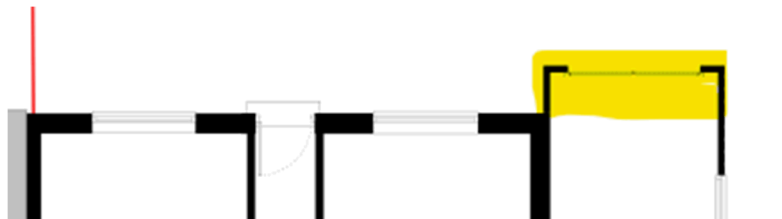


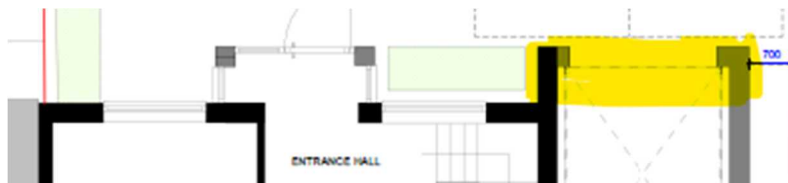
Two storey front and side extension

The design of the proposed two-storey side extension to 3, Weatherhill Crescent would be contrary to the design principles of the House Extension and Alterations SPD as set out above. The two-storey side element of the extensions would not appear as a subservient addition to the host property, presenting an undue extent of additional bulk/massing to the front and side of the dwellinghouse. The projection of the side extension would retain a separation distance of 0.5 metres from the side/east facing boundary and would project forward of the principal elevation of the host property by approximately 0.9 metres. Cumulatively, these two design factors would result in the extension appearing cramped and overly dominant within the row of semi-detached bungalows. It is acknowledged that the roof design would reflect that of the host, and the ridgeline is set down from the host dwelling. However, this does not overcome the significant concern that the overall design and scale is unacceptable in terms of visual amenity. It is also acknowledged that the materials proposed would not match the original house. The proposed timber cladding is not reflective or in keeping with the material palette within the surrounding street scene. Significant glazing is proposed to the front elevation, further adding to the obtrusive nature of the proposed works. Having taken the above into account, the proposed two storey extension would cause significant harm in terms of visual amenity to both the host dwelling and the wider street scene, thereby failing to comply with Policy LP24 of the Kirklees Local Plan (a) in terms of the form, scale and layout, KDP 1 & 2 of the House Extensions & Alterations SPD and the aims of chapter 12 of the National Planning Policy Framework.

Existing



Proposed

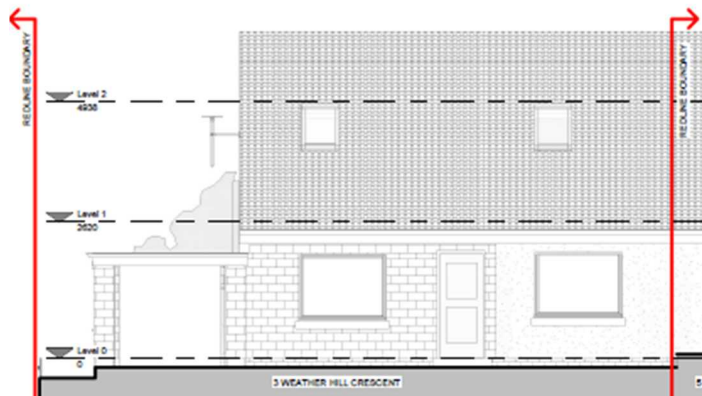


The area highlighted in yellow above shows the existing protrusion which is currently further forward than the host property to the right.

