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Planning - PO Box 1720, Huddersfield, HD1 9EL
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Application for prior approval of a proposed: Enlargement of a dwellinghouse by construction of additional storeys

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class AA

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

hd1 3sj

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

The current building and site

Was the current use of the building as dwellinghouses only granted by virtue of permitted development rights under Schedule 1, Part 3, Class G, M, MA, N, O, P, PA or Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?

- Yes
 No

Was the current building constructed between 1 July 1948 and 28 October 2018?

- Yes
 No

Have additional storeys already been added to the original building (as it stood on 1 July 1948, or as built after that date; or, if 'Crown land', as it stood on 7 June 2006, or as built after that date)?

- Yes
 No

Is any part of the land or site on which the building is located:

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site;
- in a site of special scientific interest

- Yes
 No

The proposed development

Will the proposed additional storeys only be constructed on the principal part of the building (i.e. the main part of the building excluding any front, side or rear extension of a lower height, whether this forms part of the original building or a subsequent addition)?

- Yes
 No

Would the floor to ceiling height, measured internally, of any proposed additional storey exceed:

- 3 metres; or
- the floor to ceiling height, measured internally, of any existing storey of the principal part of the existing building

- Yes
 No

Would the proposed extended building's:

- height exceed 18m (as measured from ground level to the highest part of the roof); or
- roof be:
 - more than 3.5 metres higher than the highest part of the existing roof, where the existing building consists of one storey above ground level; or
 - more than 7 metres higher than the highest part of the existing roof, where the existing building consists of more than one storey above ground level.

- Yes
 No

If the dwellinghouse is not detached, would the proposed extension result in the highest part of the roof exceeding 3.5 metres above either:

- the highest part of the roof of the building it is joined to (e.g. by party wall or adjoining main wall); or
- if in a terrace, the highest part of the roof of any building in the row it is situated

- Yes
 No/The dwellinghouse is detached

Will the development include a window in any wall or roof slope forming a side elevation of the building?

- Yes
 No

Will the roof pitch of the principal part of the proposed extended dwellinghouse be the same as the roof pitch of the existing dwellinghouse?

- Yes
 No

Will the materials used in any exterior work be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?

- Yes
 No

Following the development, will the dwellinghouse remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

- Yes
 No

Related operations and works

Will any proposed engineering operations reasonably necessary to construct the additional storeys include:

- Provision of visible support structures on or attached to the exterior of the building upon completion of the development; or
- Anything other than works within the existing curtilage of the building to strengthen existing walls or foundations

- Yes
 No

Description of Proposed Works, Impacts and Risks

Proposed works

Please describe the proposed development including details of any works proposed

The proposed development is an application for prior approval for a proposed enlargement of a dwelling house by addition of a an additional storey for residential accommodation. This is under Schedule 2, Part 1, Class AA.

Please describe the effects of the proposed development on the external appearance of the building including the design and architectural features of the principal elevation (and any side elevation that fronts a highway)

Please refer to the previous approved applications - Application References; 2021/94248 (No. 36) & 2021/94247 (No.38) which includes street views.

This re-submission has some minor amendments.

Please also refer to the up to date appended plans.

MA101- Existing Site Location Plan

MA102- Existing Site & Floor Plans, Section & Elevations

MA103 - Proposed Site & Floor Plans, Section & Elevations

Project Outline- Provision of upper floor to provide residential accommodation to the property.

Area Background

The existing site sits within a predominantly residential area of Thornton Lodge. The area has an extremely diverse range of architectural styles.

The majority of the properties within the vicinity , as with other similar areas within a similar proximity to Huddersfield town centre grew out of the Victorian Era. This is evident with the orthogonal street pattern, functional style, organisation & accommodation, principle buildings such as the school and chapel etc, These buildings were produced to meet the economic and social needs of the time.

The Bungalows status.

The group of Bungalows, numbers 36 , 38 & 40 are the only Bungalows within the immediate vicinity of Thornton Lodge. All other properties in the area are multi story terraces made from stone. Furthermore, they are the only rendered buildings in the vicinity. The intention would be to maintain this while introducing stone so the house profiles match the street and area and hence do not look out of character.

The addition of the storey, introduces a verticality and rhythm to the properties in tune specifically with the adjoining terraces.

Accommodation and Organisation

The proposals looks to arrange the buildings over two floors, to meet the needs of today's modern families. There is little change to the layout at ground floor to No 38, with the introduction of a new stair case. On the first floor there is provision for 3 bedrooms and family study space

In the case of upwards extensions consideration must be given to every face of the building

Measurements

What is the current height of the dwellinghouse (in metres, as measured from ground level to the highest part of the roof).

5.39

What will be the height of the dwellinghouse once the additional storeys are added (in metres, as measured from ground level to the highest part of the roof).

8.5

Impacts and risks

Please provide details of any air traffic and defence asset impacts and how these will be mitigated

Not applicable.

Please provide details of the impacts of on the amenity of any adjoining premises including overlooking, privacy and the loss of light and how these will be mitigated

Please refer to the all the plans appended. As has already been assessed in the previous approved application there will be no impact with the position of the houses and there will be no side windows to the properties.

See Previously Approved Applications - Application References; 2021/94248 (No. 36) & 2021/94247 (No.38)

There will be no impact on any adjoining premises regarding overlooking, privacy or loss of light.

We noted there was a concern from highways on the initial application regarding parking. However there is parking at the back of the property and large garage. The back of the property will allow parking for vehicles which is unlikely to be more than any usual household.

In the case of upwards extensions this includes neighbouring properties which are not contiguous with the proposed development site. Further details should be provided for these application types

Where relevant (due to the siting of the building), please provide details of the impact on any protected view.

21m rule: The rear elevation of the existing proposed development to Thornton Lodge Road to the rear elevation of properties to Thomas Street is 21.675m.

These are identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State.

Declaration

I/We hereby apply for Prior Approval: Additional storeys on a dwellinghouse as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Mohammad Adnan

Date

10/03/2024