



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Planning Statement

Proposed loft conversion with roof extension for the provision of an extra bedroom with an en-suite bathroom

94 Victory Avenue, Paddock, Huddersfield HD3 4HF

**Prepared by Planning by Design
On Behalf of Mulugeta Kibreab**

Application

Planning By Design (Agent) has been instructed to act on behalf of Mulugeta Kibreab (Applicant) to prepare and submit a planning application to Kirklees Metropolitan Council (Local Planning Authority) for a proposed loft conversion with roof extension for the provision of an extra bedroom with an en-suite bathroom (the proposal) at 94 Victory Avenue, Paddock, Huddersfield HD3 4HF (the site).

In support of this application, the following Planning, Design and Access Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.

Site Location

The site consists of a double-storey stone built, terraced dwellinghouse with uPVC windows, which forms part of a row of six houses. The site is on the north-east side of the sloped residential street, and benefits from a reasonably sized curtilage.

The site is not associated with any known planning constraints or particularly sensitive landscape designations.

The Proposal

The Applicant proposes to raise the existing roof to support a loft conversion at the site. Raising the roof will create appropriate headspace to allow the room to be operational from a building regulations perspective (2.1m minimum floor to ceiling height for lofts). The proposed loft conversion will be accessed via the continuation of the existing stairs into the loft space.

There will be an external wall infill to the raised eaves on the front elevation, stone cladding to match existing cladding. The roof pitch and shape will remain the same, but the roof will be extended slightly to provide adequate head height.

The proposal does not divert significantly with the surrounding house dwellings, and the dormer windows will not be visible from the street scene. Access to the front of the dwelling is unaffected by this proposal. The new dormer windows will replicate views of that already existing at the first-floor rear of the dwelling, which ensures that the proposal will have no significant impact on surrounding amenity. The proposal is modest and appropriate in scale and in proportion with the scale and form of the dwelling.

Planning History

There have been no planning applications submitted at the site.

Planning Policy

The following planning policy and guidance documents are recognized as material considerations for the assessment of this application.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed and Beautiful Places

Kirklees Local Plan (2019)

- Policy LP 1 – Achieving sustainable development.
- Policy LP 2 – Place shaping
- Policy LP 21 – Highway safety and access
- Policy LP 22 – Parking
- Policy LP 24 – Design

Supplementary Planning Documents

- House Extension SPD (2021)

Planning Assessment

The following section will evaluate the proposals in accordance with the relevant national and local policies and supplementary design guidance to demonstrate why the proposal should be considered as acceptable in principle and in strict accordance with the Councils development criteria and NPPF.

The main considerations of this application will be its potential visual and residential impact, as well as possible highways.

Principle of Development

The principal of the proposed development is for extensions to the property's roof to allow for the provision of a loft conversion. The site appears to be unallocated but is within development and settlement limits as per the Policies Map, visibly within a residential area. Policy LP1 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 NPPF. In terms of extending and making alterations to a property, Policy LP24 is relevant, in conjunction with the House Extensions and Alterations SPD and Chapter 12 of the NPPF, regarding design.

The proposed development is well designed and moderate and relative in scale to the application property and can therefore be considered acceptable in principle, subject to its visual and residential amenity impact, as well as highway safety which will be discussed below.

Design and Visual Amenity

Key Design Principle 1 of the House Extension and Alterations SPD states 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. Key Design Principle 2 goes on to state 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 details.

The proposal would not increase the footprint of the dwelling but would increase the maximum height of the dwelling. Section 5.4 of the House Extensions and Alterations SPD refers to roof extensions. Paragraph 5.24 states that roofs are a prominent and visible element of the street scene. Unsympathetic roof extensions and dormer windows can have a significant effect on the visual appearance of both the individual building and street scene. Poorly designed roof extensions and dormer windows can make a building appear top-heavy, cluttered and asymmetrical. Paragraph 5.25 goes on to say that the design of dormer windows and roof extensions should reflect the character of the area, the surrounding buildings and the age, appearance and materials of the existing house. Ideally, dormers should be located to the rear of a house and should be as small as possible with a substantial area of the original roof retained.

Section 5.4 of the SPD states that dormer extensions should:

- Relate to the appearance of the house and existing roof.
- Be designed in style and materials similar to the appearance of the existing house and roof.
- Not dominate the roof or project above the ridge of the house
- Be set below the ridgeline of the existing roof and within the roof plane.
- Be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant.

