

# 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:         | <b>2023/62/93288/W</b>                                                                                                                                                                                   |
| Site Address:         | 12, Ellison Street, Crosland Moor, Huddersfield, HD4 5DS                                                                                                                                                 |
| Description:          | Demolition of existing garage and erection of single storey rear extension with raised terrace. Raising of eaves and ridge height of existing dwelling, extended dropped kerb and associated alterations |
| Recommending Officer: | Lucy Taylor                                                                                                                                                                                              |

### DECISION – REFUSED

I hereby authorise the refusal of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

John Holmes

***AUTHORISED OFFICER***

**Date: 21-Dec-2023**

## **Officer Report**

**Reference:** 2023/93288

**Location:** 12, Ellison Street, Crosland Moor, Huddersfield, HD4 5DS

**Proposal:** Demolition of existing garage and erection of single storey rear extension with raised terrace. Raising of eaves and ridge height of existing dwelling, extended dropped kerb and associated alterations.

## **Site Description**

12 Ellison Street is a bungalow located in Crosland Moor, Huddersfield. The bungalow is faced in brick with a stone frontage and has a tiled gable roof above. The property benefits from outdoor amenity space to the front and rear, with on-site parking available to the driveway down the side elevation of the property.

No. 12 Ellison Street is located within a residential area, with a mix of property types established within the immediate vicinity. Both to the immediate east and west, 12 Ellison Street neighbour's other bungalow properties, with more bungalows spanning eastwards to the end of Ellison Street.

The application site is Unallocated in the Kirklees Local Plan.

## **Description of Proposal**

Planning permission is sought for the demolition of the existing garage, the erection of a single storey rear extension with raised terrace, the raising of eaves and ridge height, extended dropped kerb and associated alterations.

Whilst the submitted plans annotate on the proposed north west and front elevation that 'level of original ridge maintained', the roofing form above the dwelling will undergo substantial alterations, especially to the rear elevation, where the eaves height will be increased from 2.9 metres to 5 metres.

Two dormer gable projections would be installed to the front roof panel and three regular windows would be installed to the rear elevation at first floor level. These modifications would create first floor accommodation, with the floor plans showing four bedrooms, an ensuite and a bathroom.

The single storey rear extension would have a projection of 3 metres, a width of 10.3 metres, an eaves height of 2.5 metres and a maximum height of 3.9 metres. To the rear elevation, two regular windows and an access door would be installed.

The raised terrace would wrap around the western side and rear of the property. It would have a height of 0.4 metres above existing ground level.

The front elevation of the property would be faced in stone, with render applied to the other external walls of the property. The modified roof and dormer roofs would be infilled within matching tiles. All new fenestration detailing would be made using UPVC.

The existing fenestration details to the front elevation would largely as existing, other than the increase in size of one of the windows. The glazing to the south eastern side elevation would be altered, removing the existing windows and installing two windows at ground floor level to serve a bathroom and utility internally. The existing windows to the north western elevation would be removed and this elevation would remain blank.

### **History of Negotiations/Amendments Received**

This planning application has been determined on the basis of the original plans submitted (9<sup>th</sup> November). Given that a previous planning application has been determined at the site, it was not considered that there would be a design solution that would provide the level of accommodation sought.

### **Relevant Planning History**

- 2017/90552 – Alterations to roof and formation of two dormers to front elevation. *Granted*.

The case officer has investigated the grant of permission under application 2017/90552 and the approved scheme. Whilst permission was granted under application 2017/90552 to raise the roof pitch to 7.8 metres, the front dormers were shown to be of a smaller and more subservient design than those proposed under this current application (2023/93288).

In addition, the floor plans submitted for application 2017/90552 demonstrate that the extent of proposed development was not as much as that under this current application, seeking only the creation of three bedrooms to the first floor, rather than the four bedrooms and two bathrooms sought under this current application (2023/93288). Furthermore, application 2017/90552 did not seek the erection of a single storey rear extension.

Finally, it is important to note that application 2017/90552 was determined under different policies and guidance to those currently used to assess applications, as it was submitted and determined prior to the adoption of the Kirklees Local Plan and the Council's adopted House Extensions and Alterations SPD.

- 2023/92018 – Demolition of existing garage and erection of single storey rear extension with raised terrace. Raising of eaves and ridge height of existing dwelling and associated alterations. *Refused*.

