

PLANNING STATEMENT

1 North View

Savile Town

Dewsbury

WF12 9LF

Proposal

Porch to the front, part two, part single storey rear extension, and raising of roof height to create a second floor.

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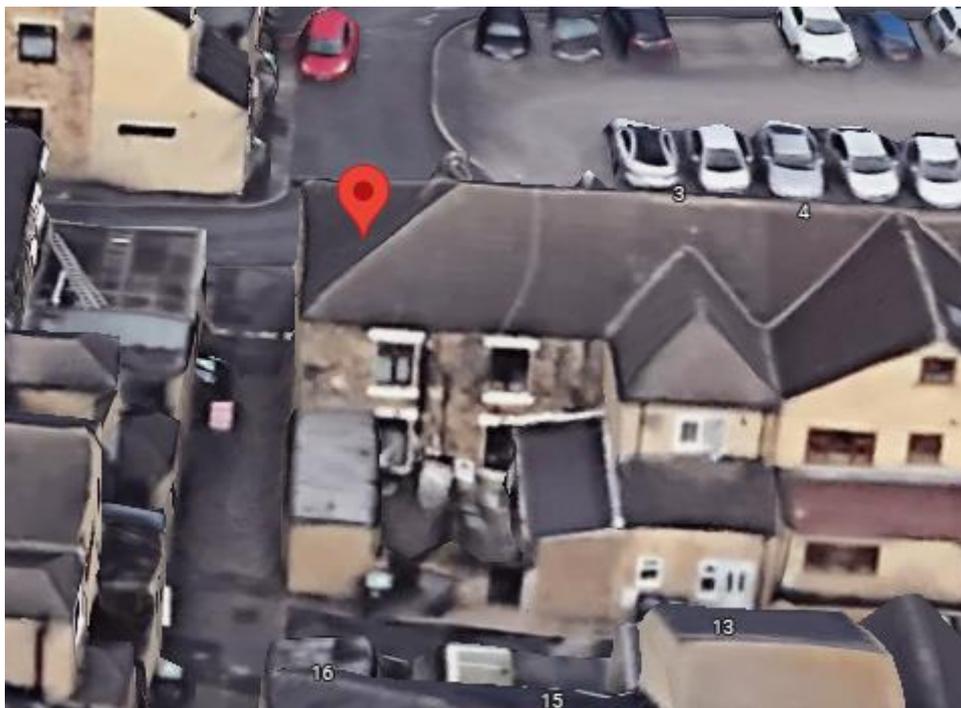
1.0 INTRODUCTION

- 1.1 This Planning Statement is submitted by 'Planning Management Ltd' on behalf of the applicant who owns and lives at the application site. The application site relates to 1 North View, Savile Town, Dewsbury, a two-storey end-terrace property. The dwelling features a stone façade, and a hip roof finished with concrete tiles, and has previously been extended in the form of a front porch and single storey rear extension. The property includes small amenity areas at both the front and rear, with on-street parking available.
- 1.2 The neighbouring properties consist of similar residential terraces, consisting of two and three storey properties with similar materials and architectural styles. Many of these properties have been extended considerably.
- 1.3 The site is positioned within the settlement boundary and otherwise unallocated.
- 1.4 A Pre-application was submitted to the Council with a response provided in January 2025 (Your Ref: 2024/21272). The advice received stated concerns in relation to the two-storey rear extension and that it would overshadow the rear windows of the neighbouring property at 2 North View and result in an overbearing impact, and that raising the height of the roof would result in development that would appear incongruous within the row in the absence of any similar development in the immediate building group.
- 1.5 However, as part of the pre-application response the officer did acknowledge the character of the immediate surrounding area, the precedence set by neighbouring extensions and advised that any future application should include a Planning Statement which includes justification whilst taking into consideration the Local Plan and House Extensions Supplementary Planning Document (HESPD).
- 1.6 Given the above, this householder application is provided with detailed justification and points to other material considerations in the vicinity to overcome those concerns raised within the Pre-application and support the proposal.

