



Reference: AWID3193

Kirklees Council
Planning and Development Service
Princess St
Huddersfield
HD1 2TT

Dear Sir/Madam,

Householder Planning Application for the erection of a single-story garden room at 8a Grove Terrace, Birkenshaw, BD11 2LY.

Introduction

This planning application has been prepared on behalf of the applicant Simon Judge for the erection of a single-story garden room at 8a Grove Terrace, Birkenshaw, BD11 2LY.

This covering letter is submitted alongside the following documents:

- Site Drawings (including Site Location Plan, Existing Site Plan, Proposed Site Plan, Proposed Elevations and Floor Plan).

The proposed garden room would be located largely on the drive of the dwelling at 8a Grove Terrace.

The proposal would see the erection of a garden room in response to a change in family needs as the applicant's partner is moving into 8A with their 3 children, therefore the garden room will avoid the eldest teenage son having to share a bedroom in the main house and provide stability/continuity to the 3 children.

The proposed garden room is to be a width of 6m and a depth of 4m. This is to allow sufficient facilities to be included in the footprint.

Relevant Planning History

The following table includes the relevant planning history of 8a Grove Terrace, Birkenshaw BD11 2LY.

Reference.	Description.	Date and decision.
2021/62/91599/E	Erection of one dwelling with associated parking	Approved 14 th June 2021.

Proposed Development

The proposed development is to build a detached garden room on the land of 8a Grove Terrace. The proposed garden room shall not be occupied as a separate independent dwelling and shall remain occupied by members of the household currently residing at 8a Grove Terrace.

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The proposed garden room would primarily be built on an area of hardstanding and will not materially impact the existing amenity space. There is currently 168sqm of amenity space and if the proposed garden room was passed there would be 158sqm remaining (see the proposed site plan). Furthermore, there are currently 2 off-street tandem parking spaces. If the proposed garden room was approved, there would still be 2 off-street parking spaces available, reconfigured to allow for increased usability, providing independent access for 2 cars instead of the current tandem parking. The current tandem parking restricts the use of spaces as the front car will consistently be blocking in the space behind. This can be problematic as the driveway has shared access with the neighbouring properties.

The proposed garden room will have no windows facing existing houses, 9 and 10 Grove Terrace, and 9 and 10 Grove Terrace do not have any eastern outlook from habitable rooms, therefore, neither will be adversely affected. The garden room will have an outlook to the east via sliding doors onto the existing lawned area. The only facing windows opposing the sliding doors would be from 18 Tetley Drive, which is c.31m away. The en-suite bathroom will have an eastern facing window to allow for sufficient ventilation and natural light; however, this will be frosted. There will also be an extractor fan fitted in the en-suite to help with ventilation.

In the interest of visual amenity and conditions subject to the prior approval 2021/62/91599/E, the garden room will be built using very similar materials to the main dwellinghouse with the external walls to match in Forticrete's Anstone Premier Olde Heather Black, dark grey uPVC windows, black uPVC rainwater goods and grey fibreglass/rubber roof to allow the garden room to have a flat roof.

Planning Policy

The site is not allocated within the Kirklees Local Plan.

Kirklees Local Plan (2019)

Policy LP1 - Presumption in favour of sustainable development

- The council will take a positive approach to work pro-actively to secure the economic, social and environmental conditions of the area.

Policy LP2 - Place shaping

- All proposals should seek to build on and enhance the qualities and character of the place.

Policy LP22 - Parking

- All proposals shall provide full details of the design and levels of proposed parking provision. They should demonstrate how the design and amount of parking proposed is the most efficient use of land within the development as part of encouraging sustainable travel.

Policy LP24 – Design

- a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;
- b. they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;

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- c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;

NPPF 2024:

Chapter 12 – Achieving well-designed places

Supplementary Planning Guidance:

Householder Extensions and Alterations SPD (adopted June 2021).

