



Single storey rear extension to create 4 bedrooms, conversion of existing 9 bedroom house into HMO (13 rooms total) and alterations.

37 Upper George Street, Huddersfield, HD1 4AW

**Planning Statement
D&A and Heritage Statement**

Introduction

Studio Charrette has been commissioned by Steve Lokwa to prepare a full planning application for single storey rear extension to create 4 bedrooms, conversion of existing 9 bedroom house into HMO (13 rooms total) and alterations to the dwelling at 37 Upper George Street, Huddersfield, HD1 4AW. This application is supported by the following documents:

- Planning application form;
- Correct fee;
- (This document) Planning Statement, D&A and Heritage Statement;
- Site location and block plan;
- Existing and proposed drawings plans

Application Site

The property forms part of a long terrace property on Upper George Street. It is a 7-bed single-let property with a basement, and upper floors, built with stone, natural slate roof, white uPVC windows and similarly timber panelled doors, and set back from the public highway.

The site is within the Springwood conservation area with nearby Grade II listed buildings.

The surrounding is predominantly residential with similarly designed terrace properties within the settlement boundary of Newsome Ward. The property is within good walking distance to bus stops. The surrounding area is semi-detached properties with similar design, scale and style.



Figure 1: Site Location Plan



The Proposal

The proposal is to extend and convert an existing dwelling to create a 13 bed HMO. This includes minor alterations to the property. It also includes single storey rear extension which has a depth of 13.38 metres, a width of 5.468 metres and a flat roof of 3 metres in height. The

extension forms 65 square metres. The extension includes a bicycle storage and bin storage area. Matching materials are to be used for the extension.

Figure 2 proposed elevations



Planning History

None relevant

Planning Policies

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

National Planning Policy Framework (NPPF 2021) and National Planning Practice Guidance

Kirklees Local Plan Policies

- Policy LP 1 – Achieving sustainable development
- Policy LP 2 – Place shaping
- Policy LP7-Efficient and effective use of land and buildings
- Policy LP11-Housing Mix and Affordable Housing
- Policy LP 21 - Highways and Access
- Policy LP 22 – Parking
- Policy LP 24 – Design
- Policy LP35- Historic environment

Supplementary Planning Documents

- Housebuilders Design Guide SPD
- House Extensions and Alterations SPD
- Kirklees Highway Design Guide

Assessment

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

i) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure;

ii) a social objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful, and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

iii) an environmental objective – to protect and enhance our natural, built, and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The proposal is to convert an existing dwelling into a 13 bed HMO. This includes minor alterations to the property and a single storey rear extension. 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. The proposed development is within a settlement boundary and constitutes an extension and alteration to the property. This is considered to be accepted in principle and would be considered in its visual appearance, impact on residential amenity and the conservation area as well as highway safety.

Policy LP11 require local planning policies to provide for housing stock. It should contribute to creating mixed and balanced housing needs, housing mix (size and tenure) and different household types which reflect changes in household composition in Kirklees. Section 5 of the NPPF requires the provision of a sufficient housing supply that meets the needs of the borough and provides specialist accommodation for a group of people with specific needs. The surrounding street for the proposed development is predominantly residential. The proposed development provides residential spaces which contributes to the housing stock within the borough. The use of the dwelling falls in line with the use of the site. While contributing to the housing stock, it also ensures efficient and sustainable use of land which is in keeping with the character of the area. This complies with Policy LP11 and the NPPF which

requires development to make efficient use of land, Paragraph 124 of the NPPF (in part) states that planning policies and decisions should support development that makes efficient use of land, taking into account the desirability of maintaining the areas prevailing character and setting (including residential gardens) or of promoting regeneration and change.

The National Planning Policy Framework (2021) paragraph 130 requires that development contribute towards creating visually attractive, distinctive places to live, work and visit, whilst also being sympathetic to the local character. Innovation should not be prevented but development should ass to the quality of an area whilst providing a high stand of amenities for existing and future users.

Policy LP 24 requires that 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. Key Design Principle 1 of the House Extension & Alterations 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 & Alterations SPD goes on to 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.

