June 2024

URBAN FUTURE LTD
PLANNING CONSULTANCY

PLANNING STATEMENT

36 Moorside End, Dewsbury

Side & Rear extension

Contents **Page**

1.0 INTRODUCTION

1.1 This Statement has been prepared by Urban Future Planning Consultancy Ltd on behalf of the Applicant, to accompany a householder planning application seeking consent for the erection of a side and rear extension at 36 Moorside End, Dewsbury. This Statement should be read alongside the accompanying plans and other supporting information submitted.

1.2 The application property comprises a suburban dwellinghouse (Use Class C3) which has been the subject of a number of planning applications and a dismissed appeal[1] in recent years. Following the appeal dismissal, the Applicant's design team have notably revisited the proposals taking into consideration the Inspector's conclusions. The Applicant has also instructed Urban Future Planning Consultancy Ltd and the scheme being presented as part of this resubmission seeks to address the Council's previous concerns.

1.3 The Applicant has taken inspiration from a number of similar property remodelling schemes and the proposed scheme has been sensitively designed taking into consideration the host building, the surrounding built form and its relationship to adjacent occupiers and this Statement will set out how the revised scheme would be policy compliant.

1.4 This Statement sets out the planning merits of the application proposal and will demonstrate that the development being proposed is acceptable. The Statement concludes that the modifications sought to the property would result in an acceptable, good quality design which does not result in harm neighbour amenity. Consequently, it is concluded that consent ought to be granted.

[1] See Planning History section in Chapter 2

2.0 SITE & SURROUNDINGS

2.1 The application property comprises a brick built, end terraced property with a hipped roof form and entrance into the dwelling from the side elevation. The property has gardens to the front, side and rear with a drive for one vehicle to the front. The property is located at the end of a residential cul de sac with properties of a similar age although there are several variances in terms of size and style. The application site lies within a predominantly residential area, at the end of a cul-de-sac. Properties in the area generally comprise semi-detached bungalows and traditional two storey terraced properties. The application site is an end terraced property as shown below.

Figure 1. Application site

Figure 2. Side / Rear elevation

2.2 As illustrated below, a number of nearby properties have been modified to feature extensions.

Figure 3. Some nearby properties have been extended with side, rear and dormer extensions

Figure 4. Nearby remodelled property

Planning History

2.3 The following applications are of relevance:

- 2022/92025 - large home notification for 5m rear extension - agreed
- 2022/92027 - change of use of land to garden space with boundary wall - approved
- 2023/90691 - erection of extensions - refused
- 2023/92333 - erection of extensions – refused
- 2023/62/93426/E - Erection of two storey side and single storey rear extensions with rear dormer and loft conversion with alterations. Refused (appeal dismissed).

3.0 PROPOSED DEVELOPMENT

3.1 Consent is sought for a two-storey side and rear extension. As shown on the accompanying plans, the finishing materials would match the host property (namely matching brickwork with UPVC fenestration). The proposed roof form would also be matching (hipped) as would the fenestration positioning as shown below. The proposed roof ridge would sit below the host property's roof ridge and the extension would be set back to appear subordinate. Please refer to the accompanying plans for further details.