The reasons for refusal under planning application 2023/92018 were as follows:

- 1) The proposed development by virtue of its design, scale and massing would fail to be subservient to the original dwelling and would appear as incongruous and discordant additions to the host dwelling, which would, in turn, harm the character and appearance of the dwelling and wider street scene. The proposal would therefore be contrary to Policy LP24(a) and (c) of the Kirklees Local Plan, Key Design Principles 1 and 2 of the Kirklees House Extensions and Alterations Supplementary Planning Document and national Policy set out in Chapter 12 of the National Planning Policy Framework.
- 2) The proposed development, by virtue of its scale, design, siting and fenestration detailing would lead to an unacceptable level of overshadowing and overlooking of the occupiers of No. 14 Ellison Street. The development would be unduly overbearing and have a harmful impact upon the outlook of the occupiers of this property. Therefore, the proposal would fail to retain a high standard of amenity for occupiers of this neighbouring dwelling contrary to Policy LP24 of the Kirklees Local Plan, Key Design Principles 3, 4, 5 and 6 of the Council's adopted House Extensions and Alterations Supplementary Planning Document and policies within Chapter 12 of the National Planning Policy Framework.

### **Representations**

We are currently undertaking statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, we have publicised this application via neighbour notification letters which expired on 20 December 2023.

In response to publicity, one representation was received. The material considerations raised within this representation are set out below:

- Significant effect on privacy as all windows for the proposed construction will overlook directly neighbouring property/garden.
- Effect sunlight to neighbouring garden.

### **Consultation Responses**

No consultations were deemed necessary.

### **Policy/Legislation**

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 application site is Unallocated in the Kirklees Local Plan.

## **Kirklees Local Plan:**

- LP1 – Achieving Sustainable Development
- LP2 – Place Shaping
- LP21 – Highway Safety
- LP22 – Parking Provision
- LP24 – Design
- LP51 – Protection and Improvement of Local Air Quality

## **Supplementary Planning Documents:**

### Highways Design Guide SPD (2019)

### House Extensions and Alterations SPD:

The Kirklees House Extension and Alterations SPD, adopted on 29 June 2021, has been prepared to help householders, developers, agents and architects who are planning and designing an extension or alterations (householder development) to an existing residential property, including conservatories and outbuildings, such as garages. It provides detailed guidance regarding the standard of development that will help achieve a well-designed house extension or alteration required by the Council.

## **National Policies and Guidance:**

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 19<sup>th</sup> December 2023, together with Circulars, Parliamentary 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 4 – Decision-making
- Chapter 12 – Achieving well-designed and beautiful places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

## **Assessment**

The following matters are considered in the assessment below: -

- 1) Principle of Development
- 2) Impact on Visual Amenity
- 3) Impact on Residential Amenity
- 4) Impact on Highway Safety
- 5) Other Matters
- 6) Representations

## 7) Conclusion

### 1) Principle of Development

Chapter 2 of the NPPF states that: *“Planning policies and decisions should play an active role in guiding development towards sustainable solutions...”*

Chapter 2 of the NPPF goes on to further state that objectives should: *“support strong, vibrant and healthy communities, providing the supply of housing required to meet the needs of present and future generations; and by fostering a well-designed and safe built environment...”*

In line with the NPPF, Policy LP1 of the Kirklees Local Plan (KLP) declares that: *“...the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.”*

Policy LP1 goes further and states: *“The council will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.”*

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that *“good design should be at the core of all proposals in the district”*.

The conclusion section of this report sets out the conclusions in relation to the principle of development in light of all material considerations.

### 2) Impact on Visual Amenity

The NPPF offers guidance relating to design in chapter 12 (achieving well designed places) whereby paragraph 126 provides a principal consideration concerning design which states: *“The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

Paragraph 135 of the NPPF is of relevance, in particular the following parts:-

- *‘b) Planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping’*
- *‘c) Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change’*

Kirklees Local Plan policies LP1, LP2 and significantly LP24 all also seek to achieve good quality, visually attractive, sustainable design to correspond with

the scale of development in the local area, thus retaining a sense of local identity.

LP24 states that 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...’*

Key Design Principles 1 and 2 of the Council's adopted House Extensions and Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the character of the locality.

