

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:	2023/62/92680/E
Site Address:	63, Houses Hill, Long Tongue Scrog Lane, Houses Hill, Huddersfield, HD5 0PA
Description:	Erection of single storey extensions to side and rear and first floor side extension with associated internal and external 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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 16-Nov-2023

Officer Report

2023/92680 - 63, Houses Hill, Long Tongue Scrog Lane, Houses Hill, Huddersfield, HD5 0PA

Site Description

63 Houses Hill is a detached two storey farmhouse constructed of stone with stone roof slates. The dwelling is present on the 1854 County Series map held by the Council. There have been several recent modifications to the property including a conservatory on the south face and conversion of an outbuilding to a garage. Associated with the building is a long driveway that provides access to Long Tongue Scrog and a sizeable rear garden. The dwelling is situated within designated Green Belt.

Application Description

The applicant is applying for the erection of extensions to the side and rear of the property with associated works.

Side Extension

The side extension will project an additional ~1.15 from the existing projection and be heightened by ~1.10m. It will include a lean-to roof, as is the existing. In terms of features a window will be placed on the north facing side with a skylight and windows on the east elevation.

Rear Extension

The rear extension from the dwellinghouse will project as before but will be reduced in width to ~6.64m. It will include floor to ceiling windows and skylights.

There will be an additional flat roof extension from the converted garage which is proposed to project ~2.85m to a width of ~8.80m. It will have a flat roof and be to a height of ~2.75m.

Garage Conversion

The garage will be converted to habitable living space with the ridgeline heightened to ~5.77m from ~4.61m. Three gable end dormers will be placed

on the north elevation with two placed on the south elevation. Additionally, windows will be formed with floor to ceiling openings being formed on the south elevation.

There will be a new façade on the west elevation of the garage which will be highly glazed, opening up the elevation. The glazing will be installed on the side elevation of the converted garage.

Front Porch

A front porch will be constructed which is proposed to project ~1.00m to a width of ~1.90m. It will have a timber frame with a gable end feature.

Relevant Planning History

88/05719 - Erection of extension to form boiler room and double garage – Granted

2023/90330 - Erection of single storey rear, two storey side and two storey front extensions, part to create dwelling forming annex accommodation – Refused

2023/92260 - Certificate of lawfulness for proposed erection of garage – Refused

Public Representations

The application was advertised by neighbourhood notification letter which expired on the 24 October 2023. As a result of the publicity, no representations were received.

Consultation Responses

Kirkburton Parish Council – No comment.

History of Negotiations

Officers initially raised concerns about the overall size of the extensions and impact to the character of the original dwellinghouse. However, through negotiations it was conceded that providing a natural frontage to the dwelling would outweigh the harm of the proposal.

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 located within the Green Belt on the Kirklees Local Plan.

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 24** – Design
- **LP 30** – Biodiversity
- **LP57** – Extensions, alterations & replacement buildings in the 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.

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 2 – Achieving sustainable development
- Chapter 12 – Achieving well-designed places
- Chapter 13 – Protecting Green Belt land
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment
- Chapter 16 – Conserving and enhancing the historic environment

Assessment

- 1) Principle of development
- 2) Impact on openness of the Green Belt and visual amenity
- 3) Impact of residential amenity
- 4) Impact on highway safety
- 5) Environmental matters
- 6) Conclusion

Principle of development

The application site is located on land allocated as Green Belt on the Kirklees Local Plan.

Chapter 13 of the NPPF requires local Planning Authorities to regard the construction of new buildings in the Green Belt as inappropriate development. Exceptions of which include the extension or alteration of a building provided that it does not result in disproportionate additions in terms of size to the original dwellinghouse.

Policy LP57 of the Kirklees Local Plan states that extensions will normally be acceptable provided that the host building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extensions and other associated buildings will be taken into account. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building. Furthermore, the proposal should not result in a greater impact on openness in terms of the treatment of outdoor areas, including hard standings, curtilages and enclosures

and means of access; and the design and materials used should be sensitive to the character of the Green Belt setting.

The site is within the Green Belt on the Kirklees Local Plan Proposals Map. As such a key consideration will be its impact on the Green Belt and it will be assessed having regard to Policy LP57 and NPPF chapter 13. In addition, the impact of the development on design grounds, residential amenity and highway safety will also be considered along with, biodiversity and all other material considerations and representations received.