- 1.7 The applicant would like to work with the Council in order to secure approval for the proposed use and alterations.



- 1.8 **Above:** Image shows the existing front elevation of the end terrace property constructed of stone with a porch extension and hipped roof.



- 1.9 **Above:** 3d Image shows the rear elevation of the property with flat roofed single storey extension. Large two storey extensions are also visible along the terrace.



1.10 **Above:** Aerial image indicates the application site amongst other residential terrace rows that's have been extended to the rear and by raising the roof.

2.0. PERSONAL CIRCUMSTANCES & NEED

- 2.1 The proposed extensions are required due to the age and health issues of the occupants of the dwelling. The occupants have lived at the property and within the area of Savile Town most of their lives.
- 2.2 It should be noted that the applicant has type 1 diabetes and requires daily insulin injections, as well as shoulder impingement where she has been operated on. In the past she has suffered an angina attack and struggles to walk without the aid of a walking stick/cane. Her general health is quite poor overall and due to her diabetes, her vision has significantly been affected. Her manoeuvrability around the house is restricted and she struggles to go up the stairs due to knee and joint pain, even bathing becomes a difficult task.
- 2.3 The additional space created through the proposed extensions will allow her to have bathrooms at both the ground and upper floors, which will mean she won't have to navigate the stairs in the middle of the night to attend to the bathroom. She is taking numerous medications which means she is constantly needing the bathroom. The use of second floor will assist with storage.
- 2.4 Overall, the additional space given the personal health issues mentioned would help with the applicant's needs for her day-to-day functionality to be made easier.

3.0 HISTORY

- 3.1 A history check has been undertaken which has revealed no planning history for the dwelling.

4.0 RELEVANT PLANNING POLICY

- 4.1 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.
- 4.2 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.’
- 4.3 The statement vision for Kirklees is that people will have access to a range of local facilities including services, health-care and education provision, and adequate infrastructure. Places will be well-connected encouraging sustainable travel including increased opportunities for walking and cycling and improved links to other parts of the Region and beyond.
- 4.4 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 NPPF.

- **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

4.5 House Extensions and Alterations (adopted June 2021).

- **Key Design Principle 1: Local character and street scene** - 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: Impact on the original house** - “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.”
- **Key design principle 3: Privacy** - Extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants and neighbours.
- **Key design principle 5: Overshadowing/loss of light** - Extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property.
- **Key design principle 6: Preventing overbearing impact** - Extensions and alterations should not unduly reduce the outlook from a neighbouring property.

- **Key design principle 7: Outdoor space** - Extensions and alterations should ensure an appropriately sized and useable area of private outdoor space is retained. Normally at least half the garden area should be retained as part of the proposals.
- **Key design principle 15: Provision for parking** - that “Extensions and alterations should maintain appropriate access and off-street ‘in curtilage’ parking.”
- **Key design principle 16: Provision for waste storage** - Extensions and alterations should maintain appropriate storage arrangements for waste.

NPPF (2023)

4.6 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.

4.7 Paragraph 135 of the NPPF, advises that Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which

promote health and well-being, with a high standard of amenity for existing and future users.

- 4.8 Paragraph 116 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**.
- 4.9 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.

5.0 ASSESSMENT

Principle

- 5.1 The proposed development at the site will bring extensions and alterations to this residential property in an identified settlement upon unallocated land which is considered acceptable. Therefore, the proposed development is considered as an appropriate and compatible use to the existing residential character of the area in this sustainable location.
- 5.2 However, careful consideration is also given to the size and position of the proposed extensions in relation to its surroundings. An assessment of this, along with all other material planning considerations, including visual and residential amenity is set out below.

