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**Report of the Head of Strategic Investment**

**HUDDERSFIELD PLANNING SUB-COMMITTEE**

**Date: 04-Jan-2018**

**Subject: Planning Application 2017/93834 Erection of single storey side and rear extension Lansdowne House, Lane Bottom, Wooldale, Holmfirth, HD9 1QA**

**APPLICANT**

J Booth

**DATE VALID**

10-Nov-2017

**TARGET DATE**

05-Jan-2018

**EXTENSION EXPIRY DATE**

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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**

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**Electoral Wards Affected: Holme Valley South**

No

Ward Members consulted

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**RECOMMENDATION:**

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

**1.0 INTRODUCTION:**

1.1 This application is brought to the sub-committee for determination as the applicant works within the Investment and Regeneration Service of the Council. This is in accordance with the delegation agreement.

**2.0 SITE AND SURROUNDINGS:**

2.1 The application relates to a two storey semi-detached dwelling in Wooldale, Holmfirth. The dwelling is constructed with a combination of stone, brick and render with a pitched gable roof covered in concrete roof tiles. The dwelling benefits from a single garage to the south of the dwelling. It has a sizeable rear garden area to the east of the dwelling which, due to local topography, is at a lower level than the dwelling.

To the north of the application site is the adjoining semi-detached dwelling of 'Lyncroft'. These dwellings share a boundary at the rear consisting of timber fence panels. To the south of the site is the adjacent semi-detached dwelling of 'Mona Cappa', this neighbouring dwelling has a detached garage built up to the boundary which obscuring the view of one another. To the west of the site, on the opposite side of Lane Bottom is the boundary with Wooldale Conservation Area. Lane Bottom itself is a private road served off Kirkroyds Lane.

**3.0 PROPOSAL:**

3.1 The proposal is for the erection of a single storey side and rear extension.

3.2 The extension would require the demolition of the existing garage. The extension would project 4m from the side of the dwelling and extend 7.8m in length projecting 1.5m beyond the rear elevation. The extension would then wrap around the rear of the dwelling by 2m (a maximum width of 6.3m). The extension would have a gable roof reaching a height of 2.3m to the eaves and 4.1m to the ridge. It would be faced in a combination of stone, brick, render

and concrete roof tiles to match the existing dwelling. The proposal would provide accessible ground floor accommodation comprising a bed/living area, wet room and a new entrance hall to the main dwelling. It would have one single door to the front elevation, one window to the side elevation and a set of double doors and a single door to the rear elevation. An access ramp of 1.05m in width would be formed between the side elevation of the extension and the boundary of the site. This would provide access between the front and rear of the property.

#### **4.0 RELEVANT PLANNING HISTORY (including enforcement history):**

4.1 None

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

5.1 None

#### **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 Development Plan for Kirklees currently comprises the saved policies within the Kirklees Unitary Development Plan (Saved 2007). The Council's Local Plan was submitted to the Secretary of State for Communities and Local Government on 25th April 2017, so that it can be examined by an independent inspector. The Examination in Public began in October 2017. The weight to be given to the Local Plan will be determined in accordance with the guidance in paragraph 216 of the National Planning Policy Framework. In particular, where the policies, proposals and designations in the Local Plan do not vary from those within the UDP, do not attract significant unresolved objections and are consistent with the National Planning Policy Framework (2012), these may be given increased weight. At this stage of the Plan making process the Publication Draft Local Plan is considered to carry significant weight. Pending the adoption of the Local Plan, the UDP (saved Policies 2007) remains the statutory Development Plan for Kirklees.

The site is unallocated on the UDP Proposals map and the emerging PDLP.

#### Kirklees Unitary Development Plan (UDP) Saved Policies 2007:

6.2 **D2** – Unallocated land  
**BE1** – Design principles  
**BE2** – Quality of design  
**BE13** – Extensions to dwellings (design principles)  
**BE14** – Extensions to dwellings (scale)  
**T19** - parking

6.3 Kirklees Publication Draft Local Plan  
**PLP 1** – Achieving sustainable development  
**PLP 2** – Place shaping  
**PLP 22** - parking  
**PLP 24** – Design

## National Planning Guidance:

### 6.4 **Chapter 7** – Requiring good design

## **7.0 PUBLIC/LOCAL RESPONSE:**

7.1 The application has been advertised by neighbour letter and site notice. The expiration date for public representations was 19<sup>th</sup> December 2017. No public representations have been received.

7.2 Holme Valley Parish Council supports the application.

## **8.0 CONSULTATION RESPONSES:**

### 8.1 **Non-statutory:**

KC Accessible Homes - The scheme under consideration is the best available option for the client's present and future needs and is fully supported by the Accessible Homes Team.

## **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 The site is without notation on the UDP Proposals Map and Policy D2 (development of land without notation) of the UDP states "planning permission for the development ... of land and buildings without specific notation on the proposals map, and not subject to specific policies in the plan, will be granted provided that the proposals do not prejudice [a specific set of considerations]". All these considerations are addressed later in this assessment.

