
Report of the Head of Planning and Development

HUDDERSFIELD PLANNING SUB-COMMITTEE

Date: 20-Oct-2022

Subject: Planning Application 2022/91620 Erection of extensions creating first floor to existing bungalow, internal and external alterations 2, Town End Avenue, Wooldale, Holmfirth, HD9 1QW

APPLICANT

M Brodie

DATE VALID

11-May-2022

TARGET DATE

06-Jul-2022

EXTENSION EXPIRY DATE

24-Oct-2022

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

[Public speaking at committee link](#)

LOCATION PLAN



Map not to scale – for identification purposes only

Electoral wards affected: Holme Valley South

Ward Councillors consulted: No

Public or private: Public

RECOMMENDATION:

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

1.0 INTRODUCTION:

1.1 This application has been brought to the Huddersfield Planning Sub-Committee for determination due to the significant level of representations received which are contrary to the officer recommendation. This is in accordance with the Council's Scheme of Delegation set out in the Constitution.

2.0 SITE AND SURROUNDINGS:

2.1 The application relates to 2 Town End Avenue, Wooldale, a detached bungalow, designed with a dual pitched roof. The dwelling benefits from an existing side extension on the roadside/south and detached garage to the rear of the site. Materials consists of brickwork and tiles to the roofs. Due to the dwelling's orientation within the site, officers consider the principal elevation to be to the south east. The site is surrounded by a wrap around garden, along with a large driveway to the south-west/west. Pedestrian and vehicular access can be taken from the southern boundary onto Town End Avenue. Boundary treatment consists of hedging and timber fencing.

2.2 The site is situated within a wider residential area, whereby the neighbouring properties vary in design and form. The site is unallocated on the Kirklees Local Plan, however the northern boundary is adjacent to Wooldale Conservation Area. The site is within the Strategic Green Infrastructure Network.

3.0 PROPOSAL:

3.1 The applicant is seeking permission for the raising the height of the roof, front and rear dormers and a single storey side extension. The roof would be raised by a maximum of ~0.8m. The measurements of the front gable dormer would be ~5.1m in width, ~3.9m in depth and ~2.3m in overall height. Alongside this, the rear dormer measures ~7.8m in width, ~3.9m in depth and ~2.2m in overall height. The side extension would replace the existing side extending element to the south and would be ~2.3m in projection, ~8.8m in depth (with front and rear walls flush with the side walls of the dwelling), ~2.9m in height to the eaves and ~5.7m in overall height. Its footprint would match the existing extension, which would be demolished as part of this application.

- 3.2 The extensions would be constructed from brickwork, with the existing tiles being deep cleaned and retained. The dormers would be constructed from a dark brown timber clad to match the colour of the roof tiles. Existing windows would be replaced with timber frames to match those proposed.
- 3.3 To the rear, the detached garage would remain as existing, but would be rendered. This would be within a cream/off white colour.
- 3.4 On-site parking would be retained on the existing driveway and within the garage.

4.0 RELEVANT PLANNING HISTORY (including enforcement history):

4.1 At the application site:

None at the application site.

4.2 Neighbouring properties:

- 2019/92144 – Erection of two storey rear extension and raising the roof – Granted (4 Town End Avenue).
- 2017/94007 – Erection of extensions and alterations – Refused (4 Town End Avenue).
- 2005/91517 – Erection of conservatory – Granted (4 Wooddale Road).
- 2003/94140 – Erection of rear third floor extension with two rooflights to the front (within a Conservation Area) – Granted (78 Town End Road).
- 2000/90513 – Formation of pitched roof to front dormer – Granted (2 Wooldale Road).

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

- 5.1 Officers have entered into discussions with the agent and applicant given concerns with the bulk and massing proposed by creating an additional storey to the existing bungalow. As such, amendments have been sought to show only the roof being heightened, with front and rear dormers in order to achieve the appropriate internal living space required. Amendments have also been sought to the finish of the dormers and the fenestration proposed. As such, final amended plans were received on 3rd October 2022, which on balance, addressed the concerns by Officers.

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, but the site is within the Strategic Green Infrastructure Network and adjacent to Wooldale Conservation Area.

6.2 Kirklees Local Plan (2019):

- **LP1** – Achieving sustainable development
- **LP2** – Place shaping
- **LP21** – Highway safety
- **LP22** – Parking
- **LP24** – Design
- **LP30** – Biodiversity and Geodiversity
- **LP31** – Strategic Green Infrastructure Network
- **LP35** – Historic Environment
- **LP51** – Protection and Improvement of Local Air Quality

6.3 Supplementary Planning Guidance / Documents:

- House Extensions and Alterations SPD
- Highways Design Guide SPD

6.4 Neighbourhood Development Plans:

The Holme Valley Neighbourhood Development Plan was adopted on 8th December 2021 and therefore forms part of the Development Plan.

Therefore, the policies most relevant to the determination of this application are:

- Policy 1 – Protecting and Enhancing the Landscape Character of Holme Valley
- Policy 2 – Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design
- Policy 11 – Improving Transport, Accessibility and Local Infrastructure
- Policy 12 – Promoting Sustainability
- Policy 13 – Protecting Wildlife and Securing Biodiversity Net Gain

The application site is within Landscape Character Area 4 – River Holme Settled Valley Floor as identified with the neighbourhood plan.

