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URBAN FUTURE LTD
PLANNING CONSULTANCY

PLANNING STATEMENT

Carlton Villa, 2 Carlton Road Liversedge, WF15 7DG

Conversion of existing self-contained flats to 1 residential dwelling and alterations to the roof.



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1.0 INTRODUCTION

1.1 This Planning Statement has been prepared by Urban Future Planning Consultancy Ltd on behalf of the Applicant, to accompany a planning application seeking consent for the conversion of existing self-contained flats to a single residential dwelling and alterations to the roof at Carlton Villa, 2 Carlton Road, Liversedge, WF15 7DG. This Statement should be read alongside the accompanying plans and other supporting information submitted.

1.2 The application property is located at the corner of Huddersfield Road and Carlton Road and is accessed via Carlton Road. It comprises a detached property which has been sub-divided into two residential flats. Both of the existing residential flats provide 2-bedrooms.

1.3 The application seeks to rationalise an inefficient internal arrangement and deliver a high-quality single family dwelling, whilst also enhancing the external appearance of the building through carefully considered design interventions. The property is not listed, nor is it located within a Conservation Area; this Statement will demonstrate that the proposed works are acceptable in such a context.

1.4 This Statement sets out the planning merits of the application proposal and will demonstrate that the development being proposed is represents a clear betterment over the existing situation and is therefore acceptable. Consequently, it is concluded that the proposal accords with the Development Plan when read as a whole, alongside relevant national policy, and that consent ought to be granted.

2.0 SITE & SURROUNDINGS

2.1 The application property comprises Carlton Villa, 2 Carlton Road, Liversedge, WF15 7DG. The main architectural features of the property face north onto Huddersfield Road, with both properties being accessed via Carlton Road to the East.

2.2 The immediate surrounding of the site is residential in character, and comprise a varied mix of property styles, materials and boundary treatments. Properties on Carlton Road are predominantly are two-storeys in height. There is a more uniform use of materials for properties facing Huddersfield Road, with all properties being two storey in height.

2.3 The site occupies a sustainable location within the settlement of Liversedge, with good access to local services, public transport and employment opportunities via the A62 (Huddersfield Road).



Figure 1. Site location

2.4 The site is also located within walking distance of Spen Valley High School which is located to the west of the application site. On-street car parking is provided on Carlton Road.

2.5 The application property is not listed, nor are there any listed buildings in close proximity. Furthermore, the nearest statutorily listed buildings are located a significant distance away from the site.











Figure 3. Images demonstrate the varied nature of neighbouring properties. The variety includes the style of the buildings, as well as the materials used.

Planning History

2.6 A review of the Council's planning register has not identified a planning history for the site.

3.0 PROPOSED DEVELOPMENT

3.1 Consent is sought for the conversion of the existing building from self-contained flats to a single residential dwelling. The proposal will provide a 5 – bedroom detached dwellinghouse.

3.2 External alterations are also proposed to improve the visual appearance of the property from the streetscene. This includes providing a new glazed entrance facing Huddersfield Road and steps all in heritage style to complement the property. All elevations will be re-pointed and sand blasted as required.

3.3 In order to provide additional living accommodation at loft level, the proposal includes altering the roof from a hipped roof to a gable roof, and the provision of two small, pitched gable dormers to the front elevation (facing Huddersfield Road). On the rear elevation, windows will be realigned to improve the rear fenestration. Three rooflights (Velux-type) will be provided to the rear, with a single rooflight provided to the front roof plane.



Figure 5. Proposed front, side and rear elevations *(not to scale)*

3.4 Internally, the proposal will deliver a spacious and well-designed family dwelling, significantly improving the usability and quality of accommodation when compared to the existing arrangement. At ground floor level, the property will provide an entrance hall which will provide access to a family room, living room, and a kitchen and reception room to the rear of the property. A utility room and bathroom are also located on the ground floor.

3.5 At first floor level, the property would provide a master bedroom with a walk-in wardrobe and en-suite bathroom, with a further two en-suite bathrooms and study also located on this floor. At loft level, the proposal would provide a further two bedrooms, with a bathroom serving both of these bedrooms.

