



Appeal Statement
42 A Station Road
Fenay Bridge

Introduction

This statement has been prepared by AKPlanning in support of an appeal against the refusal of a planning application for the erection of an extension at 42A Station Road, Fenay Bridge.

The application was refused on the 5th September for the following reason: -

The proposed development by virtue of its design, scale and massing would not be of a subservient addition to the dwelling and would appear as an incongruous and discordant addition to the host dwelling, which would, in turn, harm the character and appearance of the dwelling and the wider locality. The development is therefore contrary to Policy LP24 (a) and (c) of the Kirklees Local Plan, Key Design Principles 1 and 2 of the Kirklees House Extensions and Alterations Supplementary Planning Document and Policy set out in Chapter 12 of the National Planning Policy Framework.

This statement will address this reason for refusal.

Background

Prior to submission a pre-app was submitted and the following amendments to the original proposal were carried out.

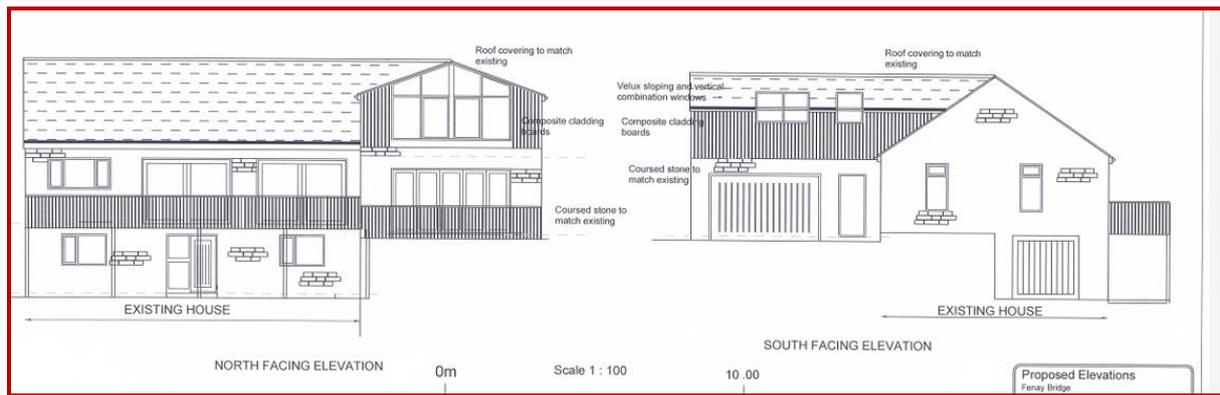
The pre-app acknowledged: -

Due to the proposal being for an extension to a residential property, the principle of some form of development would most likely be considered acceptable subject to other material planning considerations.

It then identified the following problem with the north facing elevation: -

When viewed from the proposed north-facing elevation where the dwelling is two-storeys in height, it is considered the dwelling may be able to facilitate a larger extension in this instance. Nonetheless it is considered likely the height of the extension would need to be dropped below the ridge of the original dwelling to ensure a subservient and balanced appearance. A glazed gable feature is likely to be visually acceptable and in keeping with the character of the host dwelling. Nonetheless, due to the height of the extension, the scale as proposed is unlikely to be supported by the LPA.

To alleviate the issue the new proposed height of the extension matches the existing ridge height.



The extension is hidden well away from any public view, including from neighbours. It will provide secure parking and will not, being on the side away from any public view effect the appearance of the streetscene.

The proposed materials are a contemporary mix and this sits well with the area which has a variety of materials, including stone, brick and render. This proposal will sit well within this eclectic mix.

The submitted elevations show one large dormer is proposed measuring approximately 8 metres in length and 3.5 metres in height. The dormer is designed with a lean-to roof and features four windows to the front. The construction materials appear to be timber cladding to match the first-floor gable end feature. It is sited in a prominent location facing the front elevation of the dwellinghouse and would extend well above the original dwelling in height.

In terms of paragraph 5.26 of the SPD, while the dwelling is set well back from the street scene, I consider it unlikely this factor would overcome the detrimental visual harm the dormer of this design, scale and siting would have upon the original dwelling.

The dormers have been removed and replaced with rooflight features.

Except for one obscure glazed bathroom window, none of the proposed windows face, at any kind of proximity, towards the neighbours. There is no detrimental effect on neighbour's amenities.

The Appellant's Case

The reason for refusal solely relates to the scale of the extension which is not subservient, and that this non subservience then has a detrimental effect on the host dwelling and wider locality.