Key landscape characteristic of the area are:

- Framed views from the settled valley floor to the upper valley sides and views across to opposing valley slopes and beyond towards the Peak District National Park.
- Boundary treatments comprised largely of millstone grit walling. The stone walling which runs parallel with Upperthong Lane is representative of local vernacular detailing.
- A network of Public Rights of Way (PRoW) including the Holme Valley Riverside Way which follows the River Holme from Holmbridge through Holmfirth and downstream. National Cycle Route no. 68 follows minor roads through Upperthong towards the centre of Holmfirth before climbing the opposing valley slopes.
- Mill ponds reflect industrial heritage and offer recreation facilities

Key built characteristic of the area are:

- Mill buildings, chimneys and ponds, including Ribbleden Mill with its chimney, associated mill worker houses and ashlar fronted villas link the area to its industrial and commercial heritage and are a legacy of the area's former textile industry.
- Terraced cottages and distinctive over and under dwellings feature on the steep hillsides with steep ginnels, often with stone setts and narrow roads.
- Narrow winding streets with stepped passageways, stone troughs and setts characterise the sloping hillsides above Holmfirth town centre.
- Small tight knit settlements on the upper slopes are characterised by their former agricultural and domestic textile heritage.
- There are mixed areas of historic and more recent residential and commercial developments

6.4 National Planning Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) updated 20th July 2021, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- **Chapter 2** – Achieving Sustainable Development
- **Chapter 4** – Decision-Making
- **Chapter 9** – Promoting Sustainable Transport
- **Chapter 12** – Achieving Well-Designed Places
- **Chapter 14** – Meeting the Challenge of Climate Change, Flooding and Coastal Change
- **Chapter 15** – Conserving and Enhancing the Natural Environment
- **Chapter 16** – Conserving and Enhancing the Historic Environment

7.0 **PUBLIC/LOCAL RESPONSE:**

7.1 The application has been advertised via site notice, neighbour notification letters and the press.

Final publicity expired: 23rd September 2022.

As a result of the above publicity 16 representations have been received, all objecting to the application. A summary of the concerns raised are as follows:

Visual amenity:

- The part of the Avenue where the property is located was built in the 1960s and the properties have a characteristic style, being built principally of brick with stone detailing to some of the front facades.
- There is one property which the application refers to, however this is at odds with neighbours and therefore should not lead to a departure from the original style of the estate.

- Extending number 2 up a storey will create a sudden marked increase in building height. This will not only look incongruent but will seem like a three storey building to the properties immediately next door.
- The dwelling would be out of character.
- The approved development at no. 4 Town End Avenue should not set a precedent.
- Loss of character to the adjacent Conservation Area.
- In this locality the properties are bungalows constructed of brick. Development of the house in question as submitted would result in a largely rendered exterior which no doubt would be painted white or pastel shades which would be out of keeping with the area.
- There is existing development that sticks out.
- With the additional building height and windows this development would certainly be dominating the nearby buildings, where to some extent the existing bungalow already dominates. As a result, the development would conflict with the pattern of development, create a poor relationship with adjoining buildings and be visually damaging in the landscape or in the setting of the estate.
- Extending number two will alter the staggered roofline on that side of Town End Avenue.
- The bi-folding doors on the eastern elevation are still too large.
- The new footprint brings the two storey building line closer to the road and includes dormer windows.
- the roofline has been reduced in height but the visible profile of the building has been broadened with the addition of dormers to the west and east elevations. This increases the intrusive element of adding an extra storey to the existing bungalow.
- Using the building line of the current low rise extension to the south elevation and taking the proposed wall up to two storeys will make for a much more dominating façade looking over Town End Avenue.
- The bricks are of an imperial size, manufactured by a now defunct brickworks. This will result in large areas of incongruous render.
- There is still a substantial rise in the height of the ridge of the roof which is rather vague on the drawings, and which is unacceptable, particularly as in these plans, large dormers have now been included.
- The small improvement by the reduction in height is completely negated by the addition of the large dormers to the east and west aspects.
- The addition of any additional first floor configuration to this bungalow on its small plot is out of keeping with the bungalows and dormer bungalows in this part of the Town End Avenue development.

Residential amenity:

- The latest proposal would continue to dominate existing properties on Wooldale Road and Town End Road with a possible reduction in light to those houses.
- Loss of light to both neighbouring properties and their gardens.
- Substantial impact on neighbouring amenity from the additional volume and footprint increase.
- Overshadowing to neighbouring amenity by the increased bulk and massing.

- All boundaries are very close to the building and the properties on Wooldale Road and Town End Road will suffer loss of light to gardens and living rooms. As many are built to a lower level due to the lie of the land, this will be oppressive.
- Overlooking (and loss of privacy) to neighbouring properties, especially due to the change in land levels.
- Overlooking from the dormers.
- The amended plans would not overcome the impact on neighbouring amenity.
- The amended plans have not addressed concerns and the development would still significantly overshadow neighbouring amenity.

