



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Design and Access Statement:

7 Bank Grove, Earlsheaton, WF12 8HQ

Single storey wrap around extension

On Behalf of

Gillian Chilstone

Drafted by **Planning By Design**

Application

Planning By Design (The agent) has been instructed to act on behalf of Gillian Chilstone (the applicant) to submit a planning application to Kirklees Council (the Local Planning Authority) for a single storey wrap around extension at: 7 Bank Grove, Earlsheaton, WF12 8HQ (the site).

In support of this application, the following Design and Access Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.

Site Location

The application site is located in a predominantly residential area in Earlsheaton. The surrounding area consists of semi-detached, two storey residential properties, with the occasional terraced and detached property also present.

Wakefield Recreational Ground is located to the north and the Earlsheaton playing fields to the west. Orchard Primary Academy is located to the east.

The host property is a brick, semi-detached, two storey dwelling with a single storey detached outbuilding present to the side. A garden is present to the front and rear and to the rear is also a small public open space that provides additional separation between the adjacent units.

The Proposal

The proposed development consists on the demolition of the existing outbuilding and erection of a single storey wrap around extension.

This extension will be 5m wide along the rear elevation and project 3m beyond this rear elevation. It will provide with a large kitchen/diner as well as a ground floor bathroom.

It will incorporate two roof lights and one roof lantern. A door and window will be incorporated onto the main elevation, a set of French doors will be fitted to the rear and a window will be fitted to the side (south) elevation, facing onto the garden.

The roof will be flat towards the front of the property and lean-to towards the rear. Materials and windows will match the existing ones.

Planning History

N/A

Planning Policy

The following planning policy and guidance documents are recognised as material considerations for the assessment of this application

- National Planning Policy Framework 2023;
- National Planning Practice Guidance;
- Kirklees Local Plan Strategy and Policies (2019)
- Design guide 2021

The following section will evaluate the proposals in accordance with the relevant policies and supplementary design guidance of the Council to demonstrate why the proposal should be considered as acceptable in principle and in strict accordance with the Councils development criteria.

National Planning Policy Framework 2023 (NPPF)

The new National Planning Policy Framework was revised in 2023 and the following paragraphs are considered to be relevant.

Paragraph 38 confirms that Local Planning Authorities should approach decisions on proposed developments in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 47 confirms that planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the Development Plan, and is a material consideration in planning decisions. This paragraph also states that decisions on applications should be made as quickly as possible, and within statutory timescales, unless a longer period has been agreed by the applicant in writing.

Paragraph 55 advises that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions.

Paragraph 56 advises that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Conditions that are required to be discharged before development commences should be avoided.

Supply of homes

Paragraph 123 advises that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions

Paragraph 128 highlights that Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) Local market conditions and viability;
- c) The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d) The desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) The importance of securing well-designed, attractive and healthy places.

The National Planning Policy Framework states that planning should aim to ensure that developments function effectively and contribute to the overall quality of an area. Development must respond to local character and history, reflect the identity of local surroundings and materials and should be visually attractive as a result of good architecture and landscaping.

High quality places

Paragraph 135 states that 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.

Development should:

- a) Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) Be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

- d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) Optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;
- f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Kirklees Local Plan Strategy and Policies (2019)

Policy LP2 Place shaping All development proposals should seek to 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.

Policy LP3 Location of new development states that development proposals will be required to reflect the Spatial Development Strategy, Policy LP1 Presumption in Favour of Sustainable Development and Policy LP2 Place Shaping. This means:

1) Development should reflect: a. the settlement's size and function; and b. place shaping strengths, opportunities and challenges for growth; and c. spatial priorities for urban renaissance and regeneration; and d. the need to provide for new homes and jobs;

2) Development will be permitted where it supports the delivery of housing and employment growth in a sustainable way, taking account of the following criteria:

- a) delivering the housing and job requirements set out in the Local Plan;
- b) the need to maintain a supply of specific deliverable sites, in accordance with national policy and enabling the delivery of allocations set out in the Local Plan or in Neighbourhood Plans;
- c) ensuring that opportunities for development on brownfield (previously developed) sites are realised early in the plan, subject to maintaining a five year supply of housing land and to delivering the overall housing and jobs requirements;
- d) ensuring delivery of housing and jobs in smaller settlements to meet local housing and employment needs;
- e) ensuring that proposals have regard to connecting links to existing green and blue infrastructure networks;
- f) co-ordinating housing and employment land delivery with the provision of new infrastructure. g. providing access to a range of transport choices and access to local services.

