Site location of proposed works, Meadowview, Plot 1, Breistfield Road, WF12 0PA

Application type:

Proposed Planning Application for a Reduction in volume of the Underground basement area and a Proposed Residential 2 Storey Rear Extension at Meadowview.

In reference to feedback received from the previous planning officers' comments it was determined that we were advised to submit the reduction of the basement and the erection of the extension under the same application and send in confirmation that the previous permission for the underground basement had not been implemented. This was confirmed to the Planning officer who was dealing with the previous planning applications in relation to this site.

1.0 Site location plan/Site Access

The site is entered off Briestfield road, along a sloping road, through a private driveway accessed by an electric gate. A housing development was previously granted planning permission and this application seeks a small residential development to the rear of Meadowview. There have been previous applications related to this property.

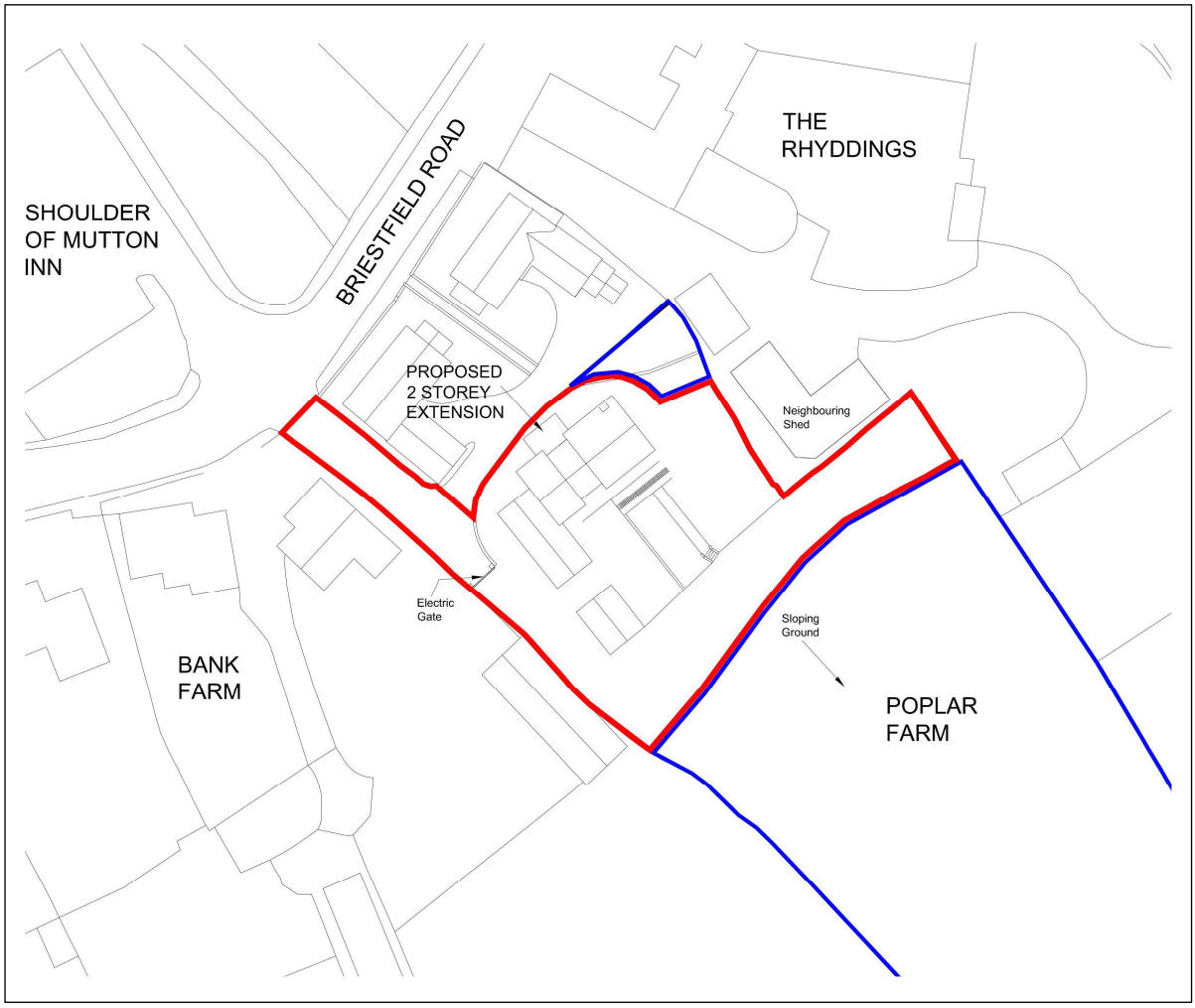
The site is within the allocated Green Belt on the Kirklees Local Plan Proposals Map. As such a key consideration will be its impact on the Green Belt and the proposals have been assessed in regard to Policy LP57 and NPPF chapter 13. Furthermore, as this is an application for works within the curtilage of a dwellinghouse, the House Extension & Alterations SPD is relevant. In addition, the impact of the development on design grounds has been considered.