Highway safety:

- Town End Avenue is not a wide road and a larger house with 2 or 3 cars plus visitors would cause problems close to the junction with Town End Crescent.
- The parking provision will not be increased. A four bedroomed family home will potentially generate the need for more parking and more accessible parking.
- The site is located on a bend and therefore off-street parking is essential.
- Building sites mean increased number of larger vehicles for prolonged periods and therefore this could affect access and highway safety.
- This will be dangerous for emergency services.
- Heavy goods vehicles, noise and mess are inevitable during building work and the site will be at a key junction which is the only access to the estate.
- The plans do not include extra parking but a family may own multiple cars. Two off road car parking spaces is insufficient.

General concerns:

- The photographs within the plans are out of date and do not reflect the correct boundary treatment around the application site.
- True bungalows are in short supply in the Holme Valley so to lose another affordable property is regrettable.
- Oppose the conversion of a bungalow into a two storey house, skewing the housing stock and reducing the supply of sought after bungalows.
- A lot of the detail outlining how the finished property would look is vague on the plans. Namely rendering of a colour yet to be decided and matching brickwork if possible.
- Concerns are raised by Holme Valley Parish Council in terms of the over-intensification of the site.

7.2 As outlined above, amended plans have been sought to reduce some of the bulk and massing proposed. This has led to the removal of the second floor and the slight increase in the ridge height, along with front and rear dormers. Given that the works would be material to the original plans, Officers considered it necessary to re-advertise the application via a 21 day neighbour notification letter.

- 7.3 Holme Valley Parish Council: Oppose on the basis of over-intensification of the site.
Officer Comment: This has been noted and addressed in the below Officer assessment.

8.0 CONSULTATION RESPONSES:

- 8.1 None considered necessary.

9.0 MAIN ISSUES

- Principle of Development
- Visual Amenity (including historic environment assessment)
- Residential Amenity
- Highway Safety
- Other Matters
- Representations

10.0 APPRAISAL

Principle of Development

- 10.1 The site is without notation on the Kirklees Local Plan. Policy LP1 of the Kirklees Local Plan 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 National Planning Policy Framework.
- 10.2 Policy LP1 of the Kirklees Local Plan goes on further to state that: *“The Council will always work proactively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area”.*
- 10.3 In this case, it has been considered that the principle of development could be acceptable subject to the assessment of impacts on visual and residential amenity and highway safety, as well as other material considerations relevant to this case. This will be discussed by Officers below.

Visual Amenity

- 10.4 Policies LP1, LP2 and LP24 of the Kirklees Local Plan are all relevant, as these policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development within the area and is visually attractive. With reference to extensions, Policy LP24(c) of the Kirklees Local Plan states these should be ‘subservient to the original building’ and ‘in keeping with the existing building in terms of scale, materials and details.’

- 10.5 These aims are also reinforced within Chapter 12 of the NPPF (Achieving well-designed plans) where paragraph 126 provides an overarching consideration of design stating that: *“the creation of high-quality buildings and places are 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.”* Paragraph 130 of the NPPF states that planning decisions should ensure developments are sympathetic to local character, including the surrounding built environment.
- 10.6 Policy 1 of the HVNDP relates to protecting and enhancing the landscape character of Holme Valley, and states that: *“All development proposals should demonstrate how they have been informed by the characteristics of the Landscape Character Area (LCA) in which they are located”*. The Policy goes on to note that proposals should be designed in accordance with the character and management principles in respect of landscape set out for each LCA in order to avoid detrimental impact on the LCA. This Policy also notes that a full hard and soft landscaping scheme is to be submitted with all planning applications for new buildings.
- 10.7 Policy 2 of the HVNDP relates to protecting and enhancing the built character of the Holme Valley and promoting high quality design. Policy 2 notes that proposals should be designed in accordance with the management principles for each LCA in respect of built character in order to avoid detrimental harm to the LCA.
- 10.8 With regard to the House Extensions and Alterations SPD, Key Design Principles 1 and 2 are relevant which state:
- Principle 1 – that: *“extensions and alterations to residential properties should be in keeping with the appearance, scale, design, and local character of the area and the street scene.”*
 - Principle 2 – that: *“extensions should not dominate or be larger than the original house and should be in keeping with the existing building in terms of scale, materials and detail.”*
- 10.9 Section 5 of the House Extensions and Alterations SPD also provide guidance for specific types of extensions and alterations which will be referred to.
- 10.10 In this case, it has been noted that the roof on the existing dwelling would be heightened, along with the insertion of front and rear dormer windows. The existing side extension will also be demolished and replaced.
- Raising the height of the roof and dormer windows*
- 10.11 Section 5.4 of the Householders Extensions and Alterations SPD provides advice on 'dormer windows and roof extensions'
- 10.12 Paragraph 5.24 of the House Extensions and Alterations SPD states that *“Roofs are a prominent and visible element of the street scene. Unsympathetic roof extensions and dormer windows can have a significant effect on the visual appearance of both the individual building and street scene. Poorly designed roof extensions and dormer windows can make a building appear top-heavy, cluttered and asymmetrical”*.