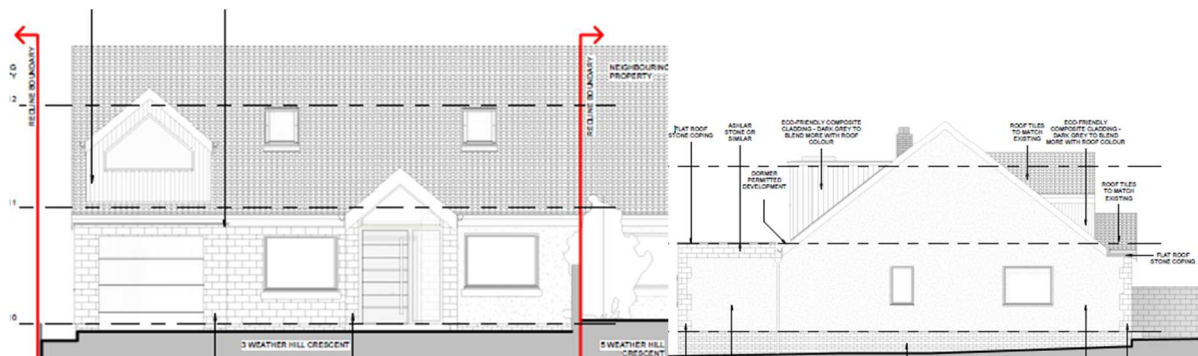
In my proposal submitted on 22nd September 2024 I have made changes taking into account your comments on the refused application (2024/62/91580/W). The new proposal shows the extension in the same place but with a double skin wall with cavity as opposed to the previous existing single skin wall. To address your concerns further, I have now reduced the scale of the side storey extension by coming in from the boundary by 700mm whilst maintaining a 2m gap between the two properties.

Furthermore, I had initially proposed a double storey to the front elevation, with a gable end wall to match the character of the host property. I have now maintained a flat roof at the projection past the principle elevation (same as the existing house) and from the pitched roof I have introduced a dormer above to break the visual massing and reduce the scale further compared to the initial application submitted.

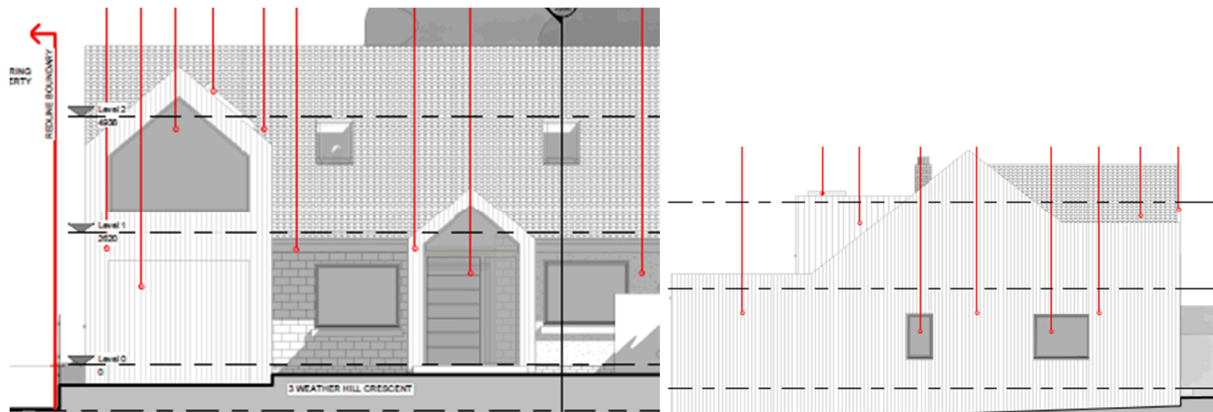
Existing



Revised Proposal



Rejected application 2024/62/91580/W.



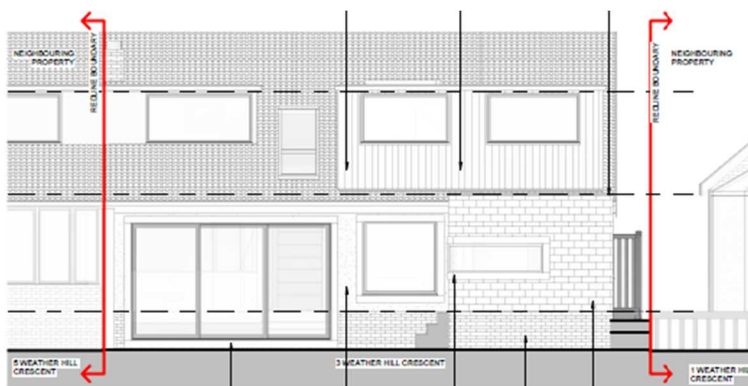
In terms of the materials, I have taken on board your comments and reverted to using similar material to the existing house. The materials to be used in the new proposal are render, stone and brick. To keep it in line with the existing property, I have proposed eco friendly composite cladding in dark grey so that it blends with the colour of the roof minimising its visual amenity. Moreover, the first floor storey has now been set back, maintaining the roof and eaves line to carry through and match the existing, this now gives a visual break unlike the rejected proposal.