Policy LP24 Design states 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. Development briefs, design codes

and masterplans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable. Where appropriate and in agreement with the developer schemes will be submitted for design review.

Proposals should promote good design by ensuring:

- a) the form, scale, layout and details of all development respects and enhances the character of the
- b) townscape, heritage assets and landscape;
- c) they provide a high standard of amenity for future and neighbouring occupiers; including maintaining
- d) appropriate distances between buildings and the creation of development-free buffer zones
- e) between housing and employment uses incorporating means of screening where necessary;
- f) extensions are subservient to the original building, are in keeping with the existing buildings in
- g) terms of scale, materials and details and minimise impact on residential amenity of future and
- h) neighbouring occupiers;
- i) high levels of sustainability, to a degree proportionate to the proposal,

Design guide 2021

Principle 2 New residential development proposals will be expected to respect and enhance the local character of the area by: Taking cues from the character of the built and natural environment within the locality. Creating a positive and coherent identity, complementing the surrounding built form in terms of its height, shape, form and architectural details.

Principle 6 Residential layouts must ensure adequate privacy and maintain high standards of residential amenity, to avoid negative impacts on light, outlook and to avoid overlooking.

Assessment

Development Principle

The site is located within the settlement boundary, in an established residential area. The principle for the erection of a residential extension in incidental use to the main property is therefore acceptable in accordance with Policy LP3.

Character and Design

The strategy to replace an outdated outbuilding with a contemporary extension of high quality reflects the necessity to update residential spaces to conform to current living standards, whilst taking into account the character and architectural context of this part of Earlsheaton.

This strategy aligns with the National Planning Policy Framework (NPPF) 2023, which places a significant emphasis on the role of good design in sustainable development. According to the NPPF, good design is instrumental in creating high-quality buildings and spaces that are both visually appealing and in harmony with their local environment.

The decision to utilise materials, doors, and windows that are consistent with the existing structure ensures the extension's visual coherence with the original building and the wider architectural character of the area. This approach supports the design principles advocated in Paragraph 135 of the NPPF, which stresses the importance of developments being visually appealing through good architecture and landscaping.

Moreover, the integration of contemporary design features, such as roof lights and a roof lantern, introduces a modern aspect that enriches the architectural quality of the property without compromising the prevailing character of the area. These features not only improve the aesthetic appeal of the property but also serve to enhance interior conditions by allowing more natural light and improving air circulation, contributing to healthier and more sustainable living environments.

The design considerations of the proposed development extend to its impact on the local streetscape and landscape, ensuring the extension does not overwhelm its surroundings and maintains a respectful distance from adjacent buildings. This aligns with the directives of the Kirklees Local Plan's Policy LP24 Design and Principle 2 of the Design Guide which requires development to respect and enhance the character of the townscape, heritage assets, and landscape.

Amenity

The proposed outbuilding will be located on the boundary with No.5, projecting 3m beyond the existing rear elevation. Given this size and single storey nature of the proposed extension, the proposal is not considered to significantly impact the residential amenity of the adjacent unit.

Given the length of the gardens, presence of open space to the rear as well as the limited size and height of the extension, the proposal is not considered to cause significant harm to other neighbouring properties.

Overall, the proposed development would not result in any significant loss of residential and visual amenity to the neighbouring properties from loss of light or overlooking and would not be visually overbearing. The proposal is in accordance with Policy LP24 Design of the Local Plan, Principle 6 of the Design Guide and Paragraph 135 of the NPPF.

Conclusion

For the above reasons, we see no reason for the Council to withhold our request for planning permission and kindly request that the council make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Policy Framework. Should the Planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate this proposal, Planning By Design would welcome conversation on any of these matters.