

PLANNING STATEMENT

1 Savile Mews

Dewsbury

WF12 9BP

Proposal

First Floor Extension, Porch to Front, and Single Storey Side Extension, and alterations to the front to provide parking.

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Contents

	Page
1. Introduction	3
2. Proposed Development	3
3. Relevant Planning Policy	4
4. Assessment	6
5. Permitted Development	12
6. Conclusion	12



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 with his wife and children. The application site relates to a stone constructed link-detached bungalow with an open garden area and parking to the front and private amenity space to the rear. The property is located in a private residential area where properties vary in terms of their size, height and overall style.
- 1.2 The site is positioned within the settlement boundary and otherwise unallocated.
- 1.3 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. The issues of design, amenity of the surrounding area, and parking of the development are taken into consideration in the plans submitted and assessment below.

2.0 PROPOSED DEVELOPMENT

- 2.1 The proposed development includes the following extensions to the dwelling;
- **First floor extension** – This would provide much needed living space for the family with bedrooms dedicated to the first floor and living space at ground floor. The height of the extension has been kept to a minimum with the roof slope as a continuation of the existing dwelling and those of neighbouring dwellings.
 - **Porch to front** – this element would represent a well-proportioned central feature to the dwelling with a dual pitched roof design consisting of the same angles as the main property roof.
 - **Single storey side extension** - This would be a small addition that would replace the existing shed at the site and provide storage space internally.
 - **Parking** - This has been re-designed with 2 parking spaces provided in front of the dwelling.



- 2.2 Given the proposed extensions, their overall design including the height and size, it is considered that this proposal would make a positive impact in the area and provide a good-sized dwelling for the family.

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 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 NPPE.

• 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

3.4 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)

3.5 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.

3.6 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**.

3.7 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

Front Porch

4.1 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.

- 4.2 The front porch appears to be modest in terms of its size and would be constructed using stone for the walls with tiles for the roof covering. This would be a well-proportioned central feature that would have a positive appearance to the front elevation of this dwelling. The dual pitched roof design of the porch would mirror that of the proposed main roof and the roofs of neighbouring dwellings.
- 4.3 Due to the positioning and size, the proposed porch would not impact on the amenity of neighbouring occupiers.
- 4.4 Given the changes, the proposed porch would appear in keeping with the character of the area. 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.