The host property is a stone-built dwelling with a two-storey appearance.

The increase in the footprint of the dwelling, over and above the existing house, is limited to 4m

Given the extension is away from the open Greenbelt setting, the proposed location of the property should not result in any significant harm in terms of the green belt and can be considered to comply with green belt policy.

Above: Front view of the existing property in context to Bank Farm and The Rhyddings



Above: Location plan showing proposed 2 Storey Extension.

2.0 Existing Context

The site is located just off Briestfield road and surrounded by the Shoulder of Mutton, Pub, Bank farm and the Rhydding's. It can be seen also that there are two houses located which are currently unoccupied situated to the rear of the property, beyond the rear boundary wall.

Previous applications have been submitted in regards to this site.

3.0 Applicants brief/Application type/Constraints

For clarification purposes the basement has currently not been built.

The applicant has clearly emphasised that he would like to create an amendment to the basement drawings, by reducing the area of the basement, whilst at the same time submitting an application for a two storey rear extension, **without the risk** of reducing the basement area and not gaining planning permission for the 2 storey rear extension.

The proposed extension would be to the rear of the central part of the existing house, due to the requirements of the applicant requiring bedrooms for two children. The access to the extension would be both from the ground and first floor.

On the first floor, the access to the extension would be gained by proposing an internal door though the cupboard space through the wardrobe room.

The access to the ground floor extension would be from the proposed internal door, from the ground floor of the existing wall.

4.0 Proposals

The extension would be facing onto the already existing developed houses to the rear of the property as part of a previous development and not into the existing open Greenspace zone set to the front of the property. The openness will still be maintained. The scale of the proposed extension would be no more than is reasonably required and not prominent in the countryside location. The recessed area of the main house would be used for the proposed extension, utilising the existing space and recessed walls.

Above: Rear view of the house, where the rear proposed 2 Storey Extension would be located. (please see proposed plans for reference)

In reference to Kirklees planning policy paragraph 19.2, land will be kept permanently open as the development is facing the existing properties to the rear and the openness is maintained on the axes towards the rear of Briestfield road and towards the hillside to the front of Meadowview.

Consideration has been given on the location of the extension and where it would be the most functional, whilst still maintaining a balance with the landscape whilst preventing urban sprawl.

The proposals also take into account under section 19.1.5 of the Kirklees local Plan – Strategy and Policies on page 189, policy LP57, under The extension, alteration or replacement of existing buildings that in this case, "…*the original building does remain the dominant element both in terms of size and overall appearance…"*

The extension to the rear would be constructed using materials to match the main house with stone for the walling and slates for the roof covering. The proposed extension in this case would not be disproportionate in relation to the host building in reference to Policy justification under 19.24 of the Kirklees local plan.