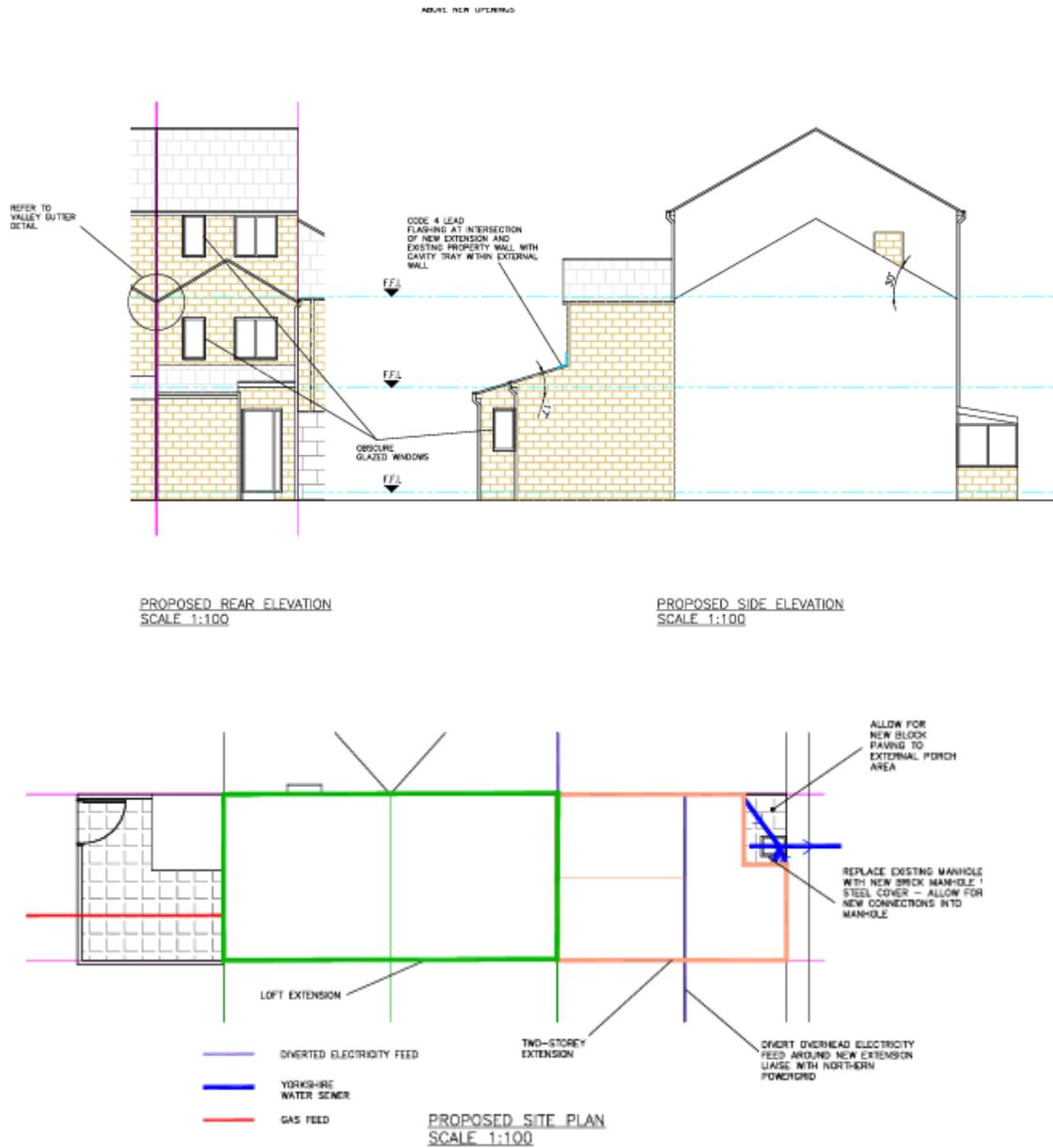
Front Porch

- 5.3 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.
- 5.4 The front porch appears to be modest in terms of its size and would be constructed using matching materials for the walls with tiles for the roof covering. It is also noted that the adjoining property has a large sized porch.
- 5.5 The Council pre-application response considered this element to be acceptable where due to its positioning and size would not result in any overlooking and overshadowing of any neighbouring properties. As such, the proposed porch would not impact on the amenity of neighbouring occupiers.
- 5.6 Given the minimal alteration to the front, 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, HESPD, and the National Planning policy Framework.