The proposal is in keeping with the policies, as it is a well-designed, attractive, minor development, which will be complimentary to the character of the site and wider area. The character of the proposal offers appropriate durable materials, which match the existing at the site, creating a seamless finish, which will not erode the character of the site or broader area. The dormer window proposed is also compliant with the above policy wording and guidance for design and visual amenity.

The overall proposed roof extension can be considered an appropriate scale in relation to the application site and would not represent a disproportionate addition to the original dwelling. The existing roof form, style and shaping will also be retained. It will not make the dwelling appear top heavy, cluttered, or asymmetrical. The development will be subservient to the host dwelling and will incorporate materials indicative of the host dwelling. The roof extension (upward and dormer) been designed to ensure the converted loft space aligns with National Space Standards and Building Regulations, whilst preventing undue visual impact on the surrounding area. Although the proposed upward roof extension is visible from the public highway, the works are not considered to detract from the existing area character, given its

suitable scale, the heights of the surrounding buildings and sloped topography of the streetscape.

The development will therefore fit unobtrusively with the parent building, and it will not represent overdevelop the site or detract from the character of the dwelling site. Likewise, by virtue of the dormers' rear location and appropriate scale of the upward extension, it will also not erode the visual amenity of the site or wider streetscape.

The proposal also leads to the creation of a useful and well-designed addition to the dwelling, creating a functional user space for the occupant's enjoyment of the property for the lifetime of the dwelling.

The proposal can therefore be considered compliant with national and local policy and guidance for design.

Amenity

Policy LP24 (c) requires that proposals should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers. The House Extensions and Alterations SPD goes into further detail with respect to Key Design Principle 3 on privacy, Key Design Principle 5 on overshadowing/loss of light and Key Design Principle 6 on preventing overbearing impact.

Whilst there are adjacent properties on each side of the site, their amenity is unlikely to be impacted significantly by virtue of the proposed modest and appropriate scale and form of the development. The siting of the dormer at the rear of the property is also appropriate as due to the orientation of the property behind the application dwelling, there will be no immediate overlooking concerns into the house. Regardless, outlook from the proposed rear dormer would mirror views also already existing from the dwellings' first floor.

The upward roof extension is also minor in scale and is not expected to have an overbearing or overshadowing impact upon any neighbouring occupiers. It will not dominate the character of, or overdevelop the site, and as the development does not extend the footprint of the dwelling, plenty undeveloped garden ground will remain as per the status. Therefore, overbearing, overlooking, and overshadowing will not be a significant concern, and the proposed development will cause no further impact to neighbouring amenity than the existing.

Additionally, the development improves amenity for the dwelling's existing occupiers and future residents, in that it will provide extra functionable living space compared to the existing and enhance the applicant's enjoyment of the dwelling, adding longevity to its design. The proposal thereby accords with planning policy and guidance for amenity.

Parking and Highways

Policy LP21 and 22 along with Key Design Principles 15 and 16 address highways and parking provisions. The development is modest in scale, and parking will remain as per the status quo and the development will have neutral impact upon parking and highway safety concerns. The application site is also within a sustainable location in close proximity to local services

and amenities, and is accessible by public transport from Huddersfield. It is unlikely any occupants will be especially reliant upon the use of a car.

Mapping software also suggests there may also be other loft conversions in the surrounding area, indicating the principal of modest home density extensions are supported by the Council.

Planning Balance

The proposal positively contributes to all three development objectives outlined in the NPPF.

- Socially, the proposal provides an extension in the form of a loft conversion to the dwelling, adding additional living space, which will be comfortable, useful and increase the enjoyment of the property. This will ensure that the applicants can maximise the use of the site, providing longevity to its design.
- Environmentally, the proposal does not erode the streetscape or area character, or negatively impact the area it is located within.
- Economically, the proposal helped stimulate economic activity at a local level as local fitters and suppliers will be sought for construction.

The proposal will not cause enough of an impact to warrant a refusal in this instance.

Conclusion

The proposal will deliver significant social and economic benefits to this area while not resulting in any detrimental harm to the area's surrounding environment. It is also well designed, suitably scaled, matching, and provides a beneficial and functional space for the occupants, increasing and enhancing the residential amenity of the dwelling.

Therefore, we kindly request the Council supports this application.