

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY

PLANNING SUB-COMMITTEE (HUDDERSFIELD AREA)

31 MARCH 2022

Planning Application 2020/94096

Item 10 – Page 13

Erection of 21 dwellings and associated works

Land south of, Swallow Lane, Golcar, Huddersfield, HD7 4NB

Correction(s)

Paragraph 2.2 of the officer report states: 'A gravel surface, large enough for vehicles, is to the north of the site and connects it to Swallow Lane, running between nos. 56 and 58 Swallow Lane'. Please note that the addresses are incorrect and should read 'between nos. 85 and 95 Swallow Lane'.

Residential amenity

Further to paragraphs 10.27 – 10.29 of the officer report, which consider the proposal's impact upon residents to the north (nos. 95 – 117 Swallow Lane), the applicant has asked for it to be noted that they propose to retain the large Leylandii hedge along the north-western corner and northern boundary, which adds additional screening to these units. Officers acknowledge this and concur that it will form an additional effective method of screening.

Planning Application 2021/93564

Item 11 – Page 43

Erection of two-storey and single storey rear extensions, basement extension and front and rear dormers

8-10 Moorbottom Road, Thornton Lodge, Huddersfield, HD1 3JT

Correction and clarifications

Visual amenity:

In paragraph 10.13 of the officer report, reference is made to part 5.24 of the SPD; this should refer to both paragraphs 5.24 and 5.25 (of Part 5.4: Dormer Windows and Roof Extensions of the SPD). Paragraph 5.25 of the SPD states that "ideally, dormers...should be as small as possible with a substantial area of roof retained." It is considered however that the main report fairly assesses the impact of the dormer in paragraphs 10.13-10.15 and that its retention is satisfactory.

Residential amenity:

Although not referred to in the main officer report, the House Extensions and Alterations SPD (Part 4.3, paragraph 4.10) recommends that, in order to ensure reasonable privacy between the original house and neighbouring properties, a minimum distance of 21m is maintained between facing windows of habitable rooms. The separation distance between the two-storey extension of 8-10 Moorbottom Road and the property it directly faces (197 Manchester Road) would be 18m, which is the same as on the previously approved scheme (and which pre-dated the adoption of the SPD). The distance between the ground floor extension and the facing property would therefore be just under 17m. As it is single-storey and the outlook would be partially obstructed by the rear boundary wall, it is considered that this would not give rise to intrusive overlooking of no. 197 Manchester Road.

It is noted that both no. 6 and no. 14 Moorbottom Road are single-aspect properties (rear-facing back-to-back houses) which is not made clear in the report. It is considered however that, for the reasons set out in detail in the report, the development does not have a significant impact upon the amenities of either of these two dwellings.

Representation

One further representation received. Summary of comments made:

The floorplans still do not accurately depict what has been built – discrepancy between width of ground and first floor of the extension. If built like that it would overhang passageway by 300mm.

Response: The elevations make it clear that there is no intention to build a further extension overhanging the passageway. It is therefore considered that the plans are accurate to allow an assessment and subsequent decision to be made.

Planning Application 2021/94645

Item 13 – Page 79

Erection of detached dwelling with parking and division of existing garden to provide amenity, parking and bin storage

adj, 84, Dalton Green Lane, Dalton, Huddersfield, HD5 9UQ

Correction(s)

Paragraph 10.28 of the officer report makes reference to paragraph 127(f) of the National Planning Policy Framework (NPPF). This should read paragraph 130(f) of the NPPF.