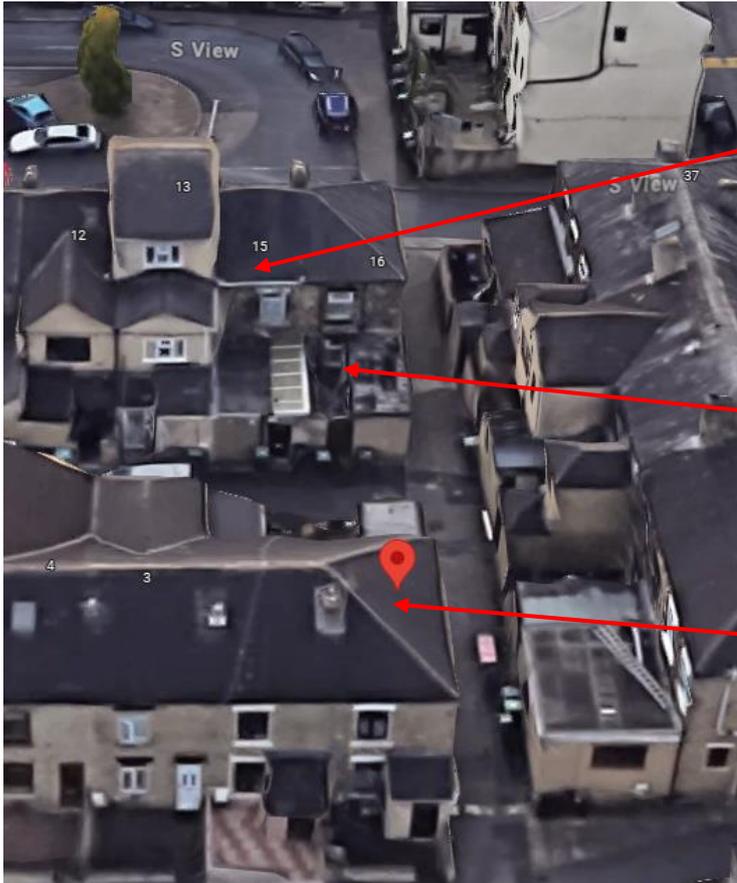
Part Two, Part Single Storey Extension to Rear

- 5.7 In terms of design and appearance, the existing single storey rear extension which projects the length of the rear yard area will be demolished. As stated within the pre app response, the proposed rear extension would extend across the width of the property. The two-storey element would project outwards by 3m, with the single storey projecting out by a further 2.4m, with a 5.4m total projection into the rear garden.
- 5.8 It is acknowledged that the construction of the proposed extension would result in the loss of amenity space at the rear of the dwelling. However, given the proposed design and detailing of the extensions, it is similar to previously approved extensions at numbers 3, 4 & 5 North View, it is considered to form an acceptable relationship with the main house and within the character of the street scene to the rear of this dwelling and is therefore acceptable in terms of its appearance.
- 5.9 Moving on to the impact on residential amenity by way of the proposed rear extension. Concerns raised within the pre-app state the proximity to the neighbouring window at No.2 North View, and that the rear extension would not comply with the HESPD 5.11 and would not meet the 45-degree rule shown at figure 8 of the HESPD.
- 5.10 However, as mentioned by the Council and evidenced below, there are a significant number of similar large two storey extensions which take up the full lengths of yard areas and which cause a tunnel effect on neighbouring windows. Some of these extensions have been recently constructed and are post 2019 decisions of the planning department where the existing Local Plan and HESPD were in effect, as such these are material considerations of this proposal and where a precedent has been set.
- 5.11 In justifying and evidencing the above, provided below are photographs of extensions and tunnelling effect in the vicinity of the application property, and also a recent decision by the Council for an extension to the rear which does not meet the guidance of the SPD and has a similar overshadowing impact to this proposal and approved by the Council.