Key design principle 1 – Local character and street scene

Key design principle 2 – Impact on the original house

Key design principle 3 – Privacy

Key design principle 4 – Habitable rooms and side windows

Key design principle 5 – Overshadowing/loss of light

Key design principle 6 – Preventing overbearing impact

Key design principle 7 – Outdoor space

Policy Assessment

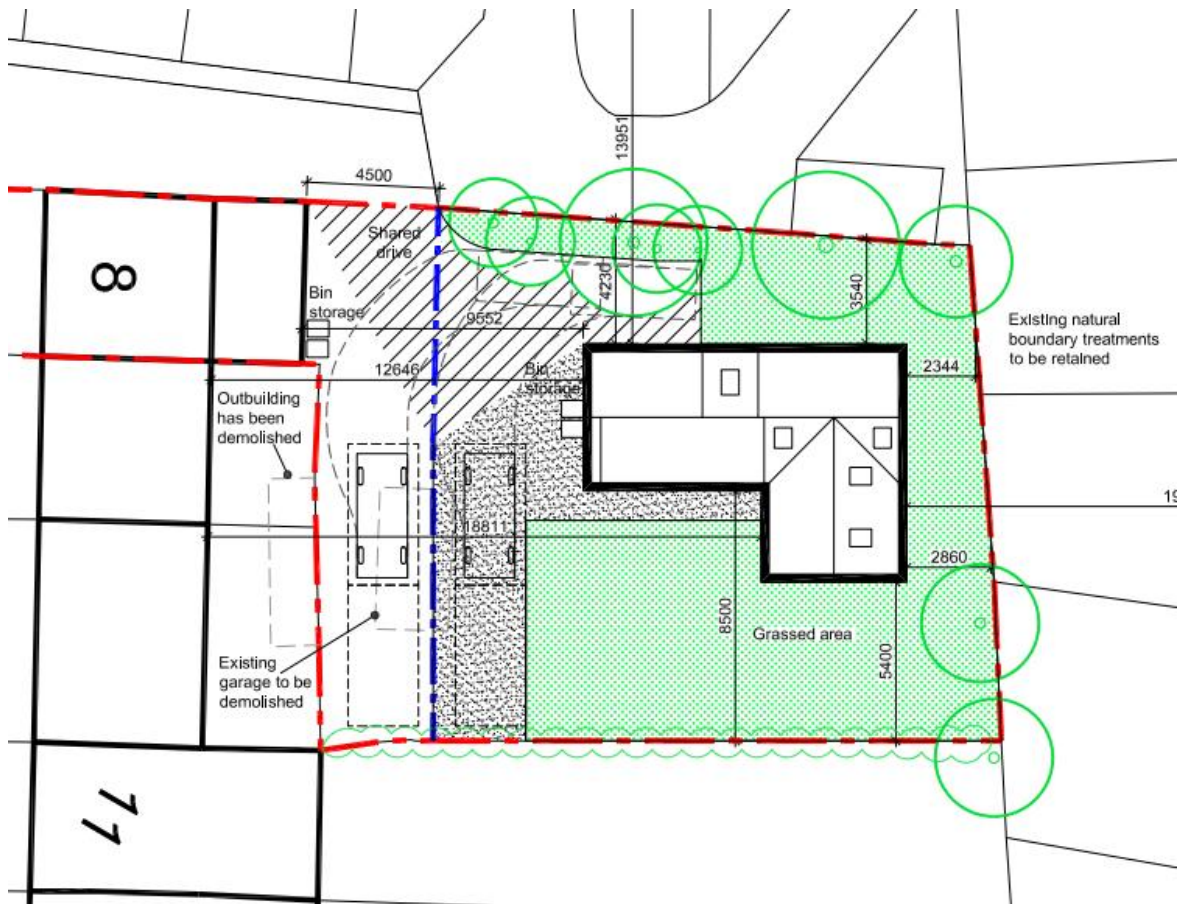
The proposed garden room falls within a site that is not allocated within the Kirklees Local Plan (2019). According to Policy LP1, the council are required to take a positive approach that reflects presumption in favour of sustainable development, contained within the NPPF. Policy LP24 states that 'good design should be at the core of all proposals in the district.' The character and form of the garden room is subservient to the main dwelling house on the site, with materials reflecting the main dwelling. These materials were conditioned in the previous approval for the main dwelling house (2021/62/91599/E). Furthermore, the scale of the garden room is not invasive and reflects the character of the other outbuildings in the local area. Houses 6, 8, 10, 12, 16 and 18 Tetley Drive all have garden rooms and outbuildings within their property boundaries. Additionally, prior to the erection of the dwelling house on the site (021/62/91599/E), the drawings referenced a previous outbuilding and garage in close proximity to No. 9 and 10 Grove Terrace (see approved drawing extract and photos below). This demonstrates how garden rooms and outbuildings are a feature of the area. Therefore, the form, scale and layout of the development respects the character of the townscape.

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The erection of this garden room would provide long-term sustainable development with the materials reflecting the main dwelling on the site. This demonstrates accordance with local policies LP1, LP2 and LP24 as well as NPPF Chapter 12.