3.6 Please refer to the accompanying plans for further details.

4.0 RELEVANT PLANNING POLICY

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

4.2 The Kirklees Local Plan was adopted on 27 February 2019. The Local Plan is now the statutory development plan for Kirklees and has superseded the Kirklees Unitary Development Plan. Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) sets out the Government's planning agenda and is also of relevance.

4.3 Local Plan Policy LP24 *Design* of the Kirklees Local Plan states that the form, scale, layout and details of all development should respect and enhance the character of the townscape, heritage assets and landscape and provide a high standard of amenity for future and neighbouring occupiers.

4.4 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.

4.5 Kirklees Council adopted supplementary planning guidance on *House Extensions & Alterations* on 29th June 2021 which is a material consideration in the determination of planning applications. This guidance indicates how the Council will usually interpret its policies regarding such built development, although the general thrust of the advice is aligned with both the Kirklees Local Plan (KLP) and the National Planning Policy Framework (NPPF), requiring development to be considerate in terms of the character of the host property and the wider street scene. As such, it is anticipated that this SPD will assist with ensuring enhanced consistency in both approach and outcomes relating to house extensions.

4.6 Paragraph 5.26 of the *House Extensions & Alterations SPD* is of relevance with regards to the proposed front dormer windows. It states that "*To assess whether a dormer window is appropriate on the front*

elevation, consideration should be given to the surrounding buildings in the street. Traditional vertical dormer windows usually complement the character and roof pitch of the existing house and will normally be acceptable. Modern flat roof dormers may be considered acceptable if they are well-designed, small in scale and appearance and are characteristic of the street scene".

4.7 Paragraph 5.27 of the guidance states that dormer windows 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; and
- Be aligned with existing dormer windows on neighbouring properties in the same roof plane where relevant.

National Planning Policy Framework (NPPF)

4.8 The NPPF sets out the Government's planning policies. According to the NPPF, the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

4.9 The NPPF states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

4.10 The NPPF also requires that land is used in an effective manner.

Nationally described space standards

4.11 The Nationally described space standards introduced as a consistent standard across the country relating to the internal size of housing proposals. The table below sets out the minimum internal floor areas. In

addition, the standards set out other relevant guidance such as minimum room widths and storage requirements:

Table 1 - Minimum gross internal floor areas and storage (m^2)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

5.0 PLANNING APPRAISAL

5.1 The purpose of this section of the Statement is to identify and assess the main planning considerations raised by the proposals in the context of relevant national and local planning policy and guidance. The key issues are;

- the effect of development on residential amenity;
- the effect of development on the character and appearance of the area; and
- the effect of development on the local highway network.

5.2 Each of these matters is considered below.

Character and appearance

5.3 The proposed design rationale has taken into consideration the residential character of the neighbouring area. Parts of the external fabric of the building are in poor quality and require maintenance, and the proposal provides an opportunity to improve the visual appearance of the property for the betterment of the streetscene. This will be achieved through sandblasting as necessary, and the re-pointing of the brickwork.

5.4 The rear elevation (which can be viewed from Carlton Road) will also be improved in appearance with the realignment of windows. This ensures that greater symmetry will be provided across this fenestration.

5.5 The proposed alterations to the roof would bring the scale and massing of the property in line with neighbouring properties which face onto Carlton Road. It is noted that the neighbouring properties include a mix of hipped roofs, and gable roofs. Therefore, the proposal would complement the varied character of the area. Furthermore, the proposed rooflights are sensitively spaced and set comfortably in from the roof edge and ridge, ensuring that they do not over dominate the roof.

5.6 Two sensitively designed pitched dormers are proposed to the front elevation of the property. Regard has been given to the guidance provided by Chapter 5.4 of the Kirklees Extensions & Alterations Supplementary Planning Document. In particular, regard has been

given to Figure 28 of the Guidance (**Figure 6**), which illustrates that traditional dormers should be set below the ridge line, in line with windows below and set back from the eaves and gable.



Figure 28: Placing of traditional dormers below the ridge line, away from party walls, in line with windows below and in neighbouring roof plane and set back from the eaves and gable.