5.12 The rear and side elevation plans below are taken from Councils online system and relate to No. 15 South View, directly adjacent to the application property to the rear. This shows an almost identical extension to the rear approved on 13th March 2024, Ref No. 2024/62/90136/E. This show that an exact same tunnel effect mentioned in the pre - app would take place here. Please note that the below extensions have not been constructed.



5.13 **Above:** Approved plans at No. 15 South View, approved on 13th March 2024, Ref No. 2024/62/90136/E.



Similar extensions approved in 2024 at No.15 South View ref 2024/62/90136/E, not yet constructed, still extant and a material consideration.

Similar tunnel impact on ground floor window at No.16 by reason of approved extensions at No.15.

Application property.



Similar tunnel impact on ground floor window at No.6 North View by reason two storey extension at No.5.



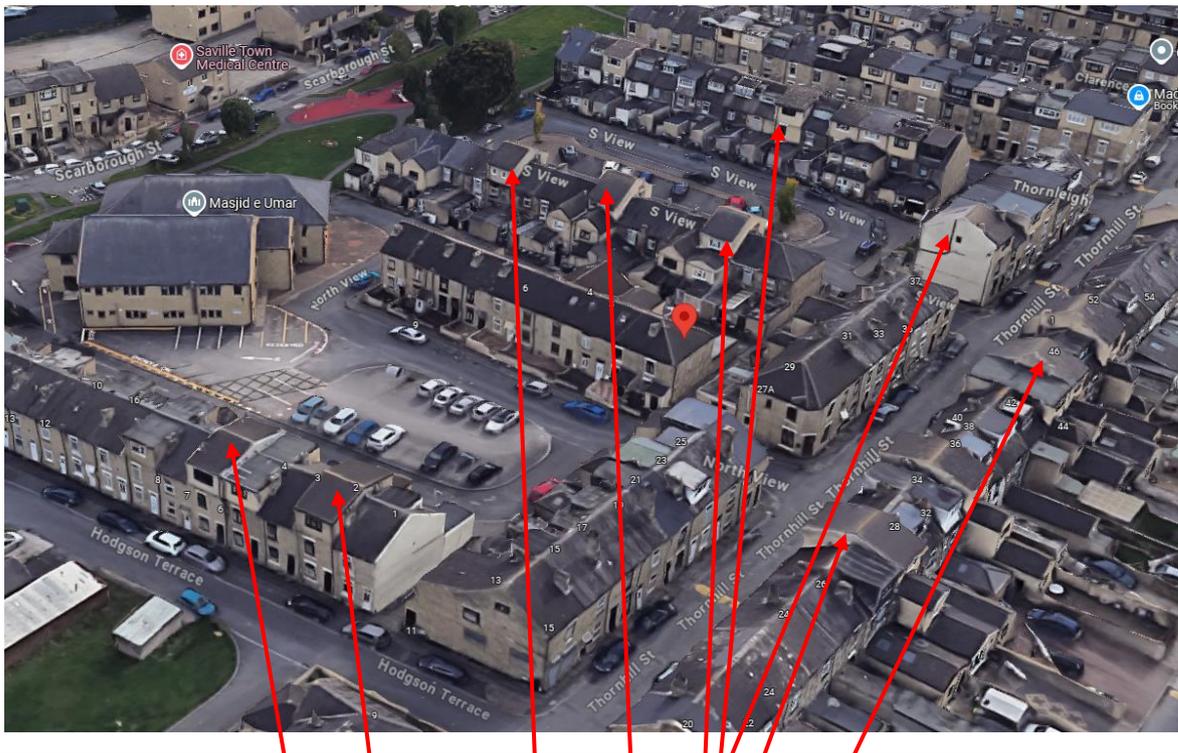
Similar tunnel impact on ground floor window at No.25 Thornhill Street close to the application site.

