

# PLANNING STATEMENT

3 Woodhall Drive  
Healey,  
Batley  
WF17 7SW

## Proposal

Porch to the front, two storey side extension, and alterations to the front to provide parking.

## Prepared by

**Mubeen Patel** BA (Hons) MTPI MRTPI  
Planning Consultant



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## **1.0 INTRODUCTION**

- 1.1 This Planning Statement is submitted by 'Planning Management Ltd' on behalf of the applicant who owns and lives at the application site. The application site relates to a brick built, semi-detached dwelling with an open garden area to the front, drive to the side, and small yard/garden area to the rear. The property is located on a residential street with properties of a similar age although there are variances in terms of style.
- 1.2 The site is positioned within the settlement boundary and otherwise unallocated.
- 1.3 A Pre-application was submitted to the Council prior to the submission of this application in June 2024 (Ref: 2024/20388). The advice received stated concerns in relation to the roof design of the porch to front, the size, design, and overbearing impact of the two storey side extension and its negative impact on the amenity of neighbouring occupiers. Also, the proposed parking arrangement to the front was considered to have a poor appearance.
- 1.4 Given the above, amended plans as part of this householder application have been provided including the justification below to overcome those concerns raised within the Pre-application. The changes proposed are provided below;
- The porch roof now represents a dual pitched roof;
  - The two-storey extension is reduced in scale and with a traditional design, whilst its projection is limited to only 3m.
  - The parking has been re-designed with 2 parking spaces provided in front of the dwelling with 1 space provided on street when necessary.
- 1.5 Given the above changes it is considered that this proposal has made positive and necessary changes to overcome the concerns raised by the Council.
- 1.6 The applicant would like to work with the Council in order to secure approval for the proposed use and alterations.



- 1.7 **Above:** Photo show the existing semi-detached property constructed of brick with timber cladding at first floor level. A similar designed two storey side extension and pitched roof porch can be seen on the attached semi.



- 1.8 **Above:** Photo shows the existing relationship of the application property (Right) and that of No. 5 Woodhall Drive. This clearly shows the significant land level changes through Woodhall Drive and their juxtapositions.



1.9 **Above:** Aerial image indicates the application site and the detached garage positioned to the south of the gable. The garage is to be demolished to make way for the proposed two storey extension. The image shows the angled relationship of the gable elevation of the application property and its relationship with the front elevation of No. 5 Woodhall Drive to the south.

## **2.0. INVOLVEMENT & HISTORY**

- 2.1 Pre-application advice in this instance was sought from the Council. The amended scheme now put forward is an acceptable proposal providing quality development in this area whilst provided much needed living space for the occupiers of the property.
- 2.2 This planning Statement has been submitted as part of the planning application to provide a reasoned justification for its acceptability using local and national planning policy and guidance.
- 2.3 The issues of design, amenity of the surrounding area, and parking of the development are taken into consideration in the assessment below.
- 2.4 A history check has been undertaken which has revealed no planning history for the dwelling.

### **3.0 RELEVANT PLANNING POLICY**

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise.
- 3.2 The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019). It states that ‘Our vision needs to consider what Kirklees should be like in the future if the needs and aspirations of those who live, work in, or visit Kirklees are to be met whilst retaining the characteristics that make it attractive and distinctive. It also needs to be flexible to allow us to respond to future challenges in a way that is right for Kirklees and its residents and businesses.’
- 3.3 The statement vision for Kirklees is that people will have access to a range of local facilities including services, health-care and education provision, and adequate infrastructure. Places will be well-connected encouraging sustainable travel including increased opportunities for walking and cycling and improved links to other parts of the Region and beyond.
- 3.4 The following Local Plan policies have relevance to the proposal:

- **LP 1 – Achieving sustainable development**

Policy LP1 of the KLP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

- **LP 2 – Place shaping**

All development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan, in order to protect and enhance the qualities which contribute to the character of these places.

- **LP 22 – Parking**

The provision of parking will be based on the following principles:

f. new developments will incorporate flexibly designed minimum parking spaces for private cars, considering a range of solutions, to provide the most efficient arrangement of safe, secure, convenient and visually unobtrusive car parking within the site including a mix of on and off street parking in accordance with current guidance;

• **LP 24 – Design**

Policy LP24 of the KLP is relevant and states that “good design should be at the core of all proposals in the district”. In terms of extending and making alterations to a property which would include outbuildings, Policy LP24 of the Local Plan is a key material consideration when assessing such proposals, which relates to good design amongst other matters, whereby,

a. the form, scale, layout and details of all development respects and enhances the character of the townscape

SPD

3.5 House Extensions and Alterations (adopted June 2021).

- Principle 1 – that “extensions and alterations to residential properties should be in keeping with the appearance, scale, design, and local character of the area and the street scene.”
- Principle 2 – that “extensions should not dominate or be larger than the original house and should be in keeping with the existing building in terms of scale, materials and detail.”
- Principle 15 – that “Extensions and alterations should maintain appropriate access and off-street ‘in curtilage’ parking.”

NPPF (2023)

3.6 The NPPF clearly states ‘that the purpose of the planning system is to contribute to the achievement of sustainable development’ (paragraph 7). Paragraph 10 confirms that ‘in assessing and determining development proposals, local planning authorities should

apply the presumption in favour of sustainable development'. Paragraph 11 states that a presumption in favour of sustainable development is at the heart of the NPPF. It goes on to say that 'for decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 3.7 Paragraph 135 of the NPPF, advises that Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 3.8 Paragraph 111 of the NPPF states that Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be **severe**.
- 3.9 The general perspective of the NPPF is that planning should proactively drive growth and support sustainable economic development. It also states that planning should make effective use of land by reusing land that has been previously developed and sets out a presumption in favour of sustainable development. The government is committed to ensuring that the planning system does everything it can to support sustainable economic growth.