Impact on openness of the Green Belt and visual amenity

In principle, an extension that increases the volume of a house, should retain the character of the host dwelling and character of the area. Visually, extensions should respect the site context, architectural features, form and massing of the original dwellinghouse. Alterations that will be visible should make a positive contribution architecturally, working in harmony with the surrounding built and natural environment.

Policy complying with designed is entrenched within the English planning system. National guidelines, found within the National Planning Policy Framework (2021), forms policy regarding design. Chapter 12, Achieving well-designed places, ensures planning decisions take into consideration how development will add to the overall quality of the area, provide a visual attractiveness and is sympathetic to development's current surroundings.

Additionally, local policy, directed through the Kirklees Development Plan (2019), reinforces the weight given to design. Policy LP 24 states 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;
- 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;

The application is not too similar to a previous submission under ref: 2023/90330 insofar as the north facing projection has been excluded from this application. There is an increase in size of the dwelling from the converted living space and increase in ridgeline height of the former outbuilding. In terms of a volumetric increase, it has been calculated by the planning officer that there would be a 33% increase compared to the volume of the original

dwelling. Whilst officers accept there is not a numerically set limit in terms of extensions in the Green Belt, the fact that the cumulative addition of the dwelling is 33% of the original dwelling would render the volume increase as acceptable.

When viewed from the principal elevation, the proposed additions would appear subservient to the original dwelling. The ridgeline of the garage conversion is set down from the original dwellinghouse. Officers concede that there will be an alteration to the frontage which may appear to create a structure that competes with the original frontage, however, the proposed features such as the front porch and dormers will offer a natural frontage to the dwelling where traditional front architectural features are currently vacant.

Additions such as the side porch and flat roof rear extension will be 'infill' extensions to the cross-shape footprint of the building. Whilst there will be a build up of development to the west of the site where originally there was only an outbuilding, the additional rear extension is not visible from the public domain as the house is set away from public viewpoints.

A glazed façade will be installed on the west elevation of the dwelling. The façade will not add an additional projection. Such an addition will only be visible when viewed from the fields to the west. It will appear as a moderate alteration due to the nature of the glazing.

As such it is considered that the proposal would not amount to disproportionate additions over and above the size of the original building, and so would constitute appropriate development in the Green Belt in terms of development. This is compliant with chapter 13 of the NPPF together with part of policy LP57 of the Kirklees LP, and it is considered that the principle of the development is acceptable.

Impact on Residential Amenity

Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be set out, taking into account policy LP24 c), which sets out that proposals should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers. The property is situated away from the road, by access of a private driveway. The nearest property is estimated to be ~86.00m away from the application dwelling. Due to the nature of the extension their residential dwelling will not be affected in terms materially impacting privacy, or from created an overbearing, loss of light impact.

Impact on Highway Safety

The proposals will result in some intensification of the domestic use. However, parking to the front of the property would not be affected by the proposed extension and is considered to represent a sufficient provision. Bin storage for the dwelling is to the side of the house and would not be moved as part of the proposals. 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 Extensions & Alterations Supplementary Planning Document.

Environmental Matters

Biodiversity

The development is for the erection of an outbuilding which will affect the eaves of the property. Whilst the property is not located in an area which is known to include bat habitats, a cautionary note should be added that if bats are found during the development, then work must cease immediately 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:

The application for extensions and alterations at 63 Houses Hill has been assessed against relevant policies in the development plan as listed in the policy section of the report, the Kirklees Local Plan, the House Extensions & Alterations Supplementary Planning Document, the National Planning Policy Framework and other material considerations. Given the acceptable design and lack of harm to the Green belt, and 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 external walls and roofing materials of the extensions 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 Kirklees House Extensions and Alterations SPD (2021) and the aims of chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location plan	LP	1	07/09/2023
Block plan	BP	1	07/09/2023
Grouped Plans and Elevations - Existing	(EX)001	1	07/09/2023
Grouped Plans and Elevations – Proposed	(20)001	1	07/09/2023

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. A conversation between the planning officer and planning agent took place, through which it was conceded that on balance the application could be supported.