- 10.13 Paragraph 5.25 further adds that: *“The design of dormer windows and roof extensions should reflect the character of the area, the surrounding buildings and the age, appearance and materials of the existing house. Ideally, dormers should be located to the rear of a house and should be as small as possible with a substantial area of the original roof retained.”*
- 10.14 Paragraph 5.26 outlines 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.”*
- 10.15 Lastly paragraph 5.27 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 neighboring properties in the same roof plane where relevant.”*

10.16 The locality is predominantly characterised by bungalow dwellings, albeit, some of chalet style with flat dormer windows. Thus, raising the roof of the dwelling has the potential to result in a more dominant building within the streetscene. However, the ridge height would only be increased by a maximum of 0.8m, and by virtue of this, the height of the dwelling would still be significantly lower than the neighboring property at no. 4 Lower Town End Avenue which has recently been extended upwards. In addition, whilst not technically subservient, the increase in height would be a relatively small one and the extension would continue with the existing dual pitched design. This development would also still allow for the natural decline/staggered in built form from the south west to the north east.

10.17 Officers have noted that the proposed dormers would be relatively large in size and scale, especially the one proposed to the rear and this would add to the overall bulk of the roof extension. However, the plans show the rear dormer to be set in ~1.5m from each side elevation to help reduce the overall bulk. Discussions have also been held to amend the design of the dormer to a flat roof in order to take away some of the bulk and massing and to keep in with those that exist within the street scene. However, the agent has confirmed that this would only add to the massing and that the pitched roofs would be more aesthetically pleasing, as they would keep in with the style and character of the host dwelling. Officers would have preferred for a flat roof dormer to the rear to reduce the bulk, but given the presence of dormers in the streetscene, and that the proposed rear dormer would be set off from the side walls to help reduce its massing, Officers consider on balance this dormer could be acceptable in terms of its scale.

- 10.18 As identified within paragraph 10.12, the House Extensions and Alterations SPD states that front dormers can be supported, as long as they are well designed, small in scale and are a characteristic within the wider street scene. Therefore, in this case, it has been noted that front dormer windows are a common feature within the immediate landscape. In addition, whilst the front dormer would be of gable design, it would be of a shallow pitch and this dormer would also be set up from the eaves and set off some distance from the side walls of the dwelling reducing its overall mass.
- 10.19 Materials would be dark timber boarding, to keep in with the roof tiles on the host property. This would help alleviate any wider visual concern and would allow the development to harmonise with the existing built form and Policy 2 of the Holme Valley Neighbourhood Development Plan.
- 10.20 Thus, whilst the proposal to increase the roof height along with front and rear dormers would increase the scale and massing of the dwelling, it is considered, on balance, that this would not result in detrimental harm to the visual amenities of the locality.

Single storey side extension

- 10.21 Section 5.3 of the House Extensions and Alterations SPD relates to side extensions. Paragraph 5.15 of the aforementioned SPD states that: *“Side extensions should be located and designed to minimise the impact on the local character of the area. The design should reflect the design of the original building in terms of roof style, pitch materials and detailing.”*
- 10.22 More specifically, paragraph 5.17 outlines that: *“Single storey side extensions should be offset and complement the original building. As such, single storey side extensions should:*
- *not extend more than two thirds of the width of the original house;*
 - *not exceed a height of 4 metres; and*
 - *be set back at least 500mm from the original building line to allow for a visual break.”*
- 10.23 The proposed single storey extension would project off a side wall, but this side wall also fronts a highway, therefore it is also considered relevant to refer to the guidance for front extensions within this SPD too, contained within Section 5.2. Paragraphs 5.13 and 5.14 of this note the following:

“Front extensions are highly prominent in the street scene and can erode the character of the area if they are not carefully designed. Large extensions (single and two-storey) and conservatories on the front of an existing house are likely to appear particularly intrusive and will not normally be acceptable.

Single storey extensions on the front of a house and two-storey or first floor front extensions are usually unacceptable due to the impact on the character of the area and visual amenity and will not normally be permitted unless:

- *The house is set well back from the pavement or is well screened; and*
- *The extension is small, subservient to the original building, well-designed and would not harm the character of the original house or the area; and*

- *The materials and design match the existing features of the original house; and*
- *The extension would not unreasonably affect the neighbouring properties.”*

10.24 The proposed extension as shown on the submitted plans, would have the same footprint as the one currently in situ thereby it would not extend any closer to the pavement than the existing dwelling. It would not extend more than two thirds of the existing house however, it would exceed an overall height of 4m. This is to allow the built form to be a continuation of the existing, in order to create the internal accommodation proposed. This would include a dual pitch roof and matching eaves height. Therefore, whilst the advice is that the extension should be set back 0.5m from the original building, Officers do not consider the built form to result in any undue visual impact, nor terracing affect, and that it would result in a more cohesive finish in this instance. Therefore, for these reasons, the side extension is considered compatible with the existing dwelling in terms of scale and form, and would not dominate the streetscene.

10.25 In terms of materials, the extension would be constructed from matching brickwork with a tiled roof. Such materials are considered acceptable by Officers.

10.26 With regards to fenestration, the plans show two windows to be inserted into the side elevation and one to be inserted into the rear elevation. The design of the side openings has been considered acceptable, as they would match those that exist on the host dwelling. The rear opening would on the other hand be smaller, as it would serve an en-suite. However, due to its location to the rear elevation, this opening would not be widely visible from public vantage points.