The above storey is now reduced to a front dormer which is set in from the end wall and much lower than the ridge line from the rejected proposal, further reducing the scale and visual impact.

Single storey rear extension

The proposed single storey rear extension to 3, Weatherhill Crescent is considered to be of subservient size/scale. This element of the proposal adjoins the two-storey side extension, projecting approximately 3.2 metres beyond the rear elevation of the original house. The extension is designed with a flat roof that does not exceed 4 metres in height, and the footprint of the rear extension would allow for the retention of a reasonable amenity space. Turning to the materials of the rear extension, the external walls are proposed to be faced in timber cladding. These materials would not form an acceptable relationship with the main house nor surrounding development. As such, the design of the rear extension would form an incongruous feature and would not therefore be considered acceptable in terms of visual amenity. It is therefore considered that in terms of visual amenity, the proposed single storey extension would be contrary to Policy LP24 of the Kirklees Local Plan, the adopted House Extensions and Alterations SPD, and advice within the National Planning Policy Framework.

Revised Proposal



Rejected application 2024/62/91580/W.

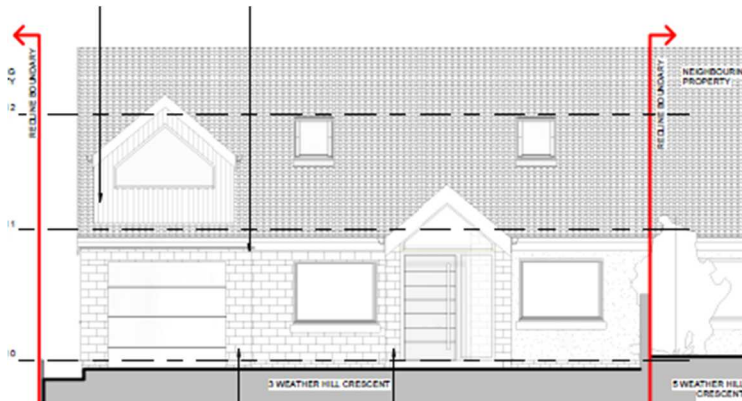


The single storey rear extension in the rejected application showed clad in timber to be used with no visual break. The new proposal for the single story rear, now comprises of brick and stone (brick from ground level to DPC level and then stone). This creates a visual break and marries through with the material palette of the rest of the house, neighbouring and host properties (no1 and no5 Weatherhill Crecent). Whilst taking into account the materials to be used, I have also reduced the height of the extension, therefore, showing a reduction in scale compared to the rejected application.

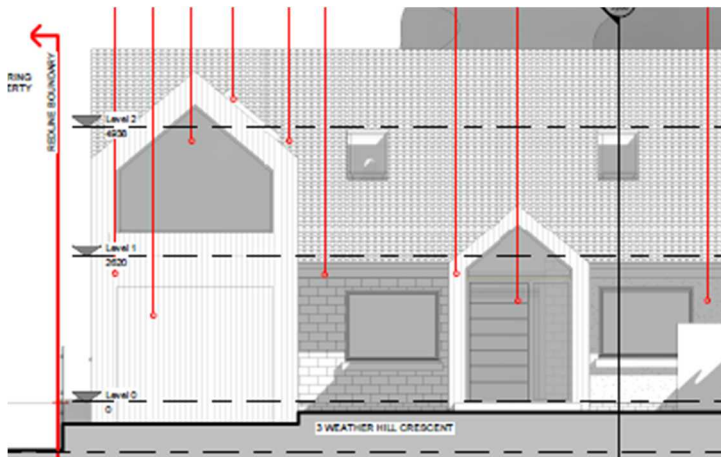
Single storey front porch extension

The front extension proposed is single storey with a limited projection. The roof would be gable in design and infilled with matching tiles to the host property. The porch would be constructed from pressed metal cladding with an aluminium entrance door to the front. These materials would not match the original house or the material palette within the local vicinity and would appear an incongruous addition. Although the property is set well back from the pavement by approximately 5.6 metres, this is not considered sufficient in overcoming the unacceptable visual impact the extension would have on the street scene. It is therefore considered that in terms of visual amenity, the proposed front extension would be contrary to Policy LP24 of the Kirklees Local Plan, the adopted House Extensions and Alterations SPD, and advice within the National Planning Policy Framework

Revised Proposal



Rejected application 2024/62/91580/W.



