

PLANNING STATEMENT

Address - 19 Row Street, Crosland Moor, Huddersfield

Proposal - Erection of rear extension

Summary

The application is submitted seeking planning permission for a rear extension at 19 Row Street, Crosland Moor.

Proposal

19 Row Street is an early 20C stone built two storey mid terrace property within an area of similar properties. The terrace consists of 22 individual dwellinghouses along Row Street which gently rises from east to west. All properties run in a straight alignment with each front and rear elevation flush with that of its neighbouring property. Each property benefits from garden spaces to the south with moderate differences in land levels between each of the properties. Beyond the rear garden, the properties can be accessed via a rear access road which is adopted. 19 Row Street already benefits from an existing rear extension which was granted planning permission in 2007 (reference 2007/93062). This extension projects 4 metres from the original rear elevation and extends approximately 3.6 metres along a rear elevation of approximately 5.5 metres and consists of a mono-pitched roof with a maximum height of 4 metres. In addition to the existing stone built extension, the property has been altered through the erection of a timber framed, plastic sheeted canopy in the same location of the proposed extension.

The proposed extension is to be erected from the rear elevation and matches the proportions of the existing extension with a projection of 4 metres and maximum height of 4 metres. The proposed extension effectively extends the existing extension by 1.9m along the whole width of the rear of the dwellinghouse with materials to match the existing.

The purpose of the extension is to provide accessible ground floor WC and shower facilities for the needs of one of the residents of the property. The proposed extension also provides a lobby area to be used for essential storage purposes necessary for the needs of the resident.

Policy

It is understood the proposed extension will be subject to the force of local and national planning policy. It is also considered the principal issues will relating to the impact upon visual and residential amenity particularly in terms of good design qualities. The extension has been designed with these matters in mind and to accord with design policies both nationally and local.

Any other policy constraint is not considered relevant to this proposal.

Design

The property is located on land unallocated in the Local Planning Authority's Local Plan, is not within a Conservation Area or within the proximity of any Listed Building. The prevailing local design is that of a traditional Yorkshire terraced properties with uniform architectural features along the frontages. The rear of terrace properties are also relatively similar with matching window proportions and arrangements. No. 19 hosts an existing extension with a number of other properties also benefiting from smaller extensions to the rear.

The proposed extension is designed to match the existing extension in terms of projection, height and roof design thus not introducing any additional design feature and therefore retaining the overall character of the area. Whilst the proposed extension is to the rear and therefore has minimal impact in terms of general visual amenity when viewed from the public realm, it is noted the rear access is a public highway. Notwithstanding this, the proposed extension moderately enlarges the existing extension which is also screened from the rear access track by an existing garage and boundary fencing. Consequently, the proposed extension creates negligible visual impact from the public realm.

The proposed extension will be visible from the rear amenity space of no. 17 Row Street only. While the extension will result in bringing the existing extension closer to the shared boundary, it is replacing an existing timber structure currently visible from the rear of 17 Row Street. In terms of visual impact, the proposed extension will result in an improved appearance more typical of traditional extensions thus benefiting the visual amenity of the neighbouring property.

Overall, the visual impact of the proposed extension is consistent with good quality design solutions.

With regard to the impact of residential amenity, the proposed extension only affects the occupiers of 17 Row Street. However and while a 4 metre extension may exceed a projection which would normally be considered acceptable, a number of mitigating circumstances exist to overcome any issues with residential impact.

Firstly, the proposed extension projects along the shared boundary which is adjacent to a solid door thus creating a separation between the extension and the ground floor window opening which is understood to serve the kitchen of no. 17. Moreover and in light of the absence of other extensions on properties beyond no. 17 and the height of the window above garden level, the ambient light entering the window of no. 17 is not affected by the creating of additional massing on the shared boundary.

Moreover, any direct sunlight onto the rear of no. 17 Row Street is unaffected by the proposed extension at any time of year during morning hours. Furthermore and by virtue of the relative heights of the eaves of the proposed extension above garden level and the height of the neighbouring window, direct sunlight would only be diminished during winter periods late in the afternoon when ambient light would be reduced in any event. At all other times, the proposed extension would not reduce sunlight entering the window.

Secondly, the proposed 4 metre extension is designed to provide much needed facilities for the resident's medical needs which cannot be provided in other areas of the property. The health benefits to the resident are considered material and go in favour of the development.

Thirdly, the increase in the scale of the extension beyond the existing timber extension on the shared boundary would be minimal in terms of further impacting on the residential amenity of the neighbouring property.

Overall and in the circumstances of this development, any impact upon residential amenity of the occupiers of no. 17 resulting from the proposed extension is substantially mitigated by the above reasons to the degree any impact upon residential amenity of the occupiers of no. 17 not considered unduly harmful.

Conclusion

The proposed extension is considered consistent with the aims of local and national design policies resulting in negligible visual and minimal residential impacts. Consequently, it is respectfully proposed the extension is acceptable with regard to design matters.