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**DAVID SHEPHERD EXECUTIVE DIRECTOR FOR PLACE
KIRKLESS COUNCIL
PLANNING AND DEVELOPMENT SERVICE
PO BOX 1720
HUDDERSFIELD
HD1 9EL**

Dear Mr Shepherd

**PROPOSED ERECTION OF TWO STOREY EXTENSION USE OF
GROUND FLOOR FOR TWO RETAIL UNITS (ONE EXISTING) AND
USE OF UPPER FLOOR AS ONE BEDROOM FLAT
3 NEW HEY ROAD HD3 4AQ**

I write to lodge an application in respect of the above proposal via the Planning Portal . I have uploaded:-

- The completed application form.
- Six drawings by LARK Architects
- Three 3D visuals by LARK Architects

Please take the content of this letter into account.

Background

This can be found on your file relating to 2024/62/91733/W. That application relates to this property and permission was granted for:

“Erection of a single storey extension and conversion of existing retail unit into two retail units. ”

As initially lodged that application included a first floor above retail unit two, to create a flat with the first floor of unit one. It would have a ridge that extended at the level of the existing two storey element. During the course of processing the case officer (MR T Hunt) advised that the first floor element “ would appear overbearing to the neighbouring property’s garden and have an unacceptable loss of outlook and overbearing to the property.”

It was at that point that I received all the information, and after due consideration agreed with the case officer’s assessment and advised that the application be amended. It was, and the outcome was the permission referenced above.

The proposal

Please refer to the submitted drawings and the three visuals.

As approved two shop units are proposed with the footprint of unit 2 being extended by 1.3 m. The existing single storey element (which has permission to be extended and reconfigured) would be demolished and the stone which is of good quality re-used , with additional second hand matching stone added as required.

The officer report to application 2024/62/91733/W. concluded that the retail elements would be compliant with polices LP 13 and Chapter 7 of the NPPF. This conclusion applies equally to the current proposals.

Therefore, the focus is on the changes that have made to the design which it is suggested can justify the creation of a one bedroomed flat.

The officer report highlighted adverse impacts of the original proposals for a flat because of the relationship to 4 Luck Lane .That property has had the benefit of a two storey rear extension. A diligent search of the planning register has failed to unearth any application for that extension so perhaps it has been considered permitted development.

However, as has been acknowledged above as originally designed there was justification in the concerns raised regarding the relationship to 4 Luck Lane and its garden .

Accordingly ,this application has adopted a different design approach.

The ridge would be lower and the asymmetrical roof allows for the eaves to the adjoining garden to be lower. Dotted lines on the proposed elevations and sections allow for a comparison to be made.

It will be noted that the application property is sited on the north side of 4 Luck Lane so there will be no interference to daylight ,or sunlight , nor will there be any over shadowing.

No windows are proposed in the south facing elevation . Nor are any widows proposed in the gable that would face 3a New Hey Road .

The officer report to application 2024/62/91733/W, rightly considered impacts 2,4,and 6 New Hey Road and in relation to these properties required separation distances would be observed .

In considering highways safety the report to application 2024/62/91733/W assesses that this property was in a "highly sustainable location adjacent to the Local Centre and the frequent public transports links " As the drawings show there is a bus stop adjoining the site with for the opposite direction of travel, a stop on the opposite side of the road.

The officer report considered climate changes and the local and national policies applicable. The introduction of solar panels into the design is an indication of support for ,and compliance with, these policies.

The officer report considered the relationship of the site to some adjacent trees. It was stated the " the trees officer was informally consulted and raised no significant concerns to a two storey extension " Given that the design has reduced the size of the proposed first floor then that comment should be applicable to this proposal.

Summary

The location for this proposed flat is highly sustainable. Concerns about the impact of a previous design on the adjoining property have been taken into account and fully addressed by the design now proposed .

I believe that the information provided should enable the application to be progressed to determination. However, if anything further is needed, or if there are any queries, please do contact me.

Yours sincerely,

J. O. STEEL.