There is no issue with the amenities of neighbours and overlooking.

It is the appellant's case that the scale of the extension, in this case, does not have any material effect on the host building or wider locality for two reasons: -

1. The host dwelling has no architectural merit or character of note that needs protecting
2. The site is set well back from the roadside and the wider area is unaffected by any changes to the dwelling as they can hardly be seen.

Within the reason for refusal the main policy is contained in The Kirklees House Extensions and Alterations Supplementary Planning Document. At the start of this document the following is stated: -

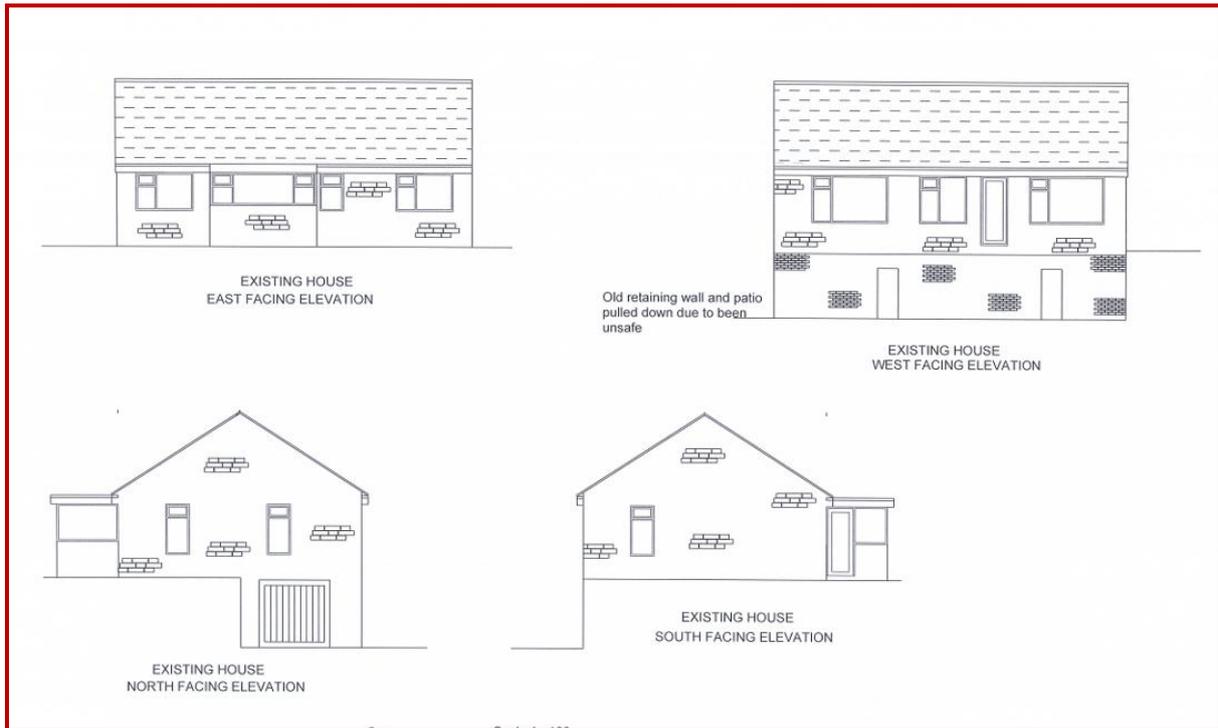
The guidance and additional details on Local Plan policies set out in this SPD have been produced based on the principle of 'comply or justify'.

The council expects proposals for new house extensions and alterations to comply with the guidance and key design principles set out in this document. Proposals which comply with this SPD are more likely to progress through the planning process quickly and successfully.

Thus it can be seen that the policies are not a set of rules that always have to be followed and we believe that in this case there is sufficient reason for a non-subservient extension to be allowed.



This is the view from the street of the appeal site. It is much lower than the road and very discrete, therefore proposals have no effect on the wider public area.



The existing dwelling is very simple in design but it has no character, no architectural merit. Proportionally the windows are large and the front porch is a distracting feature. The appellant's case is that you can only ruin the character and appearance of a building if the building has some character and appearance to ruin.



The streetscene is also very (photo is looking down towards the site) mixed with brick bungalows, stone houses, wooden cladding, pantiles, flat tiles. Again there is no real coherent character to effect (even if it could be seen).

Conclusion

The extension is large but it does no harm to either a building that has no character and to a streetscene that it is not visible from.