



Application Number	
Date Logged	
Receipt No	Fee Received
Card	Other
KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL
E-mail: planning.portal@kirklees.gov.uk Tel: 01484 414746

Application for prior approval of a proposed: Enlargement of a dwellinghouse by construction of additional storeys

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class AA

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

HD1 3SJ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

The current building and site

Was the current use of the building as dwellinghouses only granted by virtue of permitted development rights under Schedule 1, Part 3, Class G, M, MA, N, O, P, PA or Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?

- Yes
 No

Was the current building constructed between 1 July 1948 and 28 October 2018?

- Yes
 No

Have additional storeys already been added to the original building (as it stood on 1 July 1948, or as built after that date; or, if 'Crown land', as it stood on 7 June 2006, or as built after that date)?

- Yes
 No

Is any part of the land or site on which the building is located:

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site;
- in a site of special scientific interest

- Yes
 No

The proposed development

Will the proposed additional storeys only be constructed on the principal part of the building (i.e. the main part of the building excluding any front, side or rear extension of a lower height, whether this forms part of the original building or a subsequent addition)?

- Yes
 No

Would the floor to ceiling height, measured internally, of any proposed additional storey exceed:

- 3 metres; or
- the floor to ceiling height, measured internally, of any existing storey of the principal part of the existing building

- Yes
 No

Would the proposed extended building's:

- height exceed 18m (as measured from ground level to the highest part of the roof); or
- roof be:
 - more than 3.5 metres higher than the highest part of the existing roof, where the existing building consists of one storey above ground level; or
 - more than 7 metres higher than the highest part of the existing roof, where the existing building consists of more than one storey above ground level.

- Yes
 No

If the dwellinghouse is not detached, would the proposed extension result in the highest part of the roof exceeding 3.5 metres above either:

- the highest part of the roof of the building it is joined to (e.g. by party wall or adjoining main wall); or
- if in a terrace, the highest part of the roof of any building in the row it is situated

- Yes
 No/The dwellinghouse is detached

Will the development include a window in any wall or roof slope forming a side elevation of the building?

- Yes
 No

Will the roof pitch of the principal part of the proposed extended dwellinghouse be the same as the roof pitch of the existing dwellinghouse?

- Yes
 No

Will the materials used in any exterior work be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?

- Yes
 No

Following the development, will the dwellinghouse remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

- Yes
 No

Related operations and works

Will any proposed engineering operations reasonably necessary to construct the additional storeys include:

- Provision of visible support structures on or attached to the exterior of the building upon completion of the development; or
- Anything other than works within the existing curtilage of the building to strengthen existing walls or foundations

- Yes
 No

Description of Proposed Works, Impacts and Risks

Proposed works

Please describe the proposed development including details of any works proposed

Please refer to the previous approved applications for this project, - Application References; 2021/94247 (No. 38) This application is being resubmitted as It has been advised that Approved applications for prior approval does not have a method for amendments and the whole application is to be resubmitted.

Please refer to the appended documents; MA101- Site Location Plan MA102- Existing Site & Floor Plans, Section & Elevations MA103 - Proposed Site & Floor Plans, Section & Elevations MA104 - Site Images and Street Scene Background.

The group of Bungalows, numbers 36 , 38 & 40 are the only Bungalows within in the whole area of Thornton Lodge. All other properties in the area are double or multi story terraces made from Yorkshire stone. This is particularly the case on Thornton Lodge Road (see MA104).

The bungalows were likely constructed in the 50's and made from brick and then covered with cream pattern render, which was likely a cost base design rather than to match the street scene (which is mainly stone - see MA104).

Details of works proposed- The project is the simple provision of an upper floor to provide residential accomodation under class AA criteria. The proposals looks to arrange the buildings over two floors, to meet the needs of today's modern families. There is little change to the layout at the ground floor to No 38, with the introduction of a new stair case leading up to the first floor, there is provision for 3 bedrooms and family study space.

This project will align with the recently approved prior approval for next door at Number 36 Thornton Lodge Road (2024/91701) and build appearance matched.

Please describe the effects of the proposed development on the external appearance of the building including the design and architectural features of the principal elevation (and any side elevation that fronts a highway)

External Appearance with regards to Local character and street scene: LP24 - Policy LP24 Design (a-c) Form & layout - The street scene is that of mainly double/Multi story buildings and all made from Yorkshire Stone. Hence the form & layout has been matched as close as possible to the majority of the houses (see MA104) rather than the large buildings present on the street.

The additional storey would not impact neighbouring properties which are across the street as has been noted in prior applications. By the nature of group AA and from the submitted plans the additional storey is subservient to the original building in terms of scale. Innovative stone colour-pattern effect render / stone bricks (rather than red) have been suggested to minimise the visual impact of the additional storey and allow it to seamlessly blend with the natural downhill flow of the buildings and would actually be a better match for the street scene while respecting the use of similar materials for group AA (see MA104). The architectural features align to to group AA criteria but also are design to respect the other dwellings on the street.

In the case of upwards extensions consideration must be given to every face of the building

Measurements

What is the current height of the dwellinghouse (in metres, as measured from ground level to the highest part of the roof).

5.1

What will be the height of the dwellinghouse once the additional storeys are added (in metres, as measured from ground level to the highest part of the roof).

8.5

Impacts and risks

Please provide details of any air traffic and defence asset impacts and how these will be mitigated

Not applicable as not air traffic or defence assets in area.

Please provide details of the impacts of on the amenity of any adjoining premises including overlooking, privacy and the loss of light and how these will be mitigated

Please refer to the all the plans appended. As has already been assessed in the previous approved application there will be no impact with the position of the houses and there will be no side windows to the properties. See Previously Approved Applications - Application References; 2021/94247 (No. 38) There will be no impact on any adjoining premises regarding overlooking, privacy or loss of light.

We noted there was a concern from highways on the initial application regarding parking. We would like to bring to your attention that number 38 has an existing large double garage at the rear. Furthermore, there is ample space if required for private parking at the back and side of the properties.

Opposite the proposed site there are no houses which will also allow for street parking if needed.

The mosque further down the road has a large designated parking area on Thomas street which was not noted by highways on their review.

In the case of upwards extensions this includes neighbouring properties which are not contiguous with the proposed development site. Further details should be provided for these application types

Where relevant (due to the siting of the building), please provide details of the impact on any protected view.

Please refer to the following application drawings: MA101- Existing Site Location Plan MA102- Existing Site & Floor Plans, Section & Elevations MA103 - Proposed Site & Floor Plans, Section & Elevations. 21m rule: The rear elevation of the existing proposed development to Thornton Lodge Road to the rear elevation of properties to Thomas Street is 21.675m.

These are identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State.

Declaration

I/We hereby apply for Prior Approval: Additional storeys on a dwellinghouse as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Mohammad Adnan

Date

20/10/2024