The extension is single storey and located to the rear. It has a depth of 13.38 metres, a width of 5.468 metres and a flat roof of 3 metres in height. The extension forms a square metre of 65 square metres. The extension includes a bicycle storage area. Matching materials are used for the extension. This is a subservient addition and would have an acceptable scale relevant to the original building. It is located to the rear and not visible from the street scene. It does not cause overdevelopment to the rear of the property as the site has a fairly long garden area. The extension is considered modest in terms of scale, and materials and complements the character of the area.

Policy LP24 states that proposals should promote good design by, amongst other things, extensions minimising impact on residential amenities of future and neighbouring occupiers. The House Extension & Alterations SPD also requires all development should not impact neighbouring properties in terms of privacy, overshadowing/loss of light, preventing overbearing impact and protecting amenity space. The proposed development is to the rear of the property and single storey in scale. It extends from the boundary of the site by 1.14 metres on one side and 1 metre on the other side. As a result of its height and distance from the boundary, there is no overbearing or overlooking impact on the neighbouring properties. There is sufficient amenity space in the rear. Also, the site is in close proximity to Greenhead Park which serves the whole community with sufficient outdoor amenity space of a functional layout. On this basis, the proposed works would ensure an acceptable standard of amenity for existing and future occupants. There is no breach of the '45 degree rule'.

Policy LP35 requires that development proposals should not affect designated heritage assets or result in harm or loss. It should preserve or enhance the significance of the asset. Proposals which would remove, harm or undermine the significance of a non-designated heritage asset,

or its contribution to the character of a place will be permitted only where benefits of the development outweigh the harm having regard to the scale of the harm and the significance of the heritage asset. The property is located within the Springwood Conservation area. The immediate surrounding has stone-built properties in a terrace form, uPVC windows. The proposed extension is to the rear. It is not visible from the street scene. Matching materials are used which does not detract from the character of the conservation area. The flat roof is not seen from the street scene. No harm to the conservation area, and no harm to the surrounding listed building.

Policy LP21 requires that proposals should demonstrate that they can accommodate sustainable modes of transport and be accessed effectively and safely by all users. It should be safe and suitable access to the site and not result in residual cumulative impact of development. Policy LP 22 requires an appropriate level of provision to be made for existing domestic property. The proposal creates a 13 bedroom HMO which would intensify the domestic use of the property. The proposal provides cycling infrastructure to the rear of the property. The site is within a sustainable urban location within walking distance to Huddersfield Bus Station, Car Park and Park Avenue Bus Stop. The provision of a sustainable transport facility coupled with a sustainable location represents a sufficient provision for the dwellinghouse. There is no impact on the highway safety, parking and layouts or cause any traffic issues. Therefore, the proposal is considered acceptable in accordance with Policies LP21 and LP22 of the KLP, Chapter 9 of the NPPF, Principles 15 and 16 of the Kirklees House Extensions and Alterations SPD and the Highways Design Guide SPD.

Policy LP2 requires all development proposals to seek to build on the strengths, and 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.

The proposal is considered acceptable in this location, in terms of design, scale and massing, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties or the character and appearance of the surrounding street scene. The proposal is unlikely to have any detrimental. It comprises a sustainable form of development that is entirely consistent with the policy aims at national and local levels. The benefits of the scheme, therefore, meet the principle in the NPPF to improve the economic, social, and environmental conditions of an area through sustainable development.

In summary, the development constitutes appropriate development in the location and conforms to all applicable planning policies.

Design and Access

There will be no material change to the external appearance of the building to its accessibility.

The internal arrangements are designed to meet the nationally agreed space standards in every respect.

Heritage

The property is not a designated nor undesignated asset and of itself is of little or no heritage significance.

The site is within the conservation area; there will be no material change to the contribution that the building next to the character and appearance of the area there will be no harm to significance.

Nearby heritage assets will remain unaffected.

Conclusion

Following a review of the applicable policy for this application and all material considerations, it is our professional view that the development is in compliance with all applicable policies as above. The development is appropriate development that is not harmful to the character or appearance of the surroundings.

We see no reason for the council to refuse our request for planning approval and kindly request for a timely decision to be made in line with the applicable guidance of the NPPF.

Should any further information be requested to assist in the council's assessment of the proposal, please do not hesitate to contact me directly.