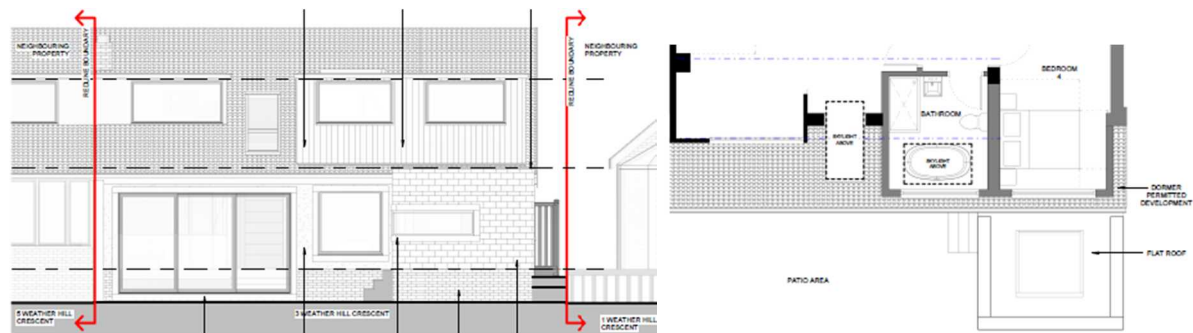
The single storey front porch was previously shown to be cladded in pressed metal all around the apex porch in the rejected application. The new proposal now matches the material palette of the original house walls and is to be constructed from stone up until the eaves, there is then a fascia board and roof tiles to match the existing house. The reason for the top light is to maximise natural light in the lobby and optimise energy efficiency.

The proposed aluminium door is to be of high thermal performance with triple glazing. Doors of such materials exceed specifications and performances of a upvc door, again enhancing energy efficiency.