10.27 Lastly, with regards to rendering the garage, Officers acknowledge that this addition would introduce a new material to the application site however, similar examples of render can be found at the adjacent residential property no. 4 Lower Town End Avenue. Therefore, Officers consider that due to its somewhat hidden location to the rear of the site and that the garages secondary appearance to the host dwelling, any visual concerns would not be undue.

10.28 Nonetheless, it is considered reasonable to condition the finish of the render, in the case of an approval, with an off white/cream colour being the most appropriate.

10.29 Cumulatively, the extensions would result in a large addition to the existing dwelling. That being said, the extensions together, on balance, are not considered to overdevelop the site and would harmonise to an acceptable degree with the wider street scene. This would also ensure that the majority of the site’s outdoor amenity space is retained.

Historic Environment

10.30 Section 72 of the Planning (Listed Buildings & Conservation Areas) Act (1990) requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the appearance or character of the Conservation Area.

- 10.31 Section 72 of the Planning (Listed Building & Conservation Areas) Act (1990) is mirrored in Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.
- 10.32 Furthermore, Policy LP35 of the Kirklees Local Plan states that: *“Development proposals affecting a designated heritage asset...should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm.”*
- 10.33 Alongside the above the application has been assessed by the impact it would have on the significance of Wooldale Conservation Area. In this instance, it has been noted that the additional development would be constructed from matching materials and would be of an acceptable design and form to keep in with the architectural merits of the host property. Given this, and the relatively modest scale of the extensions within a residential estate, Officers are satisfied that there would be no harm to the significance of this conservation area in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the NPPF.
- 10.34 Therefore, having taken into account the above, it has been considered that the proposal would harmonise, to an acceptable degree, with the host property, the surrounding development and the wider street scene, and would prevent harm to the significance of the Wooldale Conservation Area, complying with Policies LP24 and LP35 of KLP, the aims of the Council's House Extensions and Alterations SPD, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan and Chapters 12 and 16 of the NPPF.

Residential Amenity

- 10.35 Section B and C of LP24 states that alterations to existing buildings should:
- “...maintain appropriate distances between buildings’ and ‘...minimise impact on residential amenity of future and neighbouring occupiers.”*
- 10.36 Policy 2(10) of the HVNDP also states that proposals should be designed to minimise harmful impacts on general amenity for present and future occupiers.
- 10.37 Further to this, Paragraph 130 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.
- 10.38 The House Extensions and Alterations SPD sets out a number of design principles which will need to be considered when assessing a proposal's impact on residential amenity. These include:
- Principle 3 - that *“extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants, and neighbours.”*
 - Principle 4 - that *“extensions and alterations should consider the design and layout of habitable and non-habitable rooms to reduce conflict between neighbouring properties relating to privacy, light, and outlook.”*

- Principle 5 - that “*extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property.*”
- Principle 6 - that “*extensions and alterations should not unduly reduce the outlook from a neighbouring property.*”
- Principle 7 - that “*extensions and alterations should ensure an appropriately sized and useable area of private outdoor space is retained. Normally at least half the garden area should be retained as part of the proposals.*”

10.39 In terms of Principle 7, the majority of the garden surrounding the site would be retained and Officers consider this of a good size for a dwelling of this scale.

10.40 The impact of the development on each of the surrounding properties most likely to be impacted by the proposal will be assessed in turn below

4 Wooldale Road

10.41 4 Wooldale Road is the neighbouring property to the East of the application site on lower land. It has been assessed that there would be some additional impact upon the amenity of this neighbour, from the additional bulk and massing proposed. However, given the orientation of this property with the application site and no. 4's main private outdoor amenity space being to the North/North East, Officers are satisfied that any additional overbearing and overshadowing impact would not be undue. There would also be a separation distance of ~15m to the nearest openings within the flat roof extension at these neighbours, which would also help mitigate some of the impact.

10.42 In terms of loss of privacy, Officers are satisfied that there would be no undue loss of privacy to these neighbour's side openings given the aforementioned separation distance and the fact that the first floor windows would not directly face these openings due to the change in levels. Within the front elevation of the host dwelling, bi-folding doors are proposed. It has been noted that this opening would not have a direct relationship with these neighbours, along with the fact that the works are likely to fall under the remit of permitted development and therefore could be installed without acquiring formal planning permission. Whilst the first floor windows would allow for views over the driveway and front garden of No.4, as noted before the main private garden is to the rear of No.4 and it is not considered the views would be significantly different from those already gained within the east elevation of No.4.

10.43 Lastly, the side extension would be located to the southern side of the host dwelling and would be on the same footprint as the existing extension being set away from the shared boundary. Due to its location, it is considered that it is unlikely to result in any undue impact to these neighbour's amenity.