Specific guidance for bungalows in the SPD outlines that: *“Increasing the height of the property by amending the roof pitch or eaves height will significantly affect the character and proportions of the building and will impact on the surrounding street scene and is usually unacceptable where the roof pitches and heights in the street scene are consistent.”*

In terms of design, the proposal is to raise the roof height of No. 12 Ellison Street and erect a single storey rear extension, with raised terrace and associated alterations, including the re-facing of the side and rear elevations with render.

Also considered to be of relevance in this case is the requirement of Key Design Principle 15 which seeks to ensure extensions and alterations maintain appropriate access and off street ‘in curtilage’ parking. Reference to policy LP22 upon page 22 of the House Extensions and alterations SPD as well as the following being stated at paragraph 4.43:

*‘Where alternate parking areas are required in the property boundary, careful consideration should be taken to retain as much of the garden boundary and soft landscaping as possible. Proposals should not result in street scenes dominated by large areas of hard surfaces and parked cars. Where parking surfaces are in the curtilage of the dwelling these should be permeable and preferably finished with a natural material.’*

The scale, massing and design of the proposed first floor extension would not be considered a subservient addition visually and would be considered to result in a loss of character to the existing ‘true’ bungalow. Cumulatively, the works to the roof and the gable projecting front dormers would be considered to present an undue level of bulking and massing. It is considered that, together, these developments would appear incongruous and out of proportion with the size/scale and form of the existing dwelling, which itself has been extended since it was originally built. For these reasons, from a visual amenity perspective, the cumulative impact of the proposals would lead to the overdevelopment of the property, whereby it is considered that the proposed development would appear out of keeping with the scale of the host building.

In addition, the development would be clearly visible and prominent from public vantage points along the highway, with the dwelling set rather prominently within the streetscene. In turn, the works have the potential to harm the character and appearance of the dwelling in the wider streetscene, whereby the property sits in the context of a row of bungalows, including directly neighbouring other bungalow properties directly east and west. At present, the existing bungalow, with the adjacent dwellings, forms a cohesive appearance of similar roof heights and general design features. The proposed development would result in an incongruous and overly prominent dwelling that would interrupt the rhythm of development and harm the quality of development in the area.

The previous reason for refusal (reason no.1) of the recent application (ref: 2023/92018) is therefore not considered to have been overcome. Furthermore, the increased footprint of the building which is proposed, and the subsequent knock on effect this has in relation to vehicular parking is such that the front amenity space would be completely lost as a result of the proposal. The development would lead to a parking dominated frontage on a street which has little greenery / soft landscaped front amenity spaces, as such the proposal is considered to have a detrimental visual impact in this regard in addition to the other visual harm previously referred to in the earlier paragraphs of this section of this report.

For the reasons set out above, it is considered that the proposed developments would be unsympathetic and incongruous to the design of the bungalow which would, in turn, harm the character and appearance of the host dwelling and the character of the wider streetscene, contrary to Chapter 12 of the NPPF, LP24(a and c) of the Kirklees Local Plan and guidance within Principles 1 and 2 of the House Extensions and Alterations SPD.

### **3) Impact on Residential Amenity**

Section B and C of LP24 states that alterations to existing buildings should: *“...maintain appropriate distances between buildings”* and *“...minimise impact on residential amenity of future and neighbouring occupiers.”*

Further to this, Paragraph 130 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

Key Design Principles 3, 4, 5 and 6 of the Council's adopted House Extensions & Alterations SPD seek to ensure development does not have a detrimental impact upon privacy of neighbouring occupiers, cause unacceptable levels of overshadowing or be unacceptably oppressive/overbearing.

The impact of the development on each of the neighbouring properties will be assessed in turn.

No. 10 Ellison Street:

This property is located to the west of the application site.

The proposed single storey rear extension would be separated from the shared boundary by approximately 1.9 metres. Given this separation distance, it is concluded that the proposed single storey rear extension would not result in any significant impacts of overbearing or overshadowing.

Given that the eastern side elevation of No. 10 is blank and that there are no roof lights, it is not considered that the proposed increase in roof pitch would result in any significant impacts of undue overbearing or overshadowing.

The proposal to No. 12 Ellison Street does not introduce any increase in the extent of glazing facing toward No. 10, therefore, the proposal is not considered to detriment residential privacy with regard to overlooking.

No. 14 Ellison Street:

This property is located to the east of the application site.

The proposed single storey rear extension would be separated from the shared boundary by approximately 1 metre. Given this separation distance, it is concluded that the proposed single storey rear extension would not result in any significant impacts of overbearing or overshadowing.

