

Robert Halstead

Chartered Surveyors & Town Planners

N.C. Willock MRICS MRTPI

Office G of H, Bridge Mills, Huddersfield Road, Holmfirth, HD9 3TW

Planning Development

Planning Statement: 16 Pumphouse Lane, Mirfield, WF14 0AW

Site Description

The property subject to this application is a two-storey brick built semi-detached dwelling with a hipped roof. The property has a front garden and a long rear garden which backs onto Gilder Hall Fields. Access to the property is via Pumphouse Lane. The property has a driveway running along the eastern side of the dwelling which leads to a detached garage. Surrounding properties comprise of detached and semi-detached dwellings varying in scale and design.

Planning History

2023/92816 – Prior notification for single storey rear extension – Prior Approval not required

Policy Designation

The application site is located on land which is unallocated in the Kirklees Local Plan.

Background & Proposals

The applicant applied for a single storey rear extension under a prior notification application in September 2023. The plans showed the extension projecting out 4.5m beyond the rear wall of the original dwellinghouse with a maximum height of 3m and 2.85m to the eaves. The LPA considered that prior approval was not required, and the decision was issued on 1st November 2023.

Following the decision, the applicant proceeded to construct the extension. However, during the construction process, the design was altered slightly. Unfortunately, the resulting extension no longer complies with all of the criteria set out in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for single storey rear extensions. The applicant was unaware of their error and only realised when they received a letter from the LPA informing them that an alleged breach had taken place (LPA ref: COMP/24/0123).

Planning permission is therefore retrospectively sought for a single storey rear extension.

The extension still projects out from the original rear elevation by 4.5m, but the height of the extension has been increased to 3.6m and 3.3m to the eaves. The roof of the extension now includes a slightly higher parapet wall with a pyramidal rooflight beyond the coping. The rear elevation contains a set of French doors, whereas the previous plans also included a small window. The window on the eastern

side elevation has been repositioned and made slightly smaller. The width of the extension has also been marginally reduced to 6.9m from 7m.



Proposed single storey rear extension

Assessment of the Proposals

Visual Amenity and Design

Local Plan Policy LP24 states:

‘Proposals should promote good design by ensuring: c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details.’

Paragraph 135 in the NPPF sets out various design objectives, including the need to ensure that developments are visually attractive, sympathetic to local character, and establish or maintain a strong sense of place.

The Kirklees House Extensions and Alterations Supplemental Planning Document (SPD) also sets out what the Council considers to be good, high-quality residential design of extensions and alterations through a number of principles. The relevant principles in relation to this application in terms of visual amenity are as follows:

Key design principle 1 – Local character and street scene

Key design principle 2 – Impact on the original house

Key design principle 7 – Outdoor space

Key design principle 9 – Construction materials

Paragraph 5.1 in the SPD states:

'Rear extensions should maintain the quality of the residential environment and relate well to the neighbouring buildings. Rear extensions should generally not be visible from the street and should retain a reasonable living environment for the property being extended. This should include consideration of the following:

- Preserving a back garden of a reasonable size, with a general principle that at least half the garden is retained;*
- Being set back behind the original building, and not projecting beyond the sides; and*
- Maintaining external access to the rear garden.'*

Paragraph 5.2 in the SPD goes on to state:

'As a general rule, a rear extension should:

- Respect the original house and garden in terms of its size and scale;*
- Use appropriate materials which match or are similar in appearance to the original house.'*

The applicant's property includes a rear garden measuring approximately 34 metres long by 10 metres wide. The proposed extension, which measures 4.5 metres in length by 6.9 metres in width, would only take up a very small proportion of the existing back garden, leaving ample outdoor space for the occupants to enjoy.

The proposed extension would project out from the existing rear elevation by 4.5 metres and is set in slightly on both sides. As such, the extension does not project beyond the sides of the existing dwelling. In addition, the existing driveway at the side of the dwelling would be retained, thereby providing external access to the rear garden from the front of the property.

The proposed extension is considered to be in keeping with the existing dwelling in terms of scale and design. The extension would result in a subservient addition to the main dwellinghouse (which has not been extended previously), and the design, with regards to materials, fenestration, and architectural detailing, would respect the character and appearance of the host building and neighbouring properties. The design of the extension closely resembles the extension approved on the adjacent property No. 18 Pumphouse Lane (LPA ref: 2022/91949).

