural environment.

Chapter 12 of the NPPF sets out that decisions should ensure that, amongst other things, developments are sympathetic to local character, including the surrounding built environment (para.127 of the NPPF). Policy LP24 of the KLP expands on this further, setting out that good design should be at the core of all proposals in the district. With regard to extensions, it states under part c, that proposals should promote good design by ensuring 'extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details'.

- Key Design Principle 1 of the House Extension & Alteration Supplementary Planning Document states '*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*.
- Key Design Principle 2 of the House Extensions & Alterations Supplementary Planning Document states *'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.*'

Side Extension

The side extension is proposed to project 3.5m, at a height, including the roof, of 4.0m. The massing of the side extension would unbalance the original form of the dwelling by elongating one side profile of the building by 11.0m. The massing of the side extension is large however, due to the architectural design,

location and alterations proposed it is considered, on balance, acceptable in this instance. Furthermore, the massing on the side would be mitigated to an extent by being largely obscured from wider views due to the garage pitched roof and new rear elevation.

Rear Extension

The application site has a generous residential curtilage, especially to the north of the dwelling, which will be retained. In terms of projection, the rear extension will extend 5.0m from the existing rear elevation. Given the length of the garden, the additional rear projection comfortably fits within the plot size. The two-storey rear extension will be situated over 1.5m from the property boundary. The rear projections create a mass of extension that differ in terms of lengths and widths. The massing of which has no central focus forming various projections and sizes of gable ends, thus creating a new design. The additional gable ends are aligned within the profile of the existing house and will not be viewable from the street view. The design will create a 'stepped' architectural feature when the dwelling is viewed from the rear elevation, this design approach has been reviewed following the receipt of the submitted street scene plan demonstrating that the scale/height sits comfortably within the street and adjacent to neighbouring buildings, along with amendment to the principle elevation and further justification of the design during negotiation with the planning agent.

Additional Alterations

Roof extension – adjustments to the roof will alter the appearance of the dwelling. The roof is proposed to be raised 0.6m, considerably altering the appearance of the dwelling and its presence on Carr Hill Road. Submitted plans have been assessed as to the impact the roof alterations will have on the host dwelling and surrounding street scene which has been aided by the submitted street scene plan, absent in the original application for similar proposals. The ridgeline of the dwelling would appear level with the neighbouring properties, maintaining the current parameters and form of the street. As such, the adjustment would not lead to the dwelling dominating its surroundings. Given the relationship to its surroundings, it has been demonstrated that there would be no impact to the character of the valley that is situated behind the dwelling.

Render - The sides of the dwelling are to be rendered in an off-white beige. Render can currently be found on the rear elevation of the building. Surrounding properties also feature render on their exteriors. Due to this, the rendering of the side elevations is acceptable.

Garage roof - A pitched roof is to be installed on the existing garage. The roof will add an additional 1.0m on to the height of the garage, taking the total height to 3.8m. Pitched roof styles are present on the existing house and proposed rear and side extensions. Given the total height of the dwelling will be less than 4.0m and the style is present on the existing house, the garage roof is acceptable.

The other additional alterations in this respect are minor, cosmetic alterations and are acceptable.

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 House Extensions and Alterations Supplementary Policy Document (HEASPD) goes into further detail with respect to outlining principles.

- HEASPD - Key Design Principle 3, '*extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants and neighbours'*.

- HEASPD - Key Design Principle 4, '*extensions and alterations should consider the design and layout of habitable and non-habitable rooms to reduce conflict between neighbouring properties relating to privacy, light and outlook.'*

Impact on 82 Carr Hill Road

No. 82 is situated to the east of the application site and is the neighbouring property. There is a 5.0m wide farm track separating the two plots. In terms of privacy, on the east elevation there is proposed to be one new ground floor opening and five skylights. The ground floor window is proposed to be obscurely glazed as it is a W/C area. The skylights will be high level and angled as to not impact privacy levels. In terms of being overbearing, there is a sufficient distance between the properties due to the farm track as to mitigate an impact.

Impact on 86 Carr Hill Road

No. 86 is situated to the west of the application site and is the neighbouring property. In terms of privacy, there are proposed to be three additional openings on the ground floor replacing existing ground floor windows, three skylights on the ground floor side extension and an additional opening on the west face of the first-floor with a skylight. There will be 1.7m between the proposed side elevation and property boundary shared with No. 86. These side windows will be obscurely glazed which will mitigate a negative impact to privacy. The skylight will be high level and angled as to not impact privacy levels. The new opening on the first-floor will serve a W/C and will have obscured glazing to protect privacy levels.

Impact on highway safety:

The proposals will result in an intensification of domestic use, increasing the number of bedrooms from four to five. The driveway is to be widened to

accommodate another vehicle which will support the increase in domestic use. Bin storage for the dwelling is currently to the front of the house as such, there will still be adequate room. As such the scheme would not represent any additional harm in terms of highway safety and as such complies with Policy LP22 of the Kirklees Local Plan along with Key Design Principles 15 & 16 of the House Extension SPD.

Biodiversity

The proposal is for the construction of a two-storey side and a single-storey rear extension which will affect the main roof of the existing dwelling. The site is situated in an area that is known to include bat habitats, as such, if signs of bat habitats were found during construction, expert advice should be taken and the advice of a licensed bat worker sought.

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.

Conclusion

This application for the erection of extensions and associated works at 84 Carr Hill Road, has been assessed against relevant policies in the development plan as listed in the policy section of the report, the House Extensions & Alterations SPD, the National Planning Policy Framework and other material considerations. Given the acceptable design and lack of harm in terms of visual and residential amenity, the proposed extension is considered to be acceptable.

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole, constitute the Government's view of what sustainable development means in practice.

As set out above, this application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation **Approve**

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 to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP24 of the Kirklees Local Plan, and the aims of the National Planning Policy Framework.

3. The roofing materials of the extension hereby approved shall in all respects match those used in the construction of the existing building.
   Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles of the House Extension SPD and the aims of chapter 12 of the National Planning Policy Framework.

4. The development shall not be occupied until the ground floor study, utility, W/C window in the side elevation of the extension hereby approved has been obscurely glazed (to a minimum Grade 4). Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) the obscure glazing (to a Grade 4) shall thereafter be retained.
   Reason: To prevent overlooking to the neighbouring properties and to accord with Policy LP24 of the Kirklees Local Plan the Key Design Principles of the House Extensions and Alterations SPD and the aims of the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location Plan	01	1	17/05/2023
Block Plan	02	1	17/05/2023
Grouped Plans and Elevations	03a	1	17/05/2023
Proposed Floor Plans	04b	1	17/05/2023
Proposed Floor Plans	05a	1	17/05/2023
Proposed Floor Plans	06c	1	17/05/2023
Proposed Floor Plans	07c	1	17/05/2023
Proposed Site / Block layout	08	1	17/05/2023
Grouped Plans and Elevations	09	1	17/05/2023

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 has, 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. In this instance, communication between planning officer's and the planning agent were sought to consider what amendments could be provided to seek a positive outcome. Design features on the front of the building were altered. A street scene plan was provided as a visual aide to assess the impact of the roof alterations. This was enough to overcome the initial decision.