There appears to be habitable room windows in the western side elevation of No. 14 Ellison Street. Therefore, it is considered that the proposed alterations to the roof, which present an increase in eaves height to the rear, would result in increased impacts of overbearing and overshadowing for the occupiers of No. 14 Ellison Street, with an increase in bulk/massing directly adjacent to these windows.

The proposal to No. 12 Ellison Street is not considered to introduce any glazing to face toward No. 14 Ellison Street, which would present any impacts to privacy over and above the existing relationship. The existing two windows to the south eastern facing elevation which serve a bathroom and bedroom are to be replaced by two windows of the same size/scale which will serve a bathroom and utility (both considered non-habitable rooms).

It should also be noted that the proposed raised decking (which exceeds the limitations of Permitted Development) would be considered to negatively impact upon the privacy of No. 14 Ellison Street, which is set to a lower ground level than the application site due to the topography of the land. Following the demolition of the existing garage, the raised decking would create an intrusive overlooking impact into the rear garden amenity space of No. 14. The only form of boundary treatment between No. 12 and No. 14 is low fencing, no additional boundary treatments are proposed as part of this application.

No. 19 Rudding Street:

This property is located to the rear of the application site.

The proposed first floor rear windows would serve two of the bedrooms and a bathroom within the interior of the dwelling. These windows would be separated from the boundary of No. 19 Rudding Street by approximately 8 metres and from any first-floor rear windows on No. 19 by approximately 13 metres. Given this separation distance and the locational relationship between No. 12 Ellison Street and No. 19 Rudding Street, it is not considered that the proposed new first floor windows would result in overlooking to this neighbouring dwelling, given that the new windows would not sit directly adjacent to the rear windows on No. 19 Rudding Street.

However, given the topographical relationship between No. 12 Ellison Street and No. 19 Rudding Street, it is considered that the proposed first floor rear windows would result in undue levels of overlooking into the rear garden amenity space of No. 19 Rudding Street. This would impact negatively upon the levels of privacy to the outdoor amenity space of this neighbouring property.

It is noted the proposal would have a limited amenity space provision for future occupiers, however it is considered the level provided would suffice for activities such as drying of washing, sitting out / child's play and in this case it would not be reasonable of the LPA to refuse permission on the grounds of the level of amenity space provided.

In light of the above, the proposal is considered to have an unacceptable impact on residential amenity, with the potential to detriment the living conditions associated with No. 14 Ellison Street and No. 19 Rudding Street. The scheme therefore fails to overcome reason no.2 of application 2023/92018 and remains contrary to Policy LP24(b) of the Kirklees Local Plan, Key Design Principles 3, 4, 5 and 6 of the House Extensions and Alterations SPD and Chapter 12 of the NPPF.

#### **4) Impact on Highway Safety**

Policies LP21 and LP22 of the Kirklees Local Plan relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide and Key Design Principle 15 of the adopted House Extensions & Alterations SPD which seek to ensure acceptable levels of off-street parking are retained are also considered to be of relevance. The recommended standard in the aforementioned policy / SPD is that a property of 3+ bedrooms seeks to provide 3 off street parking spaces as a minimum.

The previous proposal sought to retain the existing driveway and parking would have been provided on this space. The proposal would see the property increased to accommodate the proposed extensions / alterations.

The proposal would result in the front amenity space being completely devoted to pedestrian access and vehicular parking. The proposed parking spaces would require a parallel parking manoeuvre to enable a vehicle to be parked off street, two such spaces are shown with a gap between of 2m between. The spaces would be 5m x 2.7m in size.

The practicality of using both spaces would be problematic and there is a high likelihood both spaces would not be readily (or practically be able to be) used. In essence it is considered that the proposal would lead to one vehicle being parked off street with other vehicles parking on street, albeit potentially across the width of the extended driveway (given the proposal incorporates the creation of a dropped curb the full frontage of the property).

The impact of the combining factors of; increased living accommodation likely leading to increased parking demand from the host property; constrained layout of off street parking to the front of the site & loss of general on street parking through the increased access requirement of the enlarged dropped curb lead to the conclusion that by virtue of the level of parking provided, scale of the development and wider impact upon on street parking demand the proposed development would have a detrimental impact upon access and highway safety as a result of increased on street parking pressure. The proposal is therefore concluded to be contrary to policies LP21 and LP22 of the Kirklees Local Plan relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide and Key Design Principle 15 of the adopted House Extensions & Alterations SPD.