10.2 Furthermore the site is without notation on the Publication Draft Local Plan. Policy PLP1 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. The assessment below takes into account the aims of PLP1.

### Impact on visual amenity

10.3 The proposal seeks planning permission for the erection of a single storey side and rear extension. The proposal will allow the occupiers more habitable space to the ground floor of the dwelling. The extension will be constructed in combination of stone, brick, render and concrete roof tiles to match the existing dwelling, which is acceptable.

- 10.4 In the context of the site and its surrounding area, the proposed development would not create a visually intrusive feature in the local area in terms of its size and design, given this would harmonise with the existing dwelling in terms of construction materials, and given it would be situated within a good sized plot largely re-using the footprint currently taken up by the existing garage. As it would be sited to the side and rear it would be visible from the highway, although as it is replacing an existing garage and remains a single storey structure it would not result in an overdevelopment of the site or introduce an incongruous feature into the street scene.
- 10.5 Given the above, the proposal complies with policies D2, BE1, BE13 and BE14 of the Unitary Development Plan, policies PLP1, PLP2 and PLP24 of the Publication Draft Local Plan and chapter 7 of the NPPF.

#### Impact on residential amenity

- 10.6 The impact of the development on residential amenity needs to be considered in relation to policies D2 and BE14 of the UDP and emerging Policy PLP24 of the PDLP. The host dwelling is surrounded by a number of dwellings, the closest of which being 'Lyncroft' and 'Mona Cappa' to the north and south of the site respectively.
- 10.7 Lyncroft: this is the adjoining semi-detached dwelling. The dwellings share a boundary at the rear consisting of timber fence panels, the gardens of this pair of dwellings are at a lower ground level than the dwellings themselves. The proposed extension will project from the rear elevation wall by 1.5m and will wrap around the rear of the dwelling by 2m (a maximum width of 6.3m). The extension will be approx. 3.5m away from the boundary with this neighbour and approx. 4.5m away from the neighbour's ground floor window. Given the orientation of these dwellings faces east at the rear, and given the small scale projection to the rear, it is considered that no unacceptable overshadowing would occur on the occupiers of 'Lyncroft'. As the occupiers of the neighbouring property will only see a small projection to the rear and given the extension is for a single storey, it is considered that no unacceptable overbearing or loss of outlook would occur. It is, however, recommended that the window in the side elevation facing this neighbouring property is obscurely glazed which can be controlled by condition.
- 10.8 Mona Cappa: this is the adjacent semi-detached dwelling which has a detached garage built up to the boundary obscuring the view between neighbouring amenity spaces. The extension will project approx. 0.4m closer to this neighbouring dwelling than the footprint of the existing garage, leaving an approx. distance of 5m between the two dwellings. It is considered that given the distance between the two dwellings, the presence of the garage and boundary treatment no unacceptable overshadowing, overbearing or loss of outlook would occur.
- 10.9 To the east of the site are nos. 13 and 15 Daleside Avenue, a pair of semi-detached properties. These properties are at a lower ground level than the application property. The extension would result in the built form extending 1.5m closer to these dwellings but as it is single storey and of limited projection, together with existing close boarded boundary treatment between

the site and these properties, it is considered that no adverse impact to the occupiers would occur.

- 10.10 Given the above, it is considered that the overall impact of the proposal on residential amenity is acceptable, and as such, complies with the requirements of policies D2, BE1, BE2 and BE14 of the Unitary Development Plan, policy PLP24 of the Publication Draft Local Plan and core planning principles of the NPPF.

#### Impact on highway safety

- 10.11 The development would result in the loss of a garage but as this is only 2.6m in width it is unsuitable for modern cars. There are no opportunities to provide alternative arrangements for car parking but this would not materially change the existing situation on site. The extension would not increase the demand for parking on the site and the dwelling is accessed from a quiet private road which terminates a short distance north of the site. It is considered that the development would not have a material effect on highway safety and would comply with Policy T10 of the UDP and policies PLP21 and PLP24 of the PDLP.

#### Other matters

- 10.12 None

#### Representations

- 10.13 None.

Holme Valley Parish Council supports the application.

## **11.0 CONCLUSION**

- 11.1 The planning application has been assessed against the relevant policies in the Unitary Development Plan, the emerging Publication Draft Local Plan and core planning principles of the NPPF. It has been considered that the application meets the requirements set out within the relevant policies and is therefore recommended approval.
- 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. 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 Strategic Investment)**

1. Development to commence within 3 years of the date of the permission
2. Development in accordance with the approved plans.
3. Window in side elevation facing Lyncroft to be obscurely glazed.

**Background Papers:**

Website link to the application

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2017%2F93834>

Certificate of Ownership – Notice served October 2017 on

Scarcroft, Lane Bottom  
Thurcroft, Lane Bottom  
Knocknastuff, Lane Bottom  
Mona Cappa, Lane Bottom  
Lyncroft, Lane Bottom