Policy LP24 c), which sets out that proposals should promote good design by, amongst other things, extensions minimizing impact on residential amenity of future and neighbouring occupiers. The House Extension & Alterations SPD goes into further detail with respect to Key Design Principle 3 on privacy, Key Design Principle 5 on overshadowing/loss of light and Key Design Principle 6 on preventing overbearing impact. No overshadowing or overbearing impact will occur, due to the detached property being away from neighbouring buildings.

A new building is not proposed, but an extension to an already existing residential building.

5.0 Context of surrounding properties, proximity/relationship to existing buildings

Most of the houses to the rear have a massing that is similar in composition and form to the style of the proposed extension, which would be in character and in keeping with the existing rear properties and the Rhydding's development enclosing the space of where the extension is proposed, would further reduce any prominence of the proposed extension. This would be in agreement with NPPF[1]

The neighbours to the rear would see the proposed two storey extension from behind the boundary wall. Due to the proximity to the extension, there would be no loss of visual amenity or loss of light resulting from the proposed extension.

The design of the scheme has incorporated windows in a similar position to the current layout, in order to ensure surrounding properties are not overlooked. Within the scheme care has been taken to ensure windows are not overlooking the neighbours to the south and there is no loss of light as a result of the proposed extension.

The angled relationship with bank house, the applicants neighbour to the north together with the separation between the host property and the neighbouring properties is such that the proposed extension to the rear would result in no overlooking, overshadowing or overbearing impact on bank house.

Furthermore, it is noted that Bank houses view of the proposed extension will be blocked by part of the applicants current dwelling due to the angled relationship between the properties.

The neighbouring property to the south, the Rhydding's have an obscured view of the rear of applicant's property owing to the window layout of their own property, their own stables and the

applicant's trees.
Coupled with the proximity and angled relationship between the properties there will be no loss of light or loss of visual amenity.

The proposals are not considered to result in any adverse impact upon the residential amenity of any surrounding neighbouring occupants, complying with Policy LP24 of the Kirklees Local Plan (b) in terms of the amenities of neighbouring properties, Key Design Principles 3, 5, 6 & 7 of the House Extension SPD and Paragraph 130 (f) of the National Planning Policy Framework.

Considering the context of the proposals to different types of developments and to residential densities, one can take precedents from a wider context both within Europe and abroad. We may refer to Residential areas on the layout of densities and the view of Peter Calthorpe and that *"building designs should provide a high level of visual interest[2]" this has been demonstrated with the previous planning applications,* and although now there is a functional need, where the basic requirements for the function of a house are therefore needed.

In regards to the previous applications *"..the site plans should integrate existing uses by respecting their on-going operations, basic access requirements, and, if appropriate, existing building massing and architecture..[3]"* this would be a similar approach in reference to *19.1.5 Policy LP57 part a.*

6.0 Site Boundary

Above: Stone boundary wall towards rear of the main house

Above: View towards rear of the main house

The current existing high stone wall boundary encloses and define the site and the extension would be within this rear stone boundary wall adding to the fact that the proposals would be enclosed and not open to the landscape.

The presence of young trees would add privacy to the proposals as the trees are set within the stone wall boundary.

7.0 Access to site

There would be no new or improved access proposals, nor any proposed additional car parking spaces as the proposed extension would be accessed from the existing house. There would be no increased traffic or any additional vehicular requirements.

8.0 Property constraints

The property currently only has 2 bedrooms, and there is a need for additional accommodation to form an additional bedroom on the first floor, whilst a library and a playroom is created downstairs.

9.0 Volumetric calculations

The previous application has a built basement area of 82.95 sqm (892.87 sq ft)

The reduced basement area on this current planning application is now 39.20 sqm (421.94 sq ft)

A difference of 43.75 sqm (470.93 sq ft). This difference would imply that this area of development would not occur in reference to the built space in ratio to the garden space.