- 5.14 Therefore, as evidenced above, given the specific site context and other larger single and two storey rear extensions, this context has been established. These are materials considerations which should be afforded significant weight in any consideration.
- 5.15 In addition to the above, we have undertaken neighbour consultation with the occupiers of No.2 North View who understand the impact of the extension to their rear windows and who fully support the proposal and would provide a letter of support during the course of the application, this should also be afforded appropriate weight in the decision making process.
- 5.16 In conclusion, although the proposed rear extensions do not meet the guidance and are contrary to the HEASPD, the above justifies in setting out why the proposal is acceptable whilst not complying with the HEASPD and the Local Plan.

Raising of the roof height to form a second storey

- 5.17 The submitted plans show an increase in the height of the roof to provide two additional bedrooms within the loft. It is noted that the overall height of the property would increase by approximately 2.53m, this has been kept to an absolute minimum.

- 5.18 It is acknowledged that works would alter the appearance of the dwelling within this terrace, and concern is raised by the Council that the existing terrace row remains unchanged, and the increase would represent an unsympathetic addition appearing incongruous and out of character with the host and within the street scene.
- 5.19 However, it is noted that there are significant number of other examples of similar alterations in the immediate vicinity which have a bearing on the character of the area and which certainly should be given weight in any consideration.
- 5.20 It is considered that the raising of the roofs on neighbouring properties is overwhelming and by their large number are a part and which make up the character of the area. It cannot be said that this terrace amongst all the other terraces which have upward extensions upholds its character. Residents looking from their windows or garden areas would see upward roof extensions as part of the character of the area.



The above image taken from Google Maps shows the increase in roof heights to properties in the vicinity. Some of these extensions have been approved by the Council within the last 5 years as detailed above. A significant number of these extensions are evident on the immediate neighbouring terraces. What is notable is how these extensions are viewed in the context of North View, and how these dormers contribute significantly to the street scene and the character of the area.



5.21 **Above:** View of Hodgeson terrace from North View



5.22 **Above:** View of backs of terrace properties on Thornhill Street from North View with application site on left.



5.23 **Above:** View of properties on South view, the terrace directly behind the application property.

5.24 It is acknowledged that there would be a change in the appearance of the roofscape to North View, however the Council should not be preventing or discouraging appropriate developments which as existing define this particular area. The Pre -application fails