## 4.0 ASSESSMENT

### Principle

- 4.1 The proposed development at the site will bring extensions and alterations to this residential property in an identified settlement upon unallocated land which is considered acceptable. Therefore, the proposed development is considered as an appropriate and compatible use to the existing residential character of the area in this sustainable location.
- 4.2 However, careful consideration is also given to the size and position of the proposed extensions in relation to its surroundings. An assessment of this, along with all other material planning considerations, including visual and residential amenity is set out below.

### Front Porch

- 4.3 The House Extensions & Alterations SPD states that careful consideration needs to be given to ensure that extensions are carefully designed to limit the potential for them to erode the character, they should be small and subservient to the main house and constructed using appropriate materials.
- 4.4 The front porch appears to be modest in terms of its size and would be constructed using brick for the walls with tiles for the roof covering. It is also noted that the adjoining property has a similarly sized porch.
- 4.5 Concerns have been raised in relation to the original lean-to roof design of the porch which would not mirror well with the attached semi or the characteristics of the host dwelling on this principle elevation. As such, the roof design of the porch has been altered to mirror that of the adjoining property porch with a dual pitched roof design.
- 4.6 Due to the positioning and size, the proposed porch would not impact on the amenity of neighbouring occupiers.

- 4.7 Given the changes, the proposed porch would appear in keeping with the character of the area and as a continuation of the neighbouring attached semi, therefore the porch would not appear as an incongruent addition or out of character within the street. The porch would therefore adhere to policies within the Local Plan and the National Planning policy Framework

Two storey side extension

- 4.8 The House Extensions & Alterations SPD with regards to the side extension requires the extension to be located and designed to minimise the impact on the character of the area, reflect the original building in terms of materials and detailing and ensure adequate space is retained to provide a sense of space.
- 4.9 Similar to the pre-application, the proposed side extension is in line lying flush with the original front wall of the dwelling. It is acknowledged that it would normally be preferable to include a set back and set down of the extension to appear subordinate. However, given the adjoining semi-detached has a flush extension, this design should be supported as a continuation.
- 4.10 In relation to the width of the extension and its design. The proposed plans show this element of the proposal has significantly changed. The irregular shape has been amended with a more traditional design which is a continuation of the host property. The pitched roof design and gable end now appear as a well-designed proportionate addition which would not appear out of character within the street or as an incongruous addition to the original dwelling.
- 4.11 Given the width is reduced to only 3m and the flat roofed element (pre application) is now removed, it is considered that the extension now represents good design and would form a subservient addition to the property, the side extension is now of an appropriate scale and design and should be supported.
- 4.12 The materials proposed would match the main house with the use of brick with cladding for the walling and tiles for the roof covering. This would be in keeping with the original dwelling and neighbouring property.

- 4.13 In terms of residential amenity, the proposed two storey extension would be of similar distance from No.4 Woodhall Drive (22m) and therefore would not harmfully increase overlooking, overshadowing, or have an overbearing impact on this neighbouring occupier.
- 4.14 However, the Council did raise concerns in the Pre-application due to the relationship between the host property and the adjacent neighbouring property No.5. This neighbouring property currently faces the gable of the application dwelling which would be positioned even closer once the extension has been constructed. The distance from the neighbouring habitable room windows and the existing blank gable elevation is around 12m currently, which meets the distance stated within the Councils recommended distances in the House Extensions SPD.
- 4.15 It is acknowledged that the distance between these properties would be reduced down to 9m once the extension is built which does not meet the Guidance. However, significant weight needs to be attached to the elevated position of the neighbouring property relative to the host property. Furthermore, the angled position between these properties, the reduction in mass, width, and improved design of the extension all act as a positive and acceptable addition to this dwelling and which would not result in detrimental harm the amenity of the occupiers of No.5 Woodhall Drive.
- 4.16 In addition, the SPD distances are a guide and not a hard and fast rule, therefore, the height of the extension, its relationship with neighbouring dwellings, and that light and outlook can still be achieved either side of the proposed gable from No.5 Woodhall Drive should be considered positively when making a decision.
- 4.17 Therefore, given the above details, the proposal complies with policy LP24 of the Kirklees Local Plan, and advice within chapter 12 of the National Planning Policy Framework and should be supported.

### Parking

The pre application plans showed that the parking area to the front would utilise a lot of hardstanding which would not comply with paragraph 4.43 of the 'House Extensions SPD' as it would have a poor appearance and does not represent good design.

Therefore, as part of this proposal two parking spaces have been retained to the front of the dwelling whilst the third car parking space which was at an awkward angled position has been omitted and replaced with landscaping by way of grass seeding. This now ensures that the appearance of the dwelling is softened with landscaping in order to comply with KDP15.

## **5.0 CONCLUSION**

- 5.1 It has been demonstrated that the proposed development can be carried out in full compliance with the Council's policies in the Local Plan and the National Planning Policy Framework. The development would provide a good quality development which would provide much needed space for the family whilst not impacting detrimentally on the amenity of neighbouring occupiers or visual amenity of the street scene.
- 5.2 When considering future development, the Council should take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will work proactively with applicants jointly to find solutions, which means that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.