It is noted bin storage could be adequately undertaken off street, to the rear of the site.

## **5) Other Matters**

### **Climate Change:**

Principle 8 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations should, where practicable, maximise energy efficiency. Principle 9 goes on to highlight that the use of innovative construction materials and techniques, including reclaimed and recycled materials should be used where possible. Furthermore, Principles 10 and 11 request that extensions and alterations consider the use of renewable energy and designing water retention into the proposals.

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.

As part of this application, a Climate Change Statement was submitted, which set out mitigation measures. Considering the scale of the proposed development, it is considered that the proposed development would not have an impact on climate change that needs any further mitigation to address the climate change emergency. The inclusion of a new floor to the dwelling and roof would improve the insulation envelope of the whole building. The proposed development would therefore comply with Chapter 14 of the NPPF and Policy LP51 of the Kirklees Local Plan.

## **6) Representations**

In response to publicity, one representation was received. The material considerations raised within this representation are set out below, accompanied by an officer response:

- Significant effect on privacy as all windows for the proposed construction will overlook directly neighbouring property/garden.
- Effect sunlight to neighbouring garden.

*Officer Response: The effects of the proposal upon residential amenity have been assessed in depth with assessment section 3 of this report, 'Impact on Residential Amenity'. The assessment of effects to residential amenity concluded that the proposal would fail to retain a high standard of amenity for the occupiers of No.'s 14 Ellison Street and 19 Rudding Street.*

## **7) Conclusion**

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.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development proposals do not accord with the development plan and the adverse impacts of granting permission would significantly and demonstrably outweigh any benefits of the development when assessed against policies in the NPPF taken as a whole.

The proposal is therefore considered to be contrary to policy LP2 which seeks to ensure all development proposals build on the strengths, 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.

For the reasons set out within this report, refusal is recommended.

**Recommendation: Refuse**  
**Decision Authorisation – Delegated Powers**  
**Application Number: 2023/93288**  
**Officer Recommendation: Refuse**

Reasons for Refusal:

1. The proposed development by virtue of its design, layout, scale, appearance and massing would fail to be subservient to the original dwelling and would appear as incongruous and discordant addition to the host dwelling, which would, in turn, harm the character and appearance of the dwelling and wider street scene. The proposal would therefore be contrary to Policy LP24(a) and (c) of the Kirklees Local Plan, Key Design Principles 1 and 2 of the Kirklees House Extensions and Alterations Supplementary Planning Document and national policy set out in Chapter 12 of the National Planning Policy Framework.
2. The proposed development, by virtue of its scale, design, siting and fenestration detailing would lead to an unacceptable level of overshadowing and overlooking for the occupiers of No.'s 14 Ellison Street and 19 Rudding Street. The development would be unduly overbearing and have a harmful impact upon the outlook of the occupiers of No. 14 Ellison Street and the development would impact negatively upon the privacy of No. 19 Rudding Street, overlooking its private amenity space. Therefore, the proposal would fail to retain a high standard of amenity for occupiers of these neighbouring dwellings contrary to Policy LP24 of the Kirklees Local Plan, Key Design Principles 3, 4, 5 and 6 of the Council's adopted House Extensions and Alterations Supplementary Planning Document and policies within Chapter 12 of the National Planning Policy Framework.
3. By virtue of the level of parking provided, scale of the development and wider impact upon on street parking demand the proposed development would have a detrimental impact upon access and highway safety as a result of increased on street parking pressure. The proposal would be contrary to Policies LP21 and LP22 of the Kirklees Local Plan, the Council's adopted Highway Design Guide and Key Design Principle 15 of the adopted House Extensions & Alterations SPD.

Plans and Specifications Schedule: -

| Plan Type                                            | Reference | Version | Date Received |
|------------------------------------------------------|-----------|---------|---------------|
| Plans, Elevations and Views as Existing and Proposed | 2331-01   | -       | 09.11.23      |
| Climate Change Statement                             | -         | -       | 09.11.23      |

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 Authority have, where possible, made a preapplication advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application.

No negotiations were undertaken, and no amended plans were sought or submitted. Given that a planning application had previously been determined at the site, it was not considered that there would be a design solution that would provide the level of accommodation sought.

Report Dated:

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| 21.12.23 |
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