10.44 As such, Officers consider the relationship between these dwellings to be acceptable.

2 Wooldale Road

- 10.45 2 Wooldale Road is the residential dwelling to the north east (side) of the host property. Due to the significant changes in levels within the wider vicinity, it has been noted that these neighbours are situated on a lower level. Having undertaken the site visit, it has also been noted that there is a close relationship between these neighbours, with their first floor rear openings (within a flat roof dormer), being at a lower level than the blank gable at the application site.
- 10.46 Officers held significant concerns with the original proposal for a larger roof extension by virtue of the impact it would have on these neighbour's amenity and therefore amendments were sought. These included only heightening the the ridge by a maximum of 0.8m, along with the erection of front and rear dormers. In this instance, Officers consider that the bulk and massing from the dormer windows would not have a material impact upon these neighbour's amenity, due to their inset from the side boundary and orientation within the site. The heightening of the roof and the installation of additional courses of brickwork would however have some impact.
- 10.47 Nonetheless, Officers, do not consider this would cause undue harm to the amenity of this neighbour in terms of loss of outlook, overshadowing, loss of light or the creation of an overbearing effect, when taking into account the existing relationship, as the majority of the impact would already come from the existing side gable. Therefore, for the reasons outlined above, Officers do not consider the minor height increase to detrimentally impact these neighbour's amenity.
- 10.48 In terms of overlooking, the submitted plans show no new windows to be inserted into the north eastern facing side elevation, which will help protect these neighbours amenity. This is to comply with Policy LP24 of the KLP and Principle 3 of the SPD. Future first floor side openings would need to be obscurely glazed in order to comply with the GDPO. The first floor windows within the dormers would be set at an oblique angle to the rear garden and rear windows of No.2, thereby preventing undue overlooking and loss of privacy.
- 10.49 With regards to the impact on these neighbour's outdoor amenity space, it appears that the majority of the impact will come from the change in levels, boundary treatment and existing dwelling, with these neighbours also benefitting from a front and side garden, in which would not be unduly impacted by this proposal. As such, the impact upon no. 2's outdoor amenity space is considered acceptable by Officers.
- 10.50 Therefore, on balance, this relationship can be supported.

78, 80 and 82 Town End Road

- 10.51 78, 80 and 82 Town End Road are the row of terraces to the north west of the application site. It has been noted that the existing separation distance of 15m being retained to the nearest elevation at no. 82. Therefore, whilst there would be some additional bulk and massing within the application site, due to the development proposed, Officers are satisfied that any overbearing impact would not be detrimental. There may also be some additional overshadowing, however, this would only be noticeable within a morning and given the separation distance highlighted above, Officers consider that any impact would not be undue.

- 10.52 Any overshadowing to these neighbours' outdoor amenity space is already likely to come from the change in levels and therefore the works would not materially add to this.
- 10.53 With regards to overlooking, the rear dormer would not propose a direct relationship with these neighbours' rear openings or gardens and therefore, any outlook would be at an oblique angle.
- 10.54 Lastly, the submitted plans show the detached outbuilding to retain as existing (in terms of footprint and height), with the only external alteration being its finish. Therefore, the impact upon these neighbours' amenity has been considered acceptable.

4 Town End Avenue

- 10.55 4 Town End Avenue is the neighbouring property to the west of the application site and on higher land to the application site. It has been noted that the separation distance between these neighbours would be retained, however, the development proposes to intensify the built form within the roof space.
- 10.56 Having undertaken the site visit, it has been noted that there are two ground floor windows within these neighbour's eastern elevation, which would be impacted by the bulk and massing proposed. However, having reviewed the planning history for this site, the windows appear to serve as a secondary window to a cloak room and to a utility (i.e. non habitable rooms). As such, it is considered that any additional bulk and massing would not result in a detrimental impact to these neighbour's amenity in terms of loss of outlook or loss of light.
- 10.57 The side extension would also have a similar footprint to the existing and therefore would maintain the existing separation distance between these neighbours and it is considered even though it would be of a larger height, it would not have a materially greater impact on No.4 in terms of loss of light or outlook.
- 10.58 In terms of loss of privacy from the windows proposed within the rear dormer, these would only have an outlook onto no.4's blank first floor side elevation and therefore would not result in any significant loss of privacy. Ground floor openings would also be obscured to some degree, by the existing boundary treatment and change in levels. As such, there would be no direct relationship.
- 10.59 The garage would also be retained in terms of its overall size and scale.
- 10.60 As such, having taken into account the above, Officers are satisfied that the development would not result in undue harm to No.4 in terms of loss of privacy or overlooking, loss of outlook, loss of privacy, overshadowing, or the creation of an overbearing effect.

1 Town End Avenue

- 10.61 1 Town End Avenue is the neighbouring property to the south of the application site. A separation distance of approximately 20m would be retained to the principal elevation at these neighbours, including a highway. Given this, the relatively minor increase in height, and that no first floor windows would directly face towards No.1, it is considered that there would be no detrimental overbearing, overshadowing or overlooking as a result of the bulk, massing and openings, contained with the extensions proposed.
- 10.62 In summary, the proposal would have an acceptable impact on residential amenity and would be compliant with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the NPPF in respect of residential amenity, as well as Principles 3-7 of the House Extensions and Alterations SPD.