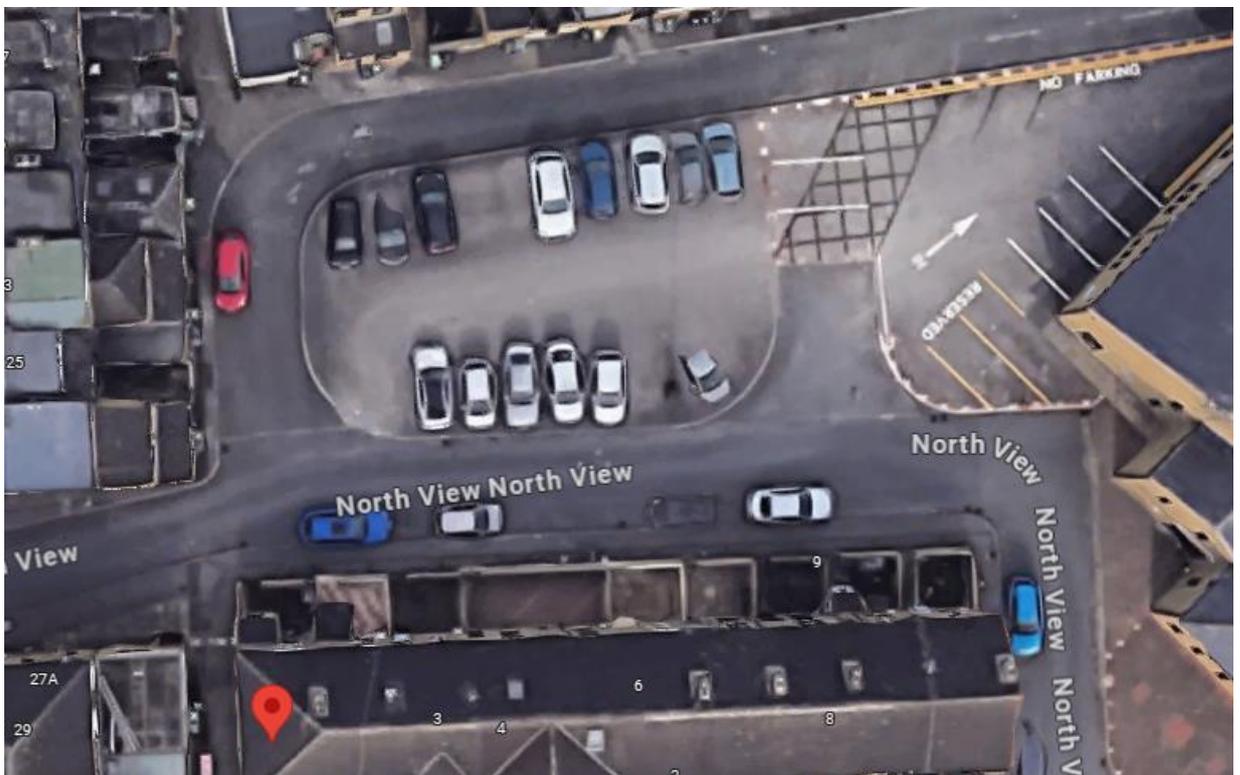
enormously to consider all the other roof extensions and alterations to the roofscape which surround this small terrace and from which dormers can be viewed from within its context.

- 5.25 Given the above, although the current roofscape has limited alterations when viewed from the front, the proposed development would have limited harm to the character of the area, this is also due to the actual small length of the terrace, and due to North View being a small side street compared to large rows of terraces such as Thornhill Street which have a significant number of similar extensions and which appear to define the character of this area.
- 5.26 Furthermore, from almost every angle of street view along North View, similar sized and designed extensions to the roofs are visible. This would also be the case when viewed from most windows of these neighbouring terraces, therefore dormers are a part of the street scene to a significant degree, and the proposal does not detract from the host dwelling and the character of the area.
- 5.27 Therefore, in terms of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the evidence provided shows that material considerations of nearby dormers are relevant, and these considerations clearly indicate otherwise than a refusal, and as such, all materials considerations should be taken into account, and the proposal should be approved. As such, holistically, the proposal does not cause significant harm or adverse impact on the visual amenity of the surrounding area, and would be in accordance with HESPD, the Local Plan and the NPPF.

Parking

- 5.28 In terms of parking, according to the Councils guidelines, a 4-bedroom house requires 3 spaces. It should be noted that existing dwelling does not provide any dedicated parking, and no dedicated parking would be provided as part of this proposal.

- 5.29 The increase in bedrooms is for the applicant’s daughters who would come and visit during weekends to support their mother and family. As such, the increase in bedrooms would not lead to an increase in occupants at the dwelling.
- 5.30 Nevertheless, having stated the above, parking is available on street and significant communal parking is provided in front of the house for visitors and occupants when the street is full. This shows that sufficient parking would be available for future occupiers of the property and would not result in a severe and detrimental intensification and demand on the highway.



- 5.31 **Above:** Communal parking area in the centre and availability of on street parking when required.

6.0 CONCLUSION

- 6.1 It has been demonstrated and justified that when taking material consideration into account 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.