

Robert Halstead

Chartered Surveyors & Town Planners

N.C. Willock MRICS MRTPI

Office G of H, Bridge Mills, Huddersfield Road, Holmfirth, HD9 3TW

Tel: 01484 686322 e mail: nick@roberthalstead.co.uk

Planning Development

Planning Statement: 11 Lumb Lane, Almondbury, Huddersfield, HD4 6SZ

Site Description

The dwelling is a two-storey detached brick built property with a hipped roof. Due to the topography of the site, the dwelling appears as two storeys at the front and three storeys at the rear (including a height-limited basement level). The dwelling includes a small front porch and a single storey side element. The garage is located at basement level and the property also includes a raised rear patio area. The property currently has two access points from Lumb Lane, and relatively large gardens located at the front, side and rear, which includes an area of trees together with a stream. The property is situated in a semi-rural location with open fields located north and south of the property and neighbouring residential dwellings located east and north-west.



11 Lumb Lane – Front Elevation

Planning History

There is no known planning history.

Policy Designation

The application site is located within the Green Belt in accordance with the Kirklees Local Plan Policies Map. The site is also located in the Valley Slopes Biodiversity Opportunity Zone and the SCR with Sandstone and/or clay and shale Mineral Safeguarding Area.

The Proposals

This application seeks planning permission for extensions and alterations to dwelling, associated parking and landscaping, and the installation of solar panels.

The proposals comprise of the following works:

- Removal of existing front porch and erection of new larger front porch.
- Garage extension with raised terrace above on the west side elevation.
- Removal of existing rear bay windows and erection of new two-storey and single storey bay windows.
- Removal of existing rear raised patio and erection of new rear raised terrace.
- Replacement of existing hipped roof with a new pitched roof.
- Installation of solar panels on rear facing roof slope.
- Replacement of existing hipped roof on single storey element with a mono-pitched roof.
- Altered / enlarged window openings.
- Blocking off of existing garage door.

It is proposed that the exterior of the dwelling would comprise of natural stone, zinc/aluminium cladding and champagne coloured render. The main house roof would be tiled in blue slates and the single storey element comprising a zinc/aluminium roof.

Internally, the accommodation would include three bedrooms and two bathrooms on the first floor with an open plan kitchen, dining and sitting room, snug/fourth bedroom, shower room, utility room and entrance hall on the ground floor.

The basement area would remain unchanged and would provide a general store room for gardening equipment etc. This space cannot be used for habitable accommodation due to the limited head room available.

The outside areas would include two parking spaces on the driveway, and new hard and soft landscaped areas around the perimeter of the dwelling. One existing access point to Lumb Lane is also proposed to be closed off.

Assessment of the Proposals

Green Belt Impact

Paragraph 154 in the NPPF states:

'A local planning authority should regard the construction of new buildings as inappropriate development in the Green Belt. Exceptions to this are:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.'

Local Plan Policy LP57 also states:

'Proposals for the extension, alteration or replacement of buildings in the Green Belt will normally be acceptable provided that:

a. in the case of extensions, the original building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extensions and of other associated buildings will be taken into account. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building;

c. the proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas, including hard standings, curtilages and enclosures and means of access; and

d. the design and materials have regard to relevant design policies to ensure that the resultant development does not normally detract from its Green Belt setting.'

Referring to paragraph 154 in the NPPF and criteria a. in Local Plan Policy LP57, the proposed front porch extension is small in scale and would essentially be replacing an existing front porch. The new porch would include a pitched roof. Likewise, the bay windows at the rear of the dwelling would also replace the existing.

The main 'new' addition to the dwelling would be the proposed garage extension with raised terrace above on the western side of the dwelling. In terms of Green Belt impact, this extension would be located at the rear of the existing single storey element and would be set down and at a lower height. The extension would project out beyond the existing single storey side elevation by 2 metres, but would not extend beyond the existing rear elevation of the main house. As such, the proposed extension is largely contained within the existing building envelope. The proposed garage would provide a more useable space than the existing garage, which does not meet modern requirements.

The second 'new' addition to the dwelling would be the proposed raised terrace to the rear. Although this raised terrace would replace an existing one, it would be larger. However, the terrace would be discretely located at the rear of the property and set down. As a result, it would not dominate the existing property, or appear disproportionate in scale.

The roof on the main house is proposed to be altered from a hipped roof to a pitched roof. This is intended to improve the appearance of the property as part of a package of design improvements, however another key reason is to enable the accommodation of the solar panel array, which could not be maximised to any reasonable extent with the existing hipped roof design.

Although other properties along the same side of Lumb Lane as the applicants' property have hipped roofs, there are properties that have gabled roofs immediately north-west of the property, together with other properties at the eastern end of Lumb Lane. Therefore, because the area comprises a mix of hipped and pitched roofs, the proposed alterations to the roof would remain in keeping with the local Green Belt setting.

It is thus considered that the proposals would not result in disproportionate additions over and above the size of the original building, and although the resultant scheme would alter the character and appearance of the property, the original building would remain the dominant element in terms of overall size.

Referring to criteria c. of Local Plan Policy LP57, the proposals include a small increase in the size of the existing driveway / hardstanding area. However, it is considered that this small addition of hardstanding would not unduly affect Green Belt openness. In addition, one of the two existing access points is proposed to be closed off and no alterations are proposed to the curtilage or the existing enclosures / boundary treatments of the dwelling.