By adding the volume of this extension and the total volume of all extensions combined, **will be less than 50%** of the size of the original house.

As volume calculations were done for previous applications, the volume in the proposed extension substitutes the reduction of volume for the basement, however, the extension is not purely a volume/area, swap but rather a requirement for accommodation of bedrooms for the occupants, due to the existing house constraints, on the lack of available bedrooms for the children.

The applicant has 3 children under the age of 2 years old therefore requires more upstairs space.

Currently there are only two bedrooms in the property, and this is not adequate to raise a family for an existing house to be occupied by five people.

10.0 Land Acquisitions

Over the years the applicant has acquired additional areas of land, as noted in the land registry title deeds and title plans.

The blue boundary areas on the site plan, are controlled and within the ownership of the applicant. This additional acquiring of land areas has added to the greenspace and prevented other forms of development occurring, as the applicant has not sold off parts of the land to other developers, after acquisition and therefore preventing urban sprawl.

11.0 Case Law & NPPF/Kirklees Planning Policies/Kay design Principles

Case Law[1] recognizes that the NPPF does not define what constitutes inappropriate development in the Green Belt. Instead, it identifies what may be acceptable forms of development (i.e., development capable of being not "inappropriate"),

Policy LP24 c), which sets out that proposals should promote good design by, amongst other things, extensions minimizing impact on residential amenity of future and neighboring occupiers. The House Extension & Alterations SPD goes into further detail with respect to Key Design Principle 3 on privacy, Key Design Principle 5 on overshadowing/loss of light and Key Design Principle 6 on preventing overbearing impact.

We may refer to Kirklees local plan (2019)

LP 1 – Achieving sustainable development

LP2-Place shaping

LP22-Parking

LP24- Design

LP30-Biodiversity

LP57-Extension, alteration, or replacement within Green Belt

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.

The NPPF identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The NPPF also identifies five purposes of the Green Belt. Paragraph 147 of the NPPF states that inappropriate development should not be approved except in 'very special circumstances.
10.3 Paragraphs 149 and 150 of the NPPF set out that certain forms of development are exceptions to 'inappropriate development'. Paragraph 149 sets out that the extension or alteration of a building could be appropriate provided it does not result in disproportionate additions over and above the size of the original building. Policy LP57 of the Kirklees Local Plan is consistent with advice within the NPPF. Policy LP57 of the Local Plan relates to the extension, alteration and replacement of existing buildings in the Green Belt. In the case of extensions, it notes that these will be acceptable provided that the original building remains the dominant element both in terms of size and overall appearance.

Policy LP57 also outlines that such development should not result in a greater impact on openness in terms of the treatment of outdoor areas, including hard standing, curtilages and enclosures and means of access. Further to this, Policy LP57 states that with such development, the design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting.

Key Design Principle 1 of the House Extension & Alteration 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 House Extension & Alteration SPD 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.
10.9 Paragraphs 5.1 and 5.2 go into further specific detail regarding rear extensions requiring development to maintain the quality of the residential environment, respect the original house and use appropriate materials.

The proposed extension would not cause any 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, KDP 1 & 2 of the House Extension and Alterations SPD and the aims of chapter 12 of the National Planning Policy Framework.

Surveys have been undertaken to determine the best possible location for the proposed two storey extension, to preserve and enhance the open setting associated with open space Greenbelt land in reference to Kirklees planning policies.

A proactive approach has been undertaken liaising with the Local Planning authority and adjusting the design in reference to the planning departments input, whilst welcoming the applicant's feedback.

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[1] *NPPF see Appendix D: National Planning Policy Framework (2021) - Paragraph 149 PART C and D*

[2] [&] [3] *The Next American Metropolis, Ecology, community, and the American Dream, Peter Calthorpe, Princeton Architectural Press, P85 & P69*

[4] *Kirklees Local Plan – Strategy and Policies Adopted 27 February 2019*