Figure 6. Extract from Kirklees Extensions and Alterations SPD in respect of dormer windows

5.7 Similarly, in accordance with paragraph 5.27 of the SPD, the materials to be used are similar to the existing house and roof, and owing to their small scale and sensitive design, the dormers do not dominate the roof or existing property. It should also be noted that the property to the rear of the application site (No. 4 Carlton Road) includes dormer windows on both elevations, thus other examples are found within the character of the area.

5.8 Having regard to the above, the scheme is compliant with Policy LP24 of the Kirklees Local Plan Strategy and Policies (2019) which seeks amongst other things for developments to respect the character of the townscape and be for any extensions and alterations to be subservient to the original building in terms of scale, materials, and details.

Residential Amenity

5.9 Policy LP24c) of the Local Plan sets out that proposals should promote good design by, amongst other things, minimising impact on residential amenity of future and neighbouring occupiers.

5.10 The existing property provides an awkward and inefficient internal layout, where the majority of the property is set out as a 2-bedroom residential dwelling, with a smaller 2-bedroom flat set out in a portion of the property set closest to Carlton Road. The proposal offers an opportunity to improve this situation by creating a dwelling which will give future occupants a high standard of living. Furthermore, the proposed dwelling would comply with the Government's Nationally Described Space Standards.

5.11 The application proposes realigning windows on the rear elevation in order to provide an improved rear façade. It should be noted that the rear of the application property already provides a number of habitable windows on this rear elevation, and as such the proposal does not provide any new opportunities for overlooking or loss of privacy.

5.12 To the front of the property, the proposal seeks consent for the construction of two pitched dormer windows. The nearest residential property to the north is set a significant distance away from the site, ensuring that no harm to residential amenity will be caused. Similarly, the proposed rooflights will not provide opportunities for overlooking.

5.13 Similarly, the proposal does not provide any new windows on the side elevations (only replacements / redesigned windows). As a result, the proposal does not result in a loss of privacy to neighbouring properties.

5.14 The proposed roof alterations have been carefully designed to avoid overbearing impacts on neighbouring properties. As illustrated by the submitted plans, the roof will slope away from neighbouring properties.

5.15 Overall, the proposal maintains a high standard of residential amenity for both existing and future occupiers. As such, it accords with Policy LP24 of the Kirklees Local Plan (2019).

Highways

5.16 The existing lawful use of the site comprises two 2-bedroom residential dwellings, and the application seeks planning consent for the conversion to 1 x 5-bedroom residential dwelling. The existing car parking requirements of the two properties are currently accommodated for on Carlton Road, which provides ample opportunities for on-street parking.

5.17 It is noted that the Kirklees Highway Design Guide Supplementary Planning Document (November 2019) states that 2-bedroom dwellings should provide a minimum of two off-street car parking spaces and 4+ bedroom dwellings should provide three off-street car parking spaces. Therefore, the existing use of the site requires a greater number of car parking spaces (4 spaces in total) when compared to the proposal for a 5-bedroom dwelling (3 spaces).

5.18 As a result, whilst the proposal does not include the provision of off-street car parking, it would not result in any greater demand for off-street parking when compared to the existing scenario.

5.19 Notwithstanding the above, the site is located in a highly sustainable location with a number of amenities located within walking distance of the site. In turn, this reduces the transport and parking demands of the development. Therefore, it is considered that the proposal accords with Policy LP21 of the Kirklees Local Plan (2019).

6.0 CONCLUSION

6.1 This Statement has justified the merits and acceptability of the proposed conversion of the existing property into a single residential dwelling with alterations to the roof.

6.2 As clearly illustrated through this Statement, the represents a qualitative improvement over the existing arrangement and represents a clear enhancement to the area. Any associated harm to highways or residential amenity are considered to be negligible, and are not considered to be any more harmful than the existing situation on the site.

6.3 On balance, the scheme is considered acceptable for the reasons set out. The NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development and that decision-makers at every level should seek to approve applications for sustainable development where possible. It goes on to state that LPAs should look for solutions rather than problems and it is within this context that the application ought to be considered.

6.4 Should the LPA require any additional information; it is asked that contact is made with the Agent.