
Report of the Head of Planning and Development

STRATEGIC PLANNING COMMITTEE

Date: 15-Jul-2020

Subject: Planning Application 2020/90584 Erection of extensions, rear dormers and external alterations 56, St Paul's Road, Mirfield, WF14 8AY

APPLICANT

L Pickford

DATE VALID

24-Feb-2020

TARGET DATE

20-Apr-2020

EXTENSION EXPIRY DATE

Please click the following link for guidance notes on public speaking at planning committees, including how to pre-register your intention to speak.

<http://www.kirklees.gov.uk/beta/planning-applications/pdf/public-speaking-committee.pdf>

LOCATION PLAN



Map not to scale – for identification purposes only

Electoral wards affected: Mirfield Ward

Ward Councillors consulted: No

Public or private: Public

RECOMMENDATION:

DELEGATE approval of the application to the Head of Planning and Development in order to complete the list of conditions including those contained within this report and issue the decision.

1.0 INTRODUCTION:

- 1.1 This application is brought to the Strategic Planning Committee as the applicant is a member of staff, who works for the Investment and Regeneration Service. This is in accordance with Part 3.7 of the Constitution.
- 1.2 The Chair of the Strategic Planning Committee has confirmed that the reason for bringing this application to Committee is valid in respect of Section F (Scheme of Delegation to Officers) of the Constitution of Kirklees Council.

2.0 SITE AND SURROUNDINGS

- 2.1 This application relates to no.56 St Paul's Road, Mirfield. It consists of a two-storey brick built detached property, an enclosed grassed area to the front, a driveway and a flat roof single storey extension to the side and a garden with a raised patio and several outbuildings to the rear. The boundary treatments comprise a mix of brick walls, timber fences and bushes.
- 2.2 The site and its surrounding area are purely residential in character, comprising two storey semi-detached, detached and terraced properties. These properties are constructed in various materials including stone, brick and render. The street scene of St Paul's Road is considered relatively diverse because of the difference in scale, design and materials of all properties along it.

3.0 PROPOSAL:

- 3.1 Planning permission is sought for the erection of extensions, rear dormers and other alterations. The ridge height of the application property would be elevated from its current position by approximately 0.5m to create an en-suite bedroom with two dual pitched roof dormers, measuring 3.0m wide, 3.0m high and 3.7m deep externally. The external walls of the property would be faced with cream coloured render.
- 3.2 The proposal also consists of several extensions. These include a two-storey side extension projecting from the external side wall of the host property by 2.0m. It would be 9.0m high and 7.8m deep. Attached to the external rear wall of this extension would be a mono-pitched roof, single storey rear extension with a projection of 3.0m. It would be of the same width as the enlarged property.

4.0 RELEVANT PLANNING HISTORY (including enforcement history):

2014/93476 – Erection of two storey side and single storey rear extension (48, St Paul's Road) – Approved

2006/92058 – Erection of conservatory (42, St Paul's Road) – Approved

2004/95063 – Erection of hipped roof to existing flat roofed extension (48, St Paul's Road) – Approved

98/91811 – Erection of first floor extension (42, St Paul's Road) – Approved

89/07044 – Erection of two storey extension to form kitchen, dining room, bedroom, balcony and erection of (42, St Paul's Road) – Approved

5.0 HISTORY OF NEGOTIATIONS (including revisions to the scheme):

- 5.1 The design of the flat roof dormer has been amended in order to reduce its prominence when looking from the southern aspect of the application property. The facing material of the single storey rear extension has also been amended to ensure that a satisfactory relationship would be established with the host property. The amended drawing was received on 14-Apr-2020.

6.0 PLANNING POLICY:

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The site is unallocated on the Kirklees Local Plan.

- 6.2 Kirklees Local Plan (KLP):

LP 01 – Achieving sustainable development

LP 02 – Placing shaping

LP 21 – Highway safety

LP 22 – Parking

LP 24 – Design

- 6.3 National Planning Policy Framework (NPPF):

Chapter 2 – Achieving sustainable development

Chapter 12 – Achieving well-designed places

7.0 PUBLIC/LOCAL RESPONSE:

- 7.1 As a result of the statutory publicity, no representations have been received.
- 7.2 *Mirfield Town Council* – No comments received

8.0 CONSULTATION RESPONSE:

KC Highways DM Team – One additional off-street parking space is advised to be provided to the front of the enlarged property. It is considered in this instance that a total of two off-street parking spaces should be sufficient to meet the needs of the existing and future occupants of this property.