The parking provision on site has not changed, however, the proposed garden room redesigns the tandem parking spaces to allow for a more user-friendly provision, allowing the cars to move independently rather than relying on moving the first car to allow the second tandem

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space to move. This is the most efficient use of the parking space provided on site and therefore aligns with Policy LP22.

Key Principle 1 of the House Extensions 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. As demonstrated above, the appearance of the garden room will reflect the approved design of the main dwelling on the lot. The scale of the building has been refined to align with the Pre-Application feedback, reducing in size to 6m by 4m. This allows for a usable space with the necessary facilities in place, whilst respecting the local character of the area.

Key design principle 2 states that extensions should not dominate or be larger than the original house and should keep with the existing building in terms of scale and design. As demonstrated above and in the drawings, the proposed garden room will not dominate the main dwelling on the site, instead it will fit seamlessly into the corner of the plot, surrounded by hedge to screen from neighbours providing 9 and 10 Grove Terrace with more privacy than they currently have without creating any overshadowing. The materials will reflect the main dwelling. This demonstrates how the proposed garden room is in accordance with key design principle 2.

Key design principle 3 relates to privacy. The establishment of the garden room and screening hedge will provide the necessary privacy for the terraced houses and the main dwelling. Because of the built-up character of the area, there is little privacy in amenity space. The garden room and screening hedge provide a solution, giving privacy to 8a Grove Terrace as well as the terraced houses. The outbuilding, hedge and garage seen in the photo and approved plans from 2021/62/91599/E above demonstrate the level of privacy before this development. The photos below show the level of privacy currently.



The proposed garden room and screening hedge provide an innovative and natural solution to creating privacy to amenity spaces, tailored to policy requirements.

Key design principle 4 is adhered by, as explored above, there are no habitable room windows looking onto the proposed garden room. The closest habitable room windows are c.31m away, on Tetley Drive. Therefore, the proposed garden room is in accordance with key design principle 4.

Key design principle 5 states that extensions should not adversely affect the amount of natural light enjoyed by the property. The Pre-Application response recognises the limited openings which could be affected by the garden room as it is a similar height to a boundary treatment.

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Furthermore, the officer report from the approval of the main dwelling on the site (2021/62/91599/E) stated that 'Nos.9 and 10 do not appear to have any habitable room windows in the rear elevation facing the site. Therefore, despite the relatively close spatial relationship between the bungalow and these houses, there would be no significant overshadowing, overbearing, and overlooking impacts upon these neighbours.' This demonstrates how there would be minimal impact on the loss of light for the neighbouring properties.

Key design principle 6 states that extensions and alterations should not unduly reduce the outlook from a neighbouring property. As established by the previous officer report from 2021/62/91599/E, 9 and 10 Grove Terrace do not have any habitable room windows in the rear elevation facing the site. This means that any alterations to the property would not unduly reduce the outlook from these properties. Furthermore, it is noted in the Pre-Application feedback that the scale of the garden room is very similar to what could be erected as a boundary treatment. This means that the impact of the proposed garden room is not materially different. Instead, the garden room and screening hedge provides an innovative and natural solution to fulfil the applicant's needs, whilst providing privacy for all surrounding neighbouring buildings.

Key design principle 7 ensures an appropriately sized and usable private outdoor area/space is retained. With the proposed garden room situated mostly on the existing driveway, there is very minimal loss of private amenity space, c.6% loss in overall sqm. This results in a 150sqm south facing garden. Furthermore, the garden room and screening hedge ensure privacy for the applicant and neighbouring properties. This means that the proposed development is in accordance with key design principle 7.

Conclusion

In summary, this in depth analysis in accordance with policy demonstrates the acceptable scale, materials and design of the proposed garden room. As noted in the Pre-Application feedback, the garden room scale is very similar to what could be erected as a boundary treatment. Since this feedback, the scale has been reduced to a more modest size, whilst still providing the necessary space for all facilities. Furthermore, the garden room provides an innovative solution for addressing the applicants needs and simultaneously providing privacy for neighbouring buildings.

The proposed garden room is designed to fit within the character of the area with design materials reflecting the main dwelling as well as surrounding properties having similar scale garden rooms and outbuildings.

I understand your desk survey Pre-Application feedback but in light of this Householder Planning Application I would firmly encourage you to conduct a site visit to fully appreciate the site and its ability to accommodate the garden room.

I trust the information enclosed is sufficient for the purposes of positively determining this application and look forward to hearing from you once this has been validated. Should you require anything further, please do not hesitate to contact me.

Yours sincerely
A. Windress

Andrew Windress MA MRTPI
Director

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