Highway safety

- 10.63 Turning to highway safety, Local Plan Policies LP21 and LP22 are relevant, as is Policy 11 of the HVNDP, and these seek to ensure that proposals do not have a detrimental impact on highway safety and provide sufficient parking. Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 10.64 Principle 15 of the House Extensions and Alterations SPD states that extensions and alterations should maintain appropriate access and off-street 'in curtilage' parking. With Principle 16 going on to say that proposals should maintain appropriate storage arrangements for waste.
- 10.65 The proposal would result in the dwelling accommodating 3 bedrooms, and the Kirklees Highway Design Guide states that 3 bedrooled dwellings should provide 2 off-street parking spaces.
- 10.66 In this case, the garage to the rear of the site would be retained in which is considered suitable for the parking of one vehicle, in line with the Council's guidelines. The existing hardstanding/driveway to the south west of the host dwelling would also be retained. This would be adequate for the parking of at least three further vehicles in a tandem formation. This type of parking is common along Town End Avenue and is a similar scenario to existing at the site. Therefore, no concern has been raised from a parking perspective.
- 10.67 Principle 16 of the SPD states that extensions and alterations should maintain appropriate storage arrangements for waste. It is considered that the existing waste arrangements would not significantly alter as a result of the proposal.
- 10.68 Having taken into account the above, it has been considered that an acceptable level of parking could be achieved, as existing, without acquiring additional levels of hard surfacing. Therefore, the proposal is considered to comply with Policies LP21 and LP22 of the Kirklees Local Plan, Policy 11 of the HVNDP, Chapter 9 of the NPPF, Principles 15 and 16 of the House Extensions and Alterations SPD and the guidance within of the Council's Highways Design Guide SPD.

Other Matters

Climate change

- 10.69 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 predates 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.
- 10.70 Policy 12 of the HVNDP outlines that all development is expected to be designed to be energy efficient.
- 10.71 Principles 8-11 of the House Extensions and Alterations SPD relate to planning for climate change. Of note:
- Principle 8 (Energy Efficiency) states: *"Extensions and alterations should, where practicable, maximise energy efficiency."*
 - Principle 9 (Construction Materials) states: *"Extensions and alterations should seek to use innovative construction materials and techniques, including reclaimed and recycled materials where possible."*
 - Principle 10 (Renewable Energy) states: *"Extensions and alterations should consider the use of renewable energy."*
 - Principle 11 (Water Retention) states: *"Extensions and alterations should consider designing water retention into the proposals."*
- 10.72 In this case, due to the nature of the proposal, it is not considered reasonable to require the applicant to put forward any specific resilience measures. However, it has been noted that the extensions would be finished in brickwork which is a local material, that could be easily sourced and recycled. The works would also help aid passive solar gain, but the introduction of additional openings and would be built to modern specifications to ensure thermal efficiency.

Biodiversity

- 10.73 Policy 13 (Protecting Wildlife and Securing Biodiversity Net Gain) of the Holme Valley Neighbourhood Plan sets out that development proposals should demonstrate how biodiversity will be protected and enhanced including the local wildlife, ecological networks, designated Local Wildlife Sites and habitats. Principle 12 of the House Extensions and Alterations SPD (Biodiversity) states that extensions and alterations should consider how they might contribute towards the enhancement of the natural environment and biodiversity.

- 10.74 Paragraphs 174, 180, 181 and 182 of Chapter 15 of the National Planning Policy Framework are relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers. Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance.
- 10.75 In this case, whilst the site is not within a bat alert layer on the Council's internal database, the works would involve raising the eaves height and the overall roof. As such, careful attention was paid when undertaking the site visit, for evidence of bat roost potential. In this case, the property appears well sealed around the eaves and therefore is unlikely to be suitable for roosting bats. Nonetheless, in the case of an approval, a cautionary note would be attached to the decision notice stating that if bats are found development shall cease and the advice of a licenced bat worker sought. This is to accord with the aims of Policy LP30 of the KLP and Chapter 15 of the NPPF.
- 10.76 Notwithstanding the above, the site is also located within a Strategic Green Infrastructure Network and therefore, Officers consider it necessary to seek biodiversity enhancements. Therefore, in the case of an approval, Officers would be looking to attach a condition to the decision notice requiring a bat box to be installed within the exterior of the side extension. This is to accord with Policies LP30 and LP31 of the Kirklees Local Plan, Principle 13 of the HVNDP, Principle 12 of the SPD and Chapter 15 of the NPPF.

Representations

- 10.77 As a result of the above publicity, 16 representations have been received, all objecting to the application. A summary of the concerns, along with officer correspondence are as follows:

Visual amenity:

- The part of the Avenue where the property is located was built in the 1960s and the properties have a characteristic style, being built principally of brick with stone detailing to some of the front facades.
- There is one property which the application refers to, however this is at odds with neighbours and therefore should not lead to a departure from the original style of the estate.
- Extending number 2 up a storey will create a sudden marked increase in building height. This will not only look incongruent but will seem like a three storey building to the properties immediately next door.
- The dwelling would be out of character.
- The approved development at no. 4 Town End Avenue should not set a precedent.
- Loss of character to the adjacent Conservation Area.
- In this locality the properties are bungalows constructed of brick. Development of the house in question as submitted would result in a largely rendered exterior which no doubt would be painted white or pastel shades which would be out of keeping with the area.
- There is existing development that sticks out.

