

A pre-app was submitted for the proposed development. The following responses were received from Planning Services with appropriate mitigation measures and proposed design changes in red.

#### *Single storey front extension*

Paragraph 5.13 of the House Extensions & Alterations SPD states that front extensions are highly prominent in the street scene. As per paragraph 5.14 of the House Extensions & Alterations SPD, careful consideration needs to be given to ensure that they 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.

The extension appears modest in terms of its projection and height with appropriate materials and similar to other development in the area.

#### *Front dormer*

Paragraph 5.26 of the House Extensions & Alterations SPD requires consideration of the wider area and surrounding buildings when considering whether a front dormer is appropriate. Dormers should be well-designed and small in scale.

Whilst there are existing dormers in the area, none have been approved or constructed to the size proposed. Significant reductions in the width and height of the front dormer would be required to overcome this concern. Officers would suggest centrally siting the dormer with a width no more than half of the width of the dwelling and the use of either vertically hung tiles or grey cladding for the finish.

**Front dormer reduced in size and centrally located with grey cladding finish.**

#### *Single & two storey rear extension*

Paragraphs 5.1 and 5.2 of the House Extensions & Alterations SPD go into further specific detail regarding rear extensions, requiring development to maintain the quality of the residential environment, respect the original house and use appropriate materials.

Providing any rear extension allows for the retention of a reasonable amenity space and forms a subservient addition relative to the original dwelling, with appropriate design (including fenestration and roof form) & materials, a rear extension could be supported.

**Rear single-storey roof changed to a mono-pitched roof.**

#### *Rear dormer*

Point 5.25 of the House Extensions & Alterations SPD, suggests that rear dormers can be considered to be appropriate dependent upon design and size.

The proposed rear dormer is relatively large, however, it would be located to the rear and limited in view from the wider area. There are also similar rear dormers in the wider estate. Officers would recommend the use of either vertically hung tiles or a grey cladding for the external finish.

**Rear dormer to be clad with a grey cladding finish.**

### **6.3 Residential Amenity**

Policy LP24 of KLP requires consideration to be given in terms of the impact of a development on the amenities of the neighbouring properties and whether or not the impact would be significant. The 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.

The limited scale of the front extension is such that there would be no significant overbearing or overshadowing impact upon the occupants of neighbouring properties.

The front and rear dormers would be set up within the roof plane. Whilst increasing the overall bulk, their position is such that there would be no additional overbearing or overshadowing impact. In addition, the front and rear facing windows would be sufficiently distant from the properties to the front and rear to minimise any potential for overlooking.

With regards to the rear extension, a larger home notification would need to be agreed with regards to the 6m projection proposed at the ground floor level.

**A separate larger home extension application will be submitted for the ground floor rear extension.**

The first floor would need to either show the 45 degree relationship with the adjoining dwelling or be set in from the shared boundary – in accordance with paragraph 4.17 of the House Extension & Alterations SPD.

**The first floor rear extension will be set-back from the neighbouring property by 1.5m.**

### **6.4 Highways**

Parking arrangements for the property should be shown on plan with either the formation of a parking area, taking into account paragraph 4.43 of the House Extensions & Alterations SPD or existing parking arrangements. For a property of the size proposed, the guidance sets out that 3 parking spaces should be provided to comply with Policies LP21 & LP22 of the Kirklees Local Plan.

**The existing parking arrangement are on-street parking to the front of the property with adjoining communal parking. This will be maintained on completion of the works. Refer to images below.**