The proposed extension is therefore considered to be acceptable in relation to design and visual amenity and in particular it complies with paragraphs 5.1 and 5.2 and principles 1, 2, 7 and 9 in the House Extensions and Alterations SPD.

Residential Amenity

Local Plan Policy LP24 states:

'Proposals should promote good design by ensuring: c. extensions minimise impact of residential amenity of future and neighbouring occupiers.'

Paragraph 135 in the NPPF sets out various design objectives, including the need to maintain a high standard of amenity for existing and future users.

The following principles in the House Extensions and Alterations SPD are also considered to be relevant in relation to residential amenity:

Key design principle 3 – Privacy
Key design principle 4 – Habitable rooms and side windows
Key design principle 5 – Overshadowing/loss of light
Key design principle 6 – Preventing overbearing impact
Key design principle 7 – Outdoor space

Paragraph 5.5 in the SPD states:

‘Single storey rear extensions can have an adverse impact on neighbouring properties and gardens. Careful consideration should therefore be given to the design of these extensions to ensure their height and windows do not harm the privacy of neighbours.’

Paragraph 5.6 in the SPD goes on to state:

‘Single storey extensions should:

- Be in keeping with 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 terrace houses or by 4 metres for detached properties;*
- Where they exceed 3 metres in length the eaves height should generally not exceed 2.5 metres; and*
- Retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.’*

Points 1 and 2 above have been addressed under the Visual Amenity and Design section of this report.

The proposed extension would measure 3.6 metres in height when measured from the highest part of the surface of the ground next to the dwelling, thereby complying with point 3 above.

The proposed extension would project out from the rear wall of the original house by 4.5 metres. As the proposed extension would have a flat roof, (albeit the parapet walling and pyramidal rooflight), the eaves height of the extension would measure 3.3 metres. A gap of 2.8 metres is achieved between the extension and the shared boundary with No. 18 Pumphouse Lane, and a gap of 0.34 metres is achieved between the extension and the shared boundary with No. 14 Pumphouse Lane. One window is proposed on the eastern side elevation.

Whilst it is recognised that the proposed extension does not strictly adhere to points 3 to 6 above, the proposed extension is nevertheless considered to be acceptable with regards to residential amenity in terms of privacy, daylight, and outlook for the neighbouring occupants.

Regarding privacy, no windows are proposed on the western side elevation of the extension, and therefore the privacy for the occupants of No. 14 would be maintained. One window is proposed on the eastern side elevation of the extension. This window would face a blank section of wall on the western side elevation of No. 18. The privacy for the occupants of No. 18 would, therefore, also be maintained.

Referring to daylight and outlook, given the scale, design, and separation distance between the proposed extension and No. 18, the proposals would not cause undue harm to the residential amenity for the occupants of No. 18 in respect of daylight and outlook.

No. 14 currently has a single storey rear extension which projects out from the rear elevation by 2.5 metres. The proposed extension would only extend beyond No. 14's extension by an additional 2 metres. No. 14's extension is also set in from the shared boundary by approximately 0.8 metres. Although the proposed extension may cause some overshadowing (particularly in the mornings due to the orientation of the sun), on balance, it is considered that the proposed extension would not result in a significant degree of harm in terms of any loss of daylight for the occupants of No. 14.

Regarding outlook, No. 14 also has a rear garden measuring approximately 34 metres in length. As such, the outlook for the occupants of No. 14 would still feel open and spacious and the proposed extension would not result in a feeling of being 'hemmed in.'

It is also important to note that the applicant applied to the Council for a larger home extension in September 2023 with the LPA determining that prior approval was not required. This was based on the extension measuring 7m (w) x 4.5m (l) x 3m (h) and 2.85m to the eaves. The proposed development by contrast would measure 6.9m (w) x 4.5m (l) x 3.6m (h) and 3.3m to the eaves. It is only the addition of the 0.3m to the eaves that has pushed the extension beyond the limits of permitted development for a larger home extension.

Given the above, the proposed extension is considered to be acceptable with regards to residential amenity and accords with Local Plan Policy LP24, paragraph 135 in the NPPF and the guidance within the House Extensions and Alterations SPD.

Conclusion

This application seeks planning permission for the erection of a single storey rear extension (retrospectively).

As discussed in the preceding paragraphs of this report, it is considered that the proposed extension is acceptable in relation to visual amenity and design, and residential amenity.

It is therefore respectfully requested that planning permission is approved accordingly.

Robert Halstead Chartered Surveyors & Town Planners

June 2024