9.0 MAIN ISSUES

- Principle of development
- Impact on visual amenity
- Impact on residential amenity
- Impact on highway safety
- Other matters
- Representations
- Conclusion

10.0 APPRAISAL

Principle of development

- 10.1 Chapter 2 of the NPPF introduces the presumption in favour of sustainable development, which is the focus of policy LP1 of the Kirklees Local Plan. This policy stipulates that proposals that accord with policies in the Kirklees Local Plan will be approved without delay, unless material considerations indicate otherwise. Policy LP24 of the KLP is the overarching policy in relation to the design of all proposals, requiring them to respect the appearance and character of the existing development in the surrounding area as well as to protect the amenity of the future and neighbouring occupiers, to promote highway safety and sustainability. These considerations, along with others, are addressed in the following sections in this report.

Impact on visual amenity

- 10.2 The proposal is for the erection of several extensions and external alterations to create living space on the second floor. Concerning the single storey rear extension, it would be modest in size, projecting from the external rear wall of the host property by 3.0m. It could be considered subservient in respect of policy LP24(c) of the KLP. The two-storey side extension would significantly increase the bulk of the existing building. It is acknowledged that an extension of such a scale would intrinsically attract a degree of prominence. However, officers recognise that the width of this extension would be limited to 2.0m, which would be a quarter of the width of the enlarged property. It is also evident in the planning history section that some properties on St Paul's Road have already been substantially extended. Acknowledging these factors, it is considered that the side extension could be acceptable in scale in this instance.
- 10.3 As to the dormers and external alterations, they would fundamentally change the roof of the application property from a hipped roof to a gable roof with its ridge in line with that of the adjoining properties on St Paul's Road. Two dual pitched roof dormers would be erected to the gable roof serving an en-suite bedroom on the second floor. These elements of the proposal would have an impact on the visual appearance of this property.

- 10.4 It is noted however that the ridge of all properties immediately adjacent to the site appear to run parallel to the road, consistent with what is being proposed in this application. The street view drawing indicates that the enlarged property would be of a similar height to those on each side of the application site. Its footprint and massing would be proportionate when viewed with the surrounding properties. In terms of the dormers, they would not be small in scale but would remain subordinate to the host property when looking from the rear elevation. For these reasons, the scale of development, in the opinion of officers, is acceptable from a visual amenity perspective.
- 10.5 All extensions alongside the existing building would be faced with cream coloured render. This again would give rise to a noticeable impact on visual amenity. Notwithstanding this consideration, officers do not find the use of coloured render to unduly detract from the appearance of the host property and those surrounding it. The buildings nearby are all constructed in different materials including brick, stone and render. This contributes to the diverse street scene of St Paul's Road. Furthermore, the property immediately adjacent to the site at no.58 appears to be faced entirely with white coloured render. Under these circumstances, the proposed coloured render is considered appropriate in terms of visual amenity. The roofing materials of all extensions are to match those used in the construction the host building. The dormers would be faced with grey coloured cladding to match the roof tiles. In summary, the materials of construction as proposed would be satisfactory in respect of policy LP24 of the KLP. To ensure a satisfactory appearance of development is achieved, a condition is recommended to require the application property be faced with cream coloured render and retained thereafter.
- 10.6 The enlarged property would have a gable roof with two dual pitched roof dormers to the rear. The size and detailing of new windows would be comparable to those of the existing building. The rear extension would be of a sympathetic design that would harmonise with the host property. As such, the proposed extensions and external alterations would be acceptable in design terms.
- 10.7 In conclusion, the proposed development would be of a satisfactory design quality, which would preserve the visual appearance of the application property and the character of its immediate surroundings. The impact on local street scene would be minimal. Under those circumstances, officers are satisfied that the current proposal has complied with policy LP24 of the KLP and chapter 12 of the NPF, thus acceptable in terms of visual amenity.

Impact on residential amenity

- 10.8 The proposed development would significantly increase the massing of the existing building and it would be relatively close to the buildings on each side of the application site known as nos.54 and 58 St Paul's Road. Hence, there could be an impact on the living conditions of the occupants of these neighbouring occupiers. The residential amenity impact arising from this development is addressed in the following.