In relation to criteria d. of Local Plan Policy LP57, the overall design of the proposed development would no doubt alter the appearance of the property. However, the proposals - including the materials (natural stone, blue slate, zinc/aluminium cladding and champagne coloured render) - would result in an attractive and modern looking building that is not out of keeping with other properties along Lumb Lane, in particular those other properties that have been recently modernised. It is therefore considered the proposals would not detract from their Green Belt setting.

Given the above, the proposals are considered to be appropriate development in the Green Belt and in compliance with relevant national and local Green Belt policy.



3D Visuals – Proposed front and rear elevations courtesy of Northern Design Partnership

Design and Visual Amenity

Local Plan Policy LP24 states that,

‘Proposals should promote good design by ensuring: a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape.’

Paragraph 135 in the NPPF sets out various design objectives, including the need to ensure that developments: function well and add to the overall quality of the area; are visually attractive; are sympathetic to local character; and establish or maintain a strong sense of place.’

The Kirklees House Extensions and Alterations Supplemental Planning Document (SPD) also sets out a number of design principles. The relevant principles in relation this case and visual amenity are as follows:

Key Design Principle 1: Local character and street scene

Key Design Principle 2: Impact on the original house

Key Design Principle 9: Construction materials

The section of Lumb Lane within which the property is located comprises detached dwellings situated on relatively good sized plots. There is no overriding design / style of property that characterises the local area. The proposals would maintain the existing building line and would be in keeping with the host property and neighbouring properties in terms of scale.

The proposals would also incorporate certain details / design features found on other neighbouring properties in the local area including natural stone and render, a pitched roof, similar styled fenestration, and the raised terraces at the rear of the property. The large areas of soft landscaping within the property, which enhance visual amenity, would be retained, and the addition of solar panels on the rear facing roof slope would provide a valuable climate change mitigation measure. It is considered that the proposed development would result in a stylish and contemporary dwelling, befitting of the local area.

The proposed scheme is considered to improve the visual amenity of the application site and the appearance of the host property, and would be sympathetic to the local character of the street scene. The proposed development is therefore considered to be acceptable and complies with the relevant design and visual amenity policies & principles quoted above.

Residential Amenity

Local Plan Policy LP24 states that, *'Proposals should promote good design by ensuring:*

b. they provide a high standard of amenity for future and neighbouring occupiers.'

This is echoed in paragraph 135 f) in the NPPF.

The Kirklees House Extensions and Alterations Supplemental Planning Document (SPD) also sets out a number of design principles. The relevant principles in relation this case and residential amenity are as follows:

Key Design Principle 3: Privacy
Key Design Principle 4: Habitable rooms and side windows
Key Design Principle 5: Overshadowing/loss of light
Key Design Principle 6: Preventing overbearing impact
Key Design Principle 7: Outdoor space

The only neighbouring property within close proximity of the application site is No. 9 Lumb Lane, which is located directly east of the applicant's property.

The proposed garage extension would be located away from No. 9 on the western side of the applicant's dwelling. As such, it is considered that it would not cause any undue harm to the residential amenity of No. 9 by reason of outlook, privacy or daylighting.

The number of windows on the eastern side elevation facing No. 9 would remain unchanged, as would the rooms they serve. Although the rear raised patio area is increasing in depth, the patio would not be sited any closer to No. 9 than the current patio. Furthermore, 900mm high opaque glazing panels are proposed to be installed along the eastern side of the patio, in the interests of maintaining privacy.

It is also considered that given the siting, design and scale of the other alterations and additions proposed (replacement roof, front porch and rear bay windows), these elements of the scheme would

also not cause any undue harm to the residential amenity of the neighbouring property in terms of any loss to privacy or outlook, or in relation to any additional overshadowing impact.

In terms of residential amenity for the applicants, the proposals would not reduce the amount of outdoor amenity space to any significant degree and the amount of off-street parking provision (three cars) would also be maintained.

The proposals are therefore considered to be acceptable with regard to residential amenity and comply with the relevant local policies and principles quoted above.

Other Matters

Highway safety & convenience

One existing access to the property is proposed to be closed off. The other existing access is not proposed to be altered in any way and will continue to be used to access the site by vehicle. Two car parking spaces are proposed on the driveway in addition to parking availability within the proposed garage. The amount of parking provision (three spaces) is therefore considered to be acceptable and in compliance with the guidance within the Kirklees Highways Design Guide SPD.

Climate Change

A Climate Change Statement is submitted as part of the application which includes details of the proposed mitigation measures, including the installation of solar panels on the rear facing roof slope. The proposals are considered to comply with Local Plan Policies LP24 and LP26 and Principle 10 in the Kirklees House Extensions and Alterations SPD.

Conclusion

This application seeks planning permission for extensions and alterations to dwelling, associated parking and landscaping, and the installation of solar panels.

As discussed in the preceding paragraphs of this report, the proposals are considered to represent appropriate development in the Green Belt in accordance with national and local planning policy. The proposed extensions, alterations and installation of solar panels are also considered to be acceptable in relation to design and visual amenity, and in relation to residential amenity, highway matters and climate change

It is therefore requested that planning permission is approved accordingly.

Robert Halstead Chartered Surveyors & Town Planners

October 2024