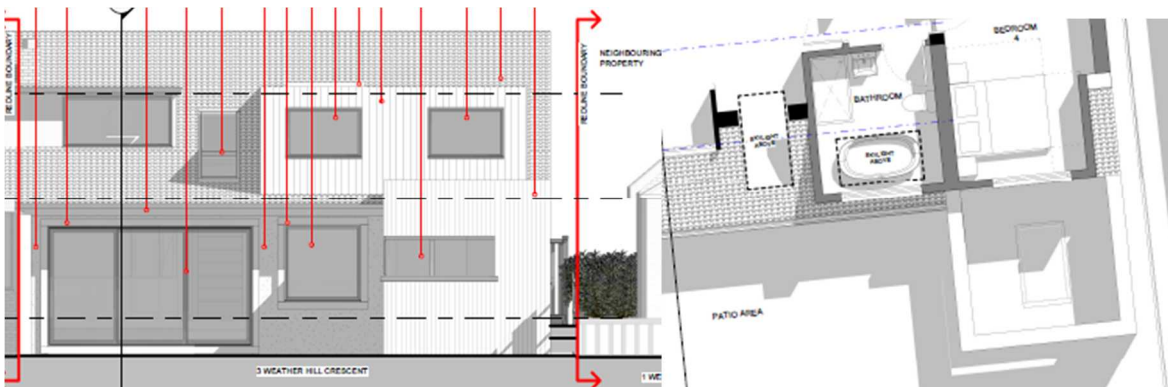
Rear dormer

The proposal also seeks to provide a flat roof dormer to the rear roof slope of the existing dwelling. The property already benefits from a dormer to the rear of the property, adjoining to No.5. This dormer would be set back from the eaves of the roof by ~0.2 metres and set down from the ridge line by ~1.2 metres. The total width of the dormer would be approx. 5.8 metres and it would have a depth of around 3 metres. While the dormer is adequately set down from the ridge, the set back from the eaves is minimal and has a visually awkward appearance which would not form an acceptable relationship with the main house. The windows would also not be in alignment with existing dormer windows to the rear. In addition, with the use of pressed metal cladding, the design of the rear extension would form an incongruous feature within the roof form and would not therefore be considered to be acceptable in terms of visual amenity. Having taken the above into account, the rear dormer lacks any substantial gap to maintain a sense of space from the eaves, and the window openings would not be in alignment with the existing dormer windows on the host property and neighbouring properties. It is therefore considered that in terms of visual amenity, the proposed dormer extension would be contrary to Policy LP24 of the Kirklees Local Plan, the adopted House Extensions and Alterations SPD, and advice within the National Planning Policy Framework.

Revised Proposal



Rejected application 2024/62/91580/W.



The rear dormer was previously shown to be clad in pressed metal, and set down close to the eaves and the windows did not align with the existing house.

In the new proposed rear dormer it is now to be clad in eco-friendly composite cladding in dark grey so that it blends with the colour of the roof minimising its visual amenity.

The dormer now maintains the roof tiles along the whole roof/eaves and there is a break between the single storey rear extension and the eaves so that doesn't affect the visual impact on the roof and maintains the 20cm gap under the permitted development guidelines. By having the dormer like this would also have a positive impact on the structure and no need for extra costs of steels to support the dormer if it was to be set back further. Internally it would increase the habitable space having positive impact on quality of life and reduce the

materials needed having a positive impact on the limit the carbon consumed through the implementation and construction processes.

The windows would now be aligned with existing dormer windows to the rear as well as the neighbouring and host properties.

The rear dormer was previously shown to be clad in pressed metal, and set down close to the eaves and the windows did not align with the existing house. The new proposal shows the rear Dormer to be clad in eco-friendly composite cladding in dark grey so that it blends with the colour of the roof, taking into account it's visual amenity.

The new proposal also maintains the roof tiles along the whole roof/eaves . There is now also a break between the single storey rear extension and the eaves so that it doesn't visually impact the roof and maintains the 20cm gap under the permitted development guidelines. Proposing the dormer in such a way also has a positive impact on the structure. There is no need for extra steels to support the dormer if it was to be set back further.

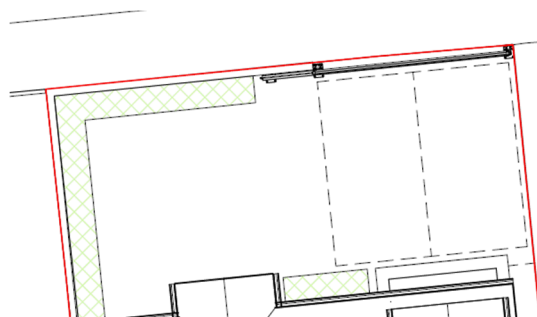
Internally, the proposal would increase the habital space, resulting in a better quality of life. The reduction of the materials to be used will have a positive impact and limit the carbon consumed through the implementation and construction processes.

The windows in the proposal now align with existing dormer widows to the rear as well as the neighbouring and host properties

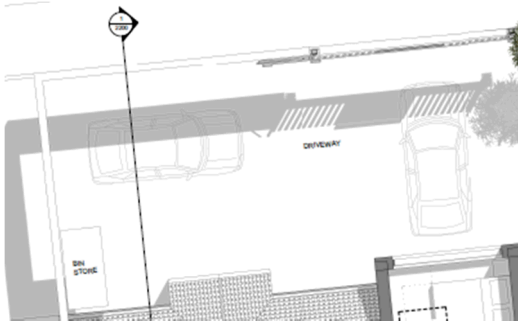
Hardstanding to the front

The site frontage appears to be hard landscaped to provide parking. The proposals should retain some areas of soft landscaping to mitigate the impact a large area of parking can have within the street scene. It is noted, however, that neighbouring properties have similar areas to the site frontage and as such it may be difficult to substantiate a refusal with regards to this. The applicant should consider introducing areas of planting to improve visual amenity in this respect.

Revised Proposal



Rejected application 2024/62/91580/W.



Having taken your comments into consideration, I have now introduced areas of planting to help improve visual amenity.