- 10.9 No.54 St Paul's Road is a two-storey semi-detached property to the south-western aspect of the application site. It does appear to have a door and a landing window in the side elevation facing the site. The proposed development would not bring the application property closer to this neighbouring property but would increase the bulk of the roof, which would consequently give rise to the potential of additional overbearing and overshadowing impacts. Nevertheless, the roof alterations as proposed would not adversely affect the main windows and garden of these neighbouring occupiers. This property would still have a relatively open outlook to the front and the rear. Consequently, its occupants would still receive a good amount of daylight and sunlight. The rear extension would be single storey in height with its projection limited to 3.0, set back slightly from the shared boundary. Hence, this element of the proposal would have no effect on these neighbours.
- 10.10 According to the proposed elevations drawing, there would be no windows in the side elevation facing no.54. No privacy issues would arise from this development. In the interest of residential amenity, a condition is recommended to withdraw permitted development rights for insertion of new openings in the south-western aspect of the single storey rear extension. Subject to this condition, the living conditions of these neighbours would not be unduly prejudiced by the proposals.
- 10.11 In terms of no.58, it is a two-storey detached property to the north-eastern aspect of the site. It has an attached single garage immediately adjacent to the site boundary. On the first floor of the gable wall, there is a small window, which appears to serve a non-habitable room. The proposed two storey side extension and roof alterations would reduce the spacing between the two properties concerned. A gap of approximately 4.3m would be retained between the gable wall of these properties. It is recognised that the development proposal would affect the existing side facing window of this neighbouring property in terms of overshadowing and overbearing. However, this window appears to serve a non-habitable room. All other main windows of these neighbours would not be affected in any respect by the current proposal. They would enjoy a good amount of daylight and sunlight from their garden as well.
- 10.12 Concerning the single storey rear extension, it is considered to have no effect on these neighbouring occupiers for the same reason already given in relation to no.54. The same condition would be imposed in order to protect the privacy of the neighbours concerned. Overall, officers are satisfied that the proposal would preserve the residential amenity of the occupants of no.58 St Paul's Road in accordance with policy LP24(c) of the KLP.
- 10.13 There are some flats to the rear of the application site including nos. 48, 50, 52 and 54 Fenton Street. The two rear facing dormers would face towards these flats however, they would be a sufficient distance from these flats. There are considered no major issues in terms privacy of these neighbouring properties. No other properties in the vicinity of the application site would be adversely affected by the proposed development.

- 10.14 In conclusion, the development would be designed in such that it would minimise the impact on residential amenity of the occupants of the neighbouring properties, in line with policy LP24 of the KLP. Accordingly, the proposal could be supported from a residential amenity perspective, subject to the recommended conditions.

Impact on highway safety

- 10.15 This application would intensify the residential use of the existing property but would not affect the parking arrangement of the site. The enlarged property would have four bedrooms in total. For a house with more than three bedrooms, three parking spaces would normally be expected to be provided to its occupants. In this instance, officers consider, based on the site visit observations, that there is likely to be a shortfall in parking provision when assessed against policy LP22 of the KLP and the Highway Design Guide SPD. Nonetheless, it is noted that the property does have a grassed area to the front which could be partly reconfigured to create an additional off-street parking space. KC Highways DM has confirmed that it would satisfy the policy requirements in relation to parking. As such, a condition is recommended to require two off street parking spaces be provided in accordance with the proposed block plan before the extensions are first brought into use. Subject to the inclusion of this condition, the proposal is considered to be acceptable in terms of parking, complying with policy LP22 of the KLP.
- 10.16 The enlarged property would be occupied by one household as existing. The proposal would not cause a material increase in traffic generation that would prejudice highway safety and efficiency. It would accord with policy LP21 of the KLP.

Other matters

Climate change

- 10.17 On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan pre-dates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.
- 10.18 The proposal is for a modest extension to an existing pre-school. As such, no specific measures were required in terms of the planning application with regards to carbon emissions. However, there are controls in place in terms of Building Regulations which will need to be adhered to as part of the construction process which will require compliance with national standards.
- 10.19 There are no other matters considered relevant to the determination of this application.

Representations

10.20 No representations have been received from the occupants of the nearby residential properties following the statutory publicity.

11.0 CONCLUSION

11.1 The development proposal, which is for the erection of extensions and external alterations, is considered to be of a satisfactory design and layout, which would preserve the visual amenity of the site and its immediate surroundings as well as the living conditions of occupants of the neighbouring residential properties in accordance with the relevant design policy of the KLP. There would be enough parking provision available to the occupiers of the enlarged property, consistent with policy LP22 of the KLP and the Highway Design Guide SPD. Consequently, the development under consideration could be supported.

11.2 The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice. As set out above, this application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

12.0 CONDITIONS (Summary list - Full wording of conditions including any amendments/additions to be delegated to the Head of Planning and Development)

1. Timeframe of 3 years for implementing the development
2. In accordance with the submitted plans
3. No openings in the South West and North East (side) elevations of the rear extension
4. External walls of the application property shall be faced in cream coloured render
5. Two off street parking spaces be provided in accordance with the approved block plan before the extensions are occupied

Background Papers:

Planning Application web link details:

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2020/90584>

Certificate of Ownership: Certificate of Ownership A has been submitted as part of this application.