- With the additional building height and windows this development would certainly be dominating the nearby buildings, where to some extent the existing bungalow already dominates. As a result, the development would conflict with the pattern of development, create a poor relationship with adjoining buildings and be visually damaging in the landscape or in the setting of the estate.
- Extending number two will alter the staggered roofline on that side of Town End Avenue.
- The bi-folding doors on the eastern elevation are still too large.
- The new footprint brings the two storey building line closer to the road which includes dormers.
- The roofline has been reduced in height but the visible profile of the building has been broadened with the addition of dormers to the west and east elevations. This increases the intrusive element of adding an extra storey to the existing bungalow.
- Using the building line of the current low rise extension to the south elevation and taking the proposed wall up to two storeys will make for a much more dominating façade looking over Town End Avenue.
- The bricks are of an imperial size, manufactured by a now defunct brickworks. This will end up resulting in large areas of incongruous render.
- There is still a substantial rise in the height of the ridge of the roof which is rather vague on the drawings, and which I feel is unacceptable, particularly as in these plans large dormers have now been included.
- The small improvement by the reduction in height is completely negated by the addition of the large dormers to the east and west aspects.
- The latest proposal would continue to dominate existing properties on Wooldale Road and Town End Road with a possible reduction in light to those houses.
- The addition of any additional first floor configuration to this bungalow on its small plot is out of keeping with the bungalows and dormer bungalows in this part of the Town End Avenue development.

Officer Comment: A full assessment upon the impact on visual amenity has been undertaken and addressed in detail within the committee report. Whilst the comment regarding the brick manufacturer being no longer operational is acknowledged, Officers would only expect to see that the brickwork is matching in its appearance, and this has also been recommended as a condition.

Residential amenity:

- Overlooking (and loss of privacy) to neighbouring properties, especially due to the change in land levels.
- Overshadowing to neighbouring amenity by the increased bulk and massing.
- The amended plans have not addressed main considerations and the development would still significantly overshadow neighbouring amenity.
- Loss of light to both neighbouring properties and their gardens.
- Substantial impact on neighbouring amenity from the additional volume and footprint increase.

- All boundaries are very close to the building and the properties on Wooldale Road and Town End Road will suffer loss of light to gardens and living rooms. As many are built to a lower level due to the lie of the land, this will be oppressive.
- The amended plans would not overcome the impact on neighbouring amenity.
- Overlooking from the dormers.

Officer Comment: A full assessment upon the impact on neighbouring amenity has been undertaken and addressed in detail within the committee report.

Highway safety:

- Town End Avenue is not a wide road and a larger house with 2 or 3 cars plus visitors would cause problems close to the junction with Town End Crescent.
- The parking provision will not be increased. A four bedroomed family home will potentially generate the need for more parking and more accessible parking.
- The site is located on a bend and therefore off-street parking is essential.
- Building sites mean increased number of larger vehicles for prolonged periods and therefore this could affect access and highway safety.
- This will be dangerous for emergency services.
- Heavy goods vehicles, noise and mess are inevitable during building work and the site will be at a key junction which is the only access to the estate.
- The plans do not include extra parking but a family may own multiple cars. Two off road car parking spaces are insufficient.

Officer Comment: Officers consider the on-site parking proposed to be in accordance with the parking recommendations identified within the Council's Highways Design Guide SPD. Nonetheless, a full assessment has been undertaken and addressed within the committee report. In addition, it is not anticipated that a development of this scale would materially impact upon the efficient operation of the highway network. In terms of concerns with construction traffic, this is not a material planning consideration, but it is considered that the construction process would be relatively short term.

General concerns:

- The photographs within the plans are out of date and do not reflect the correct boundary treatment around the application site.
Officer Comment: This has been noted, however, Officers have undertaken a full site visit as part of the application process and have sufficient information available to them to make a recommendation.
- True bungalows are in short supply in the Holme Valley so to lose another affordable property is regrettable.
Officer Comment: This is not a material planning consideration in the assessment of this planning application.

- Oppose the conversion of a bungalow into a two storey house, skewing the housing stock and reducing the supply of sought after bungalows.
Officer Comment: This is not a material planning consideration in this assessment of this planning application.
- A lot of the detail outlining how the finished property would look is vague on the plans. Namely rendering of a colour yet to be decided and matching brickwork if possible.
Officer Comment: This has been noted, however, Officers are looking to secure the colour of the render for the garage via a condition, should the application be approved.
- Concerns are raised by Holme Valley Parish Council in terms of the over-intensification of the site.
Officer Comment: This has been noted and addressed within the assessment section of the report. However, it is considered by Officers that the proposal would not result in the overdevelopment of the site.

11.0 CONCLUSION

- 11.1 The NPPF has introduced a presumption in favor 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.
- 11.2 This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the proposed development, on balance, 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. Standard three year time frame for implementing the development.
2. Development to be completed in accordance with approved plans and specifications.
3. The external walls and roofing materials to match those use in the construction of the host property.
4. Garage to be rendered in an off white/cream.
5. Prior to the extensions first being brought into use, a bat box in the form of a Schwegler bat box Type 27 or similar, shall be created within the southern elevation of the side extension

Background Papers:

Website link to application:

[Link to application details](https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91620)

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/91620>

Certificate B has been signed.