

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:	2024/62/90434/E
Site Address:	17, Ravens Crescent, Scout Hill, Dewsbury, WF13 3QF
Description:	Erection of hip to gable roof extension with rear dormer
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.

Emma Thompson

AUTHORISED OFFICER

Date: 11-Apr-2024

Officer Report

2024/90434 - 17, Ravens Crescent, Scout Hill, Dewsbury, WF13 3QF

Site Description

17 Ravens Crescent is a two-storey, semi-detached property in Scout Hill. The building is constructed with brick, exterior walls which fall under a hipped roof clad in concrete roof tiles. The property is within a cul-de-sac. It has a modest front and rear outdoor area associated with the property.

Description of Proposal

The applicant is seeking planning permission for the erection of hip to gable roof extension and rear dormer.

The rear dormer will ~4.85m(w) x ~2.18m(h), it will have flat roof and be clad in upvc grey cladding.

The hip to gable will be, built up brick to match the existing walls and concrete roof tiles.

Relevant Planning History

Application Site – None.

25 Ravens Crescent - 2020/90160 – Certificate of lawfulness for proposed dormer and hip to gable conversion – Granted

31 Ravens Crescent - 2019/91348 - Erection of extensions to side and rear, hip to gable enlargement and dormer windows to front and rear – Refused

2019/91760 - Certificate of lawfulness for proposed hip to gable enlargement and erection of rear dormer – Granted

33 Ravens Crescent - 2023/93420 - Erection of single storey rear extension, porch to front, dormer window with hip to gable wall – Full permission granted

35 Ravens Crescent – Rear dormer, no planning history

Public Consultations

Neighbourhood notification letters were sent out to advertise the application, which expired on 27 March 2024. As a result of the publicity, there were no representations made.

Amendments/Negotiations

None.

Consultation Responses

None.

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 Kirklees Local Plan (KLP) and the National Planning Policy Framework (NPPF), both require development to be considerate in terms of the character of the host property and the wider street scene.

The site is unallocated on the Kirklees Local Plan Land Allocations Map.

Kirklees Local Plan:

- **LP1** – Achieving sustainable development
- **LP2** – Place shaping
- **LP21** – Highways and access
- **LP22** – Parking
- **LP24** – Design

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 December 2023, 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

Assessment

The following matters are considered in the assessment below –

- 1) Principle of development
- 1) Impact on visual amenity
- 2) Impact on residential amenity
- 3) Impact on highway safety
- 4) Environmental matters
- 5) Conclusion

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 Chapter 12 of the NPPF, regarding design.

Impact on visual amenity

The proposal is for a hip to gable extension with a rear dormer. Any alteration to the roof should relate to the characteristics of the building group and in this case, the adjoining semi-detached building.

Dormers should appear sympathetic to the host dwelling and surrounding character of the area through their appearance and use of materials, whilst retaining a substantial proportion of the original roof. Rear dormers should not be visible from the street level of the principal elevation of the building.

Chapter 12 of the NPPF sets out that decisions should ensure that, amongst other things, developments are sympathetic to local character, including the surrounding built environment. Policy LP24 of the KLP expands on this further, setting out that good design should be at the core of all proposals in the district.

- Key Design Principle 1 of the House Extensions & Alterations Supplementary Planning Document states *'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.'*
- Key Design Principle 2 of the House Extensions & Alterations Supplementary Planning Document states *'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.'*

Hip to gable enlargement

Although the House Extension & Alterations SPD does not explicitly refer to such development, KDP1 and KDP2 require consideration of the character of both the host property and the surrounding properties. This property is in a cul-de-sac of semi-detached and terrace dwellings, there are other semi-detached properties to the rear of the site. There are several properties to the rear that have undertaken hip to gable roof extensions. In this instance, weight can be afforded to alterations present within the building group. Given there have been a number of such alterations, the roof extension will not appear out of character of the area. Additionally, there is a likelihood, such an alteration could be granted through a Lawful Development Certificate.

Rear dormer

The rear dormer would take up the majority of the original roof space as well as the additional roof space of the hip to gable extension. Paragraph 5.25 of the Kirklees House Extensions & Alterations Supplementary Planning Document states dormers '*should be located to the rear of a house and should be as small as possible with a substantial area of the original roof retained*'. In this case, there are other large rear dormers present within the area, weight can be afforded to alterations present within the building group. Given their existence, the rear dormer is acceptable within this building group.

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 and Alterations Supplementary Policy Document goes into further detail with respect to outlining principles.

- Key Design Principle 3, '*extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants and neighbours*'.
- Key Design Principle 4, '*extensions and alterations should consider the design and layout of habitable and non-habitable rooms to reduce conflict between neighbouring properties relating to privacy, light and outlook.*'

Impact on 19 Ravens Crescent

19 Ravens Crescent is the adjoining semi-detached dwelling. There are no new windows that will face in the direction of the property. The roof extension will fall away from this property. The dormer will be placed on the roof top, there will not be a loss of light, loss of outlook or an overbearing presence from the dormer.

Impact on 27 & 29 Ravens Crescent

These properties are situated to the north of the application site. The nearest habitable window is distanced ~18.00m from the new dormer. The proposal will include new windows on the roof level. There are other existing views on the first-floor from this same property. The relationship between the properties will therefore not change. Due to distance, there will not be a loss of light, loss of outlook or an overbearing impact.

Impact on Highway Safety

There will be an intensification of use as the number of bedrooms will increase from a 2 bed property to a 3 bedroom property. There are no parking spaces associated with the property. However, there is free and sufficient parking in the nearby streets. The intensification of space does present an issue with parking however it will not result in a detrimental increase to on-street parking.

Environmental Matters

Carbon Budget

Small scale domestic development to an existing dwelling. As such, no special measures required in terms of the planning application with regards to carbon emissions. A Climate Change Statement has been submitted with this application.

Ecology

Works will affect the eaves of the dwelling. 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.

Conclusion

This application for a roof extension and rear dormer, has been assessed against relevant policies in the development plan as listed in the policy section of the report, the House Extensions & Alterations Supplementary Planning

Document, the National Planning Policy Framework and other material considerations. Given the impact to the visual amenity of the dwelling and building group the proposed development 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

Decision Authorisation - Delegated Powers

Application Number: 2024/90434

Officer Recommendation: Approve

Reasons for refusal

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 accord with Policies LP01, LP02, LP21, LP22 & LP24 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 15 of the Council's adopted House Extensions & Alterations Supplementary Planning Document and Policies within Chapters 2, 9, 12 and 14 of the National Planning Policy Framework

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location plan	LP	-	15-Feb-2024
Block plan	BP	-	15-Feb-2024
Existing and proposed group plans	01	-	15-Feb-2024

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. No amendments were considered.

