
Report of the Head of Strategic Investment

HEAVY WOOLLEN PLANNING SUB-COMMