

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:	2023/62/93420/E
Site Address:	33, Ravens Crescent, Scout Hill, Dewsbury, WF13 3QG
Description:	Erection of single storey rear extension, porch to front, dormer window with hip to gable wall
Recommending Officer:	Elenya Jackson

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: 30-Jan-2024

OFFICER REPORT:

Site Description

33 Ravens Crescent is a two storey, semi-detached dwelling with a red brick ground floor and rendered first floor. The property is set back from the roadside by its amenity space. Due to the property being a corner plot, there is not a set building line for the property to adhere to.

The properties within the vicinity are not uniform in appearance; however, the material palette remains consistent within the street scene, dwellings are set back a reasonable distance and feature a hipped roof.

Description of Proposal

The applicant was initially seeking permission for the erection of single storey rear extension, porch to front, dormer windows with hip to gable wall. However, following concerns raised by officers, the front dormer has been removed from the proposals.

The single storey rear extension would extend 3m beyond the rear elevation, have a width of 5.7m and a height of 3.5m.

The proposed porch would extend 2m beyond the front elevation of the dwelling towards the west and 0.75m beyond the front elevation towards the north.

The rear dormer would have a width of 4.4m, a height of 2m and a projection of 3.2m.

Relevant Planning History

N/A

History of negotiations

Kirklees Development Management Charter together with the National Planning Policy Framework and the DMPO 2015 encourages negotiation/engagement between Local Planning Authorities and agents/applicants; this is only within the scope of the application under

consideration. The removal of the front dormer was requested by officers through the course of the application.

Representations

The application was advertised by neighbour letters, which expired on 19/01/2024.

As a result of the above publicity, no representations have been received.

Consultation Responses

None

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

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 December 2023, 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

Assessment

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 Extensions & Alterations 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:

Key Design Principle 1 of the House Extensions & Alterations SPD states 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 Extensions & Alterations 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.

The proposal would be visible from the street scene as the dwelling occupies a corner in the street scene and some of the alterations relate to the front of the dwelling.

Section 5.2 of the HEASPD refers to front extensions and states that extensions should be:

- set well back from the pavement or well screened
- small and subservient to the original building
- well-designed and not harm the character of the original house or the area
- matching materials and design to the existing features of the original house
- not unreasonably affect the neighbouring properties

Officers consider that the limited projection of the single storey front extension when coupled with its matching materials would result in the proposal adhering to section 5.2 of the HEASPD.

Section 5.1 refers to single storey rear extensions should:

- be in keeping with the scale and style of the original house
- not normally cover more than half the total area around the original house (including previous extensions and outbuildings);
- not exceed 4 metres in height;
- not project out more than 3 metres from the rear wall of the original house for semi-detached and terraces houses or by 4 metres for detached properties;
- where they exceed 3m in length the eaves height should generally not exceed 2.5 meters; and
- retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.

The single storey rear extension would extend 3m beyond the rear elevation of the existing dwelling, would have an eaves of 2.5m and a maximum height of 3.5m. The single storey rear extension would not be set 1m off of the shared boundary; however, the adjoining neighbouring has a two storey rear extension on the shared boundary. Therefore, the proposal would be considered to accord with section 5.1 of the HEASPD.

Section 5.4 of the HEASPD refers to dormer windows and roof alterations. It is acknowledged the front dormer and a portion of the rear dormer could not be built without the alteration of the existing roof from a hip to gable.

Paragraph 4.2 of the House Extensions & Alterations SPD states that “the local context, character and identity of the area will be a significant factor in determining the appropriate form and scale of alterations”. Paragraph 4.6 states “where extensions seek to differ from the existing materials, design, roof pitch or detailing, proposals will be considered on a case by case basis”.

It is considered that despite the majority of the street scene being comprised of hipped roofs, the adjoining neighbour of the application property and the adjacent property to the rear have already constructed a hip to gable alteration. The initially proposed front dormer has been removed and replaced

with a roof light and the rear facing dormer would be in-keeping with other dormers in the vicinity.

Having taken the above into account, the proposed extension would not be out of character with the host dwelling or the wider street scene. The proposals therefore comply with Policy LP24 of the Kirklees Local Plan (a) in terms of the form, scale and layout, KDP 1 & 2 of the House Extensions & Alterations SPD and the aims of chapter 12 of the National Planning Policy Framework.

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 House Extensions & 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.

The proposed rear extension would be single storey, of limited projection and not feature any side facing windows. Therefore, it is considered there would be no significant impact on the residential amenity of neighbouring residents.

Impact on 31 Ravens Crescent: adjoins the application property as a semi-detached pair.

Overlooking: The proposed rear extension would not feature any side facing windows and as such would not result in a loss of privacy.

Overshadowing/loss of light/overbearing: The single storey rear extension would be predominantly screened by the two storey extension of no.31, the roof dormer and alteration would be set above the eaves of the host dwelling and the single storey front extension would be of limited projection and single storey. Therefore, no significant issues would arise regarding Overshadowing/loss of light/overbearing.

Impact on 35 Ravens Crescent: adjoins the application site to the south

Overlooking: the proposal would introduce rear facing windows into the roof of the application property. No.35 has two first floor side facing windows, one of these is obscured. It is considered that rear facing windows in the application property are an established relationship between the dwellings and the windows would be offset from the rear dormer. Therefore, no significant issues would arise regarding overlooking.

Overshadowing/loss of light/overbearing: the proposed rear alterations would be for a single storey rear extension and a dormer that does not extend above the ridge of the existing dwelling. Therefore, no significant issues would arise regarding overshadowing/loss of light/overbearing.

Having considered the above factors, the proposal is 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 Extensions & Alterations SPD and Paragraph 130 (f) of the National Planning Policy Framework.

Impact on highway safety:

The proposals would result in some intensification of the domestic use. The site currently has no onsite parking; however, there is on street parking provision in the vicinity. As the site does not currently have parking provision and bin storage for the dwelling would not be moved as part of the proposals, 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 SPD.

Other matters:

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.

There are no other matters for consideration.

Representations:

None

Conclusion:

The proposed alterations would not be out of character with the host property and the wider area. To permit the proposals would accord Policy LP24 of the Kirklees Local Plan, KDP1 & KDP2 of the House Extensions & Alterations SPD and advice within Chapter 12 of the National Planning Policy Framework.

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. For the reasons set out above it is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation

APPROVE

Decision Authorisation - Delegated Powers

Application Number: 2023/93420

Officer 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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles of the House Extensions and Alterations SPD and the aims of the National Planning Policy Framework.

3. The external facing 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 House Extensions and Alterations SPD and the aims of chapter 12 of the National Planning Policy Framework.

4. The rear dormer hereby approved shall be faced in tiles to match the colour of the existing roof.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles of the House Extensions and Alterations SPD and the aims of chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	Reference	Date Received
Existing and Proposed Floor Plans and Elevations	132.Arch.2023	29/01/2024
Location Plan		5/12/2023
Design and Access Statement		5/12/2023
Climate Change Statement		5/12/2023

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 have, 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.

The agent was requested to remove the proposed dormer from the principal elevation of the dwelling. These alterations were made and the application progressed accordingly.