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Planning Development

By Email Only

23rd May 2024

Kirklees Planning Services
Development Control

FAO Tom Hunt

RE: OBJECTION FOR ERECTION OF DETACHED DORMER BUNGALOW ON LAND ADJ. 6 REINWOOD AVENUE, QUARMBY, HUDDERSFIELD, HD3 4DP

LPA REF: 2024/91091

Dear Sir,

Robert Halstead Chartered Surveyors and Town Planners have been instructed to submit an objection letter to Kirklees Council on behalf of the neighbouring dwelling

Whilst it is acknowledged that outline planning permission for the erection of one detached dwelling on the site was approved in February of this year (LPA ref: 2023/93326), the scale and design of the dwelling proposed in this latest application is of concern to our clients, particularly in relation to the dormers, the larger footprint, and the materials. These issues will form the basis of this objection.

It is important to note that this application is not a reserved matters application, but a full application and changes have been made to the plans that are not in accordance with the details approved by officers at the outline planning stage.

Preliminary Matters

The Proposed Floor Plans and the Proposed Elevations plan as shown on the Council's website are inaccurate. The Proposed Floor Plans show both floors marked 'Proposed Ground Floor Plan', whereas the first floor should read 'Proposed First Floor Plan.'

In addition, the Proposed Ground Floor Plan does not correspond with the Proposed Elevations plan with regards to ground floor window and door details on the east and west elevations. The Proposed Ground Floor Plan shows one small cupboard window and one larger hall / landing window on the east elevation, whereas the Proposed Elevations plan only shows one double window. Likewise, the Proposed Ground Floor Plan shows one small utility window adjacent to an external door on the west elevation, whereas the Proposed Elevations plan only shows one double window.

It is therefore requested that the plans be amended to show the correct annotations and window and door details.

Dormers

Local Plan Policy 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.'

Principle 14 in the Housebuilders Design Guide states that,

'The design of windows and doors is expected to relate well to the street frontage and neighbouring properties and reflect local character in style and appearance.'

Principle 15 in the SPD goes on to state that,

'The design of the roofline should relate well to the site context, including topography, views, heights of buildings and the roof types.'

Whilst it is recognised there are several dormer bungalows further up Reinwood Avenue, the properties immediately adjacent to the application site are two-storey arts and craft architectural style dwellings. It is therefore considered that the addition of flat roofed dormers on the east and west elevations of the proposed dwelling would be completely out of keeping with the character and appearance of the adjacent properties and street frontage in that part of the avenue.

The application site is relatively small, and it is considered that any dwelling approved on the site should also be small in scale with a simple roofline to prevent the application site appearing overdeveloped and cramped. On the previously approved application, officers also considered the addition of dormers to be inappropriate in relation to visual amenity. The Officer Report states:

*'It is considered necessary and appropriate in this case to remove permitted development rights to the construction of dormers to the dwelling. This conclusion is drawn on the basis of the visual impact such additions would have upon the wider street scene and the fact the likely roof orientation would allow for a number of large additions to the roof. It is considered appropriate exceptional circumstances exist in this case which warrant the inclusion of such a condition given the individual character of the building the subject of this application.'*¹

Referring to residential amenity, Local Plan Policy LP24 states that,

'Proposals should promote good design by ensuring that: b. they provide a high standard of amenity for future and neighbouring occupiers.'

Principle 6 in the SPD also states that,

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

¹ Officer Report Page 11 ref: 2023/93326

One dormer window is proposed on the east elevation of the proposed dwelling. Although this window belongs to the first floor hall / landing, it would still overlook our clients' private outdoor amenity space and first floor habitable room windows on the western elevation. The dormer would also be of detriment to our clients' outlook given its close proximity.

On the previous application, officers also agreed that dormers would be unacceptable in respect of residential amenity. Page 11 of the Officer Report states:

'Whilst scale is a reserved matter, Officers note that the proposed separation distance to boundaries for a two-storey property or a bungalow with dormers would not be in accordance with Principle 6.'

Page 15 of the Officer Report goes on to state that,

'Considering no. 4 and the proposals position to its northwest, the proposed layout and separation distance to the boundary is considered to be such that, coupled with an appearance and scale of development which is not of a two-storey scale and appearance, the overbearing impact and subsequent impact upon outlook to no. 4 is considered to be acceptable ... Should the dwelling be any more than one-storey in height including dormers, this may raise concerns at reserved matters stage. The planning history had indicated that the principle of a two-storey or similar development could not be supported.'

Given the above, the proposed dormers do not comply with Local Plan Policy LP24 or Principles 6, 14 and 15 in the Housebuilders Design Guide SPD. The dormers are therefore unacceptable with regards to visual and residential amenity. As such, it is respectfully requested that they either be removed from the proposals, or the application be refused. Should the dormers be replaced with rooflights, it is requested that these be obscurely glazed and located at least 1.7 metres above floor level in order to protect our clients' residential amenity.

Larger Footprint

The footprint approved in the previous application measured 7.8m (w) x 10.4m (l). In contrast the proposed footprint now measures 7.6m (w) x 11.1m (l). Whilst the width of the proposed dwelling has been reduced by 0.2m, the length has been increased by 0.7m. The proposed increase in the length of the dwelling would cause additional overshadowing of our clients' property and private amenity space and would result in the dwelling appearing more prominent and intrusive from our clients' property due to its increased form and massing.

It is therefore considered that the scale of the proposed dwelling does not accord with Principle 6 in the Housebuilders Design Guide SPD, Local Plan Policy LP24 or paragraph 135 in the NPPF which states that developments should create places with a high standard of amenity for existing and future users.

In the event the Council approves the application, it is requested that given the siting and close proximity of the proposed dwelling to our clients' property, that permitted development rights are removed in respect of Class A, B, C, and E of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), in order to safeguard our clients' visual and residential amenity from further development on the site.

Materials

Principle 13 in the SPD states that,

'Applicants should show how different materials which are prevalent in the vicinity of the site have been taken into account in the proposal.'

Officers also made the following comments on the previous application:

*'It is recommended that the proposal be integrated in use of materials such as roughcast white/off white render, natural stone detailing and red tile. This is to ensure that the proposed dwellings are in keeping with, and sympathetic to adjacent neighbouring properties.'*²

However, the Application Form states that the proposed materials will be coursed natural stone and render for the external walls and artificial blue slates for the roof. Although the walling materials are considered to be acceptable, the proposed use of artificial blue slate for the roof tiles would be completely out of keeping with the character and appearance of the neighbouring properties. It is therefore requested that should the application be approved, the use of red tiles is conditioned.

Other Matters

The Application Form also states that surface water will be disposed of via a soakaway. Our clients are not convinced that a soakaway on the site will provide adequate surface water drainage. Since the application site was excavated, our clients have experienced flooding in their rear garden from surface water run-off from the application site. The applicant previously informed our clients that they would install a land drain to avoid flooding of our clients' property in the future. It is therefore requested that should the application be approved, a suitably worded condition concerning surface water drainage is attached to the permission to safeguard our clients' land from flooding in the future.

Given the reasons outlined above, our clients object to the latest proposals. It is therefore respectfully requested that the application be refused or amended in line with our comments above.

Yours faithfully,

Senior Planner

Robert Halstead Chartered Surveyors and Town Planners

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² Officer Report Page 12 ref: 2023/93326