
Report of the Head of Strategic Investment

HUDDERSFIELD PLANNING SUB-COMMITTEE

Date: 29-Mar-2018

Subject: Planning Application 2018/90247 Replacement roof St Bernadette Hall, 5 Copthorne Gardens, Bradley, Huddersfield, HD2 1RH

APPLICANT

John Mowoe, Fartown
Community Seventh-Day
Adventist

DATE VALID

23-Jan-2018

TARGET DATE

20-Mar-2018

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: Ashbrow

No

Ward Members consulted

RECOMMENDATION: Approve

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 has been brought before sub-committee as the agent is an employee of Kirklees Council.

2.0 SITE AND SURROUNDINGS:

- 2.1 St. Bernadette's Hall, located in Bradley Huddersfield is a large, single storey building, designed with a curved roof. The building is set within a predominately residential area and secured by a mixture of delineating features including a wire fence, approximately 1.5m high and mature vegetation
- 2.2 A large plot of vacant land to the southeast is associated with the hall as indicated on the submitted location plan. It is noted that the hall appears to be in a weathered state in need of some repair.

3.0 PROPOSAL:

- 3.1 The proposal relates to a replacement roof covering. The existing roof, green mineral felt and felt shingles would be replaced with lead grey coloured GRP (Fiberglass), textured with simulated lead roll profiles.
- 3.2 The proposal also makes reference to the replacement of rainwater guttering and fascias which would be constructed from black PVC material. Also of note is the conversion of an existing store room to create a disabled toilet area close to the western entrance.

4.0 RELEVANT PLANNING HISTORY (including enforcement history):

- 4.1 No relevant planning history.

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

- 5.1 No negotiations were undertaken.

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.

6.2 The site is unallocated on the UDP Proposals Map.

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

- D2 – Unallocated Land
- BE1 – Design Principles
- BE2 – Quality of Design
- T10 – Highway Safety

6.4 Kirklees Publication Draft Local Plan (PDLP): Submitted for examination April 2017

- PLP1 – Achieving Sustainable Development
- PLP24 - Design

6.5 National Planning Guidance:

- Paragraph 17 – Core Planning Principles
- Chapter 7 – Requiring Good Design

7.0 PUBLIC/LOCAL RESPONSE:

7.1 The application was advertised by site notice and letter to the occupants of the neighbouring dwellings. The public consultation period expired on 07th March 2018.

7.2 No representations have been received in support or in objection to the application.

8.0 CONSULTATION RESPONSES:

No consultations were sought regarding this application.

9.0 MAIN ISSUES

- Principle of development
- Urban design issues
- Residential amenity
- Other matters

10.0 APPRAISAL

Principle of development

- 10.1 The site is without notation in the UDP Proposals Map and Policy D2 (development of land without notation) of the UDP states:

‘Planning permission of the development... of land and buildings without specific notation on the proposals map, and not subject to a 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 The general principle of making alterations to property are assessed against Policies BE1 and BE2 of the Unitary Development Plan and advice contained within Chapter 7 of the National Planning Policy Framework regarding design. These policies, in general, require balanced consideration of visual and residential amenity, highway safety and other relevant material planning considerations. In addition Policy PLP24 of the publication draft Local Plan sets out a variety of ‘design’ considerations to take into account in the assessment of a planning application.

Urban Design issues

- 10.3 The proposal relates to the replacement of the existing green mineral felt and felt shingle roof with a lead grey coloured GRP (Fiberglass) covering, textured with lead roll profiles.
- 10.4 The roof as existing presents in a weathered and tired state with evidence of previous patch repairs. The proposed replacement roof, while not of the same colour or material is not anticipated to look out of place or at odds with the existing building.
- 10.5 Alternatively, it is recognised by planning officers that the building is in need of repair and modernisation and as such it is believed that the proposed would help to achieve a refreshed and modern appearance. In all other respects the external appearance of the building would be unchanged, save renewed fascias and rainwater guttering.
- 10.6 Given the above it is considered that the proposal complies with Policies BE1 and BE2 of the Unitary Development Plan, Policies PLP1 and PLP24 of the Publication Draft Local Plan and guidance contained within the NPPF.

Residential Amenity

- 10.7 The proposed replacement roof would not result in a change to the dimensions of the existing building and as such would not bring the building any closer to surrounding dwellings. Consequently, the proposed does not present any concerns and would preserve the residential amenity of surrounding residents.
- 10.8 Considering the above it is recommended that the proposed would not result in a material change to the residential amenity of the area and as such complies with Policy D2 of the UDP, Policy PLP24 of the PDLP and advice contained within paragraph 17 of the NPPF.

Highway issues

- 10.9 The scheme does not propose any changes to the existing parking and access arrangements of St. Bernadette's Hall. As such the proposal is considered to give rise to any highway safety concerns, thereby complying with Policy T10 of the UDP.

Other Matters

- 10.10 No other matters to consider.

11.0 CONCLUSION

- 11.1 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.
- 11.2 This application has been assessed against the relevant policies in the development plan and other material considerations and 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 must commence within three years of any given permission**
- 2. Development carried out in accordance with the approved plans**

Background Papers:

Application and history files can be assessed at:

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2018%2f90247>

Certificate of Ownership –Certificate A signed