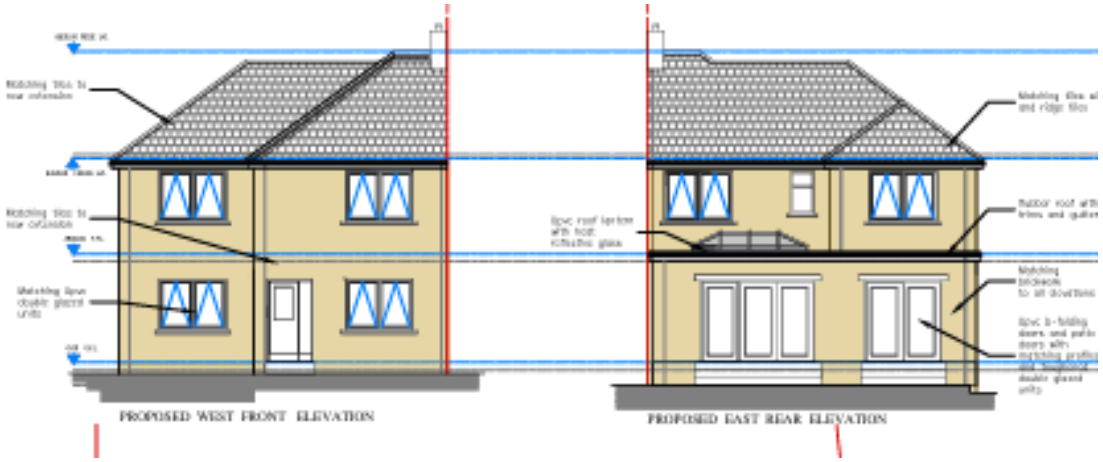

Figure 4. Proposed front elevation

4.0 RELEVANT PLANNING POLICY

4.1 The Kirklees Local Plan was adopted on 27 February 2019. The Local Plan is now the statutory development plan for Kirklees and has superseded the Kirklees Unitary Development Plan. Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) sets out the Government's planning agenda and is also of relevance.

4.2 Local Plan Policy LP24 Design of the Kirklees Local Plan states that the form, scale, layout and details of all development should respect and enhance the character of the townscape, heritage assets and landscape and provide a high standard of amenity for future and neighbouring occupiers.

4.3 Kirklees Council adopted supplementary planning guidance on house extensions on 29th June 2021 which now carries full weight in decision making. This guidance indicates how the Council will usually interpret its policies regarding such built development, although the general thrust of the advice is aligned with both the Kirklees Local Plan (KLP) and the National Planning Policy Framework (NPPF), requiring development to be considerate in terms of the character of the host property and the wider street scene. As such, it is anticipated that this SPD will assist with ensuring enhanced consistency in both approach and outcomes relating to house extensions.

5.0 PLANNING APPRAISAL

5.1 As set out previously, the application property comprises a suburban dwellinghouse which has been the subject of a number of planning applications and a dismissed appeal[2] in recent years. Following the appeal dismissal, the Applicant's design team have notably revisited the proposals taking into consideration the Inspector's conclusions. The Applicant has taken inspiration from a number of similar property remodelling schemes and the proposed scheme has been sensitively designed taking into consideration the host building, the surrounding built form and its relationship to adjacent occupiers.

5.2 The previous applications as well as the appeal application sought consent for the erection of a two-storey side and single storey rear extensions with a rear dormer and loft conversion with alterations. The main issue in dispute was the effect of the development on the existing property and the character and appearance of the area in general. The Inspector found that the proposed single storey front extensions would elongate the property and that the roof change from hip to gable to accommodate the substantial rear dormer would attach awkwardly to the newly former gable.

5.3 In response, a number of changes have been made, namely the removal of the dormer element and the retention of the host property's roof style alongside other changes to enable the scheme to be aligned with the *House Extensions and Alterations* SPD (2021). The proposed roof form would now match that of the host property. The SPD highlights amongst other things that two-storey side extensions should ideally be visually smaller in relation to the original house and should include a setback to provide a vertical break. As per the revised plans, a setback is now proposed at first floor.

5.4 The Inspector's comments are noted where it states "due to the location of the appeal site in the street the majority of the proposed development would not be an obvious feature". The revised scheme, which has been notably scaled down, ought to be viewed within this context.

5.5 It is noted that the Council did not raise concern with regard to the ground floor rear extension during the previously refused application.

[2] See Planning History section in Chapter 2

5.6 In terms of highways, the Inspector did not raise concern regarding the parking provision nor did such matters appear to be in dispute. During the assessment of the previous application, the Case Officer made the following comments: “there is potential for on street parking, the scheme is not considered to be significantly harmful in terms of highway safety”.

Conclusion

5.8 To conclude, the revised scheme is compliant with Policy LP24 of the Kirklees Local Plan Strategy and Policies (2019) which seeks amongst other things for developments to respect the character of the townscape and be subservient to the original building in term of scale, materials, and details.