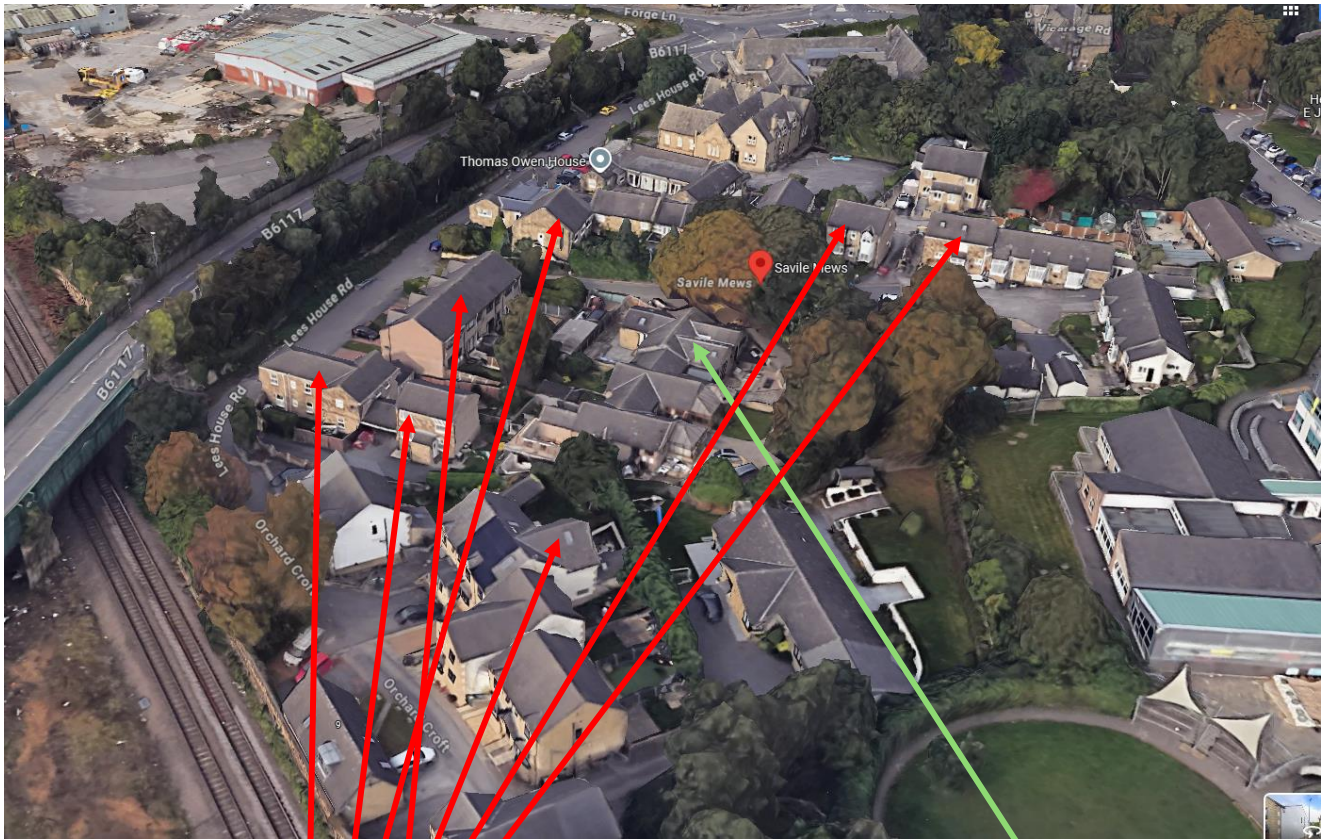
Single storey side extension

- 4.5 The single storey extension to the side of the dwelling which can only be viewed from the front of the site would replace an existing wooden shed. It should be noted that the proposed extension would be similar in terms of its size and height to that of the shed. As such, the proposed extension which is proposed to be constructed of stone with a tiled roof would be an improvement to existing and would not appear out of character in this location.
- 4.6 The side extension would therefore adhere to policies within the Local Plan and the National Planning policy Framework.

First Floor Extension

- 4.7 The House Extensions & Alterations SPD 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.

- 4.8 It is acknowledged that a poorly designed first floor extension can have negative impact on the visual amenity of the area where there are consistent roof heights and designs in the surrounding area. Therefore, in this instance, careful consideration has been given to the first floor extension to the bungalow with justification provided in relation to its surroundings.
- 4.9 It is considered that the minimal height and careful roof design of the proposed first floor extension ensures that it does not have a negative impact on the street scene and character of the area through changing the height, rhythm and form of the roof.
- 4.10 In terms of the street scene, this is a well screened property with mature trees careening the front and side of the dwelling. There are two other similar bungalows within this street, these have been extended to the front by way of conservatories and unsympathetic extensions, as such the limited height of the first floor extension in their context is not considered to have a negative impact on the street scene in this location.
- 4.11 It should be noted that the extension is required to provide extra space for the family, and the current housing market limits the availability of good sized houses in the locality at an affordable price, in addition, Kirklees currently does not have a 5 year housing land supply. Nevertheless, this proposal is well designed and would provide a quality development in this area where a mixture of houses, heights and roof designs are present.
- 4.12 Please see images below which shows the character of the area and the differing heights of properties;



The arrows point to residential properties and buildings which are two stories high or taller and which immediately surround the application property, and which make up the character of the area. This clearly shows no consistency in overall roof height within the sites surroundings.

Location of application property.



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Location of application property.



Above: This shows the side elevation of the application property from Savile Mews with the two storey height of the terrace block to the rear within the application property site context.



Above: Savile Mews itself has a differing height of properties consisting of both two storey and single storey dwellings.

- 4.13 The materials proposed would match the main house with the use of matching stone and tiles for the roof covering. This would be in keeping with the original dwelling and neighbouring properties.

5.0 PERMITTED DEVELOPMENT

- 5.1 A material consideration as part of this proposal is Schedule 2 Part 1 Class AA of the General Permitted Development Order. Class AA allows for the 'Enlargement of a dwellinghouse by construction of additional storeys'. Given the proposed minimal height of the first floor extension, its well thought out design, and that it would have no detrimental impact on the character and appearance of the dwelling and surrounding area as evidenced above, some weight should be given to the Permitted Development Rights in the decision making process.
- 5.2 In this instance a householder application has been submitted due to the proposed extensions to the front and side of the dwelling, and also the windows proposed to the side elevation of the dwelling. Nevertheless weight should be given to Permitted Development Rights.

6.0 CONCLUSION

- 6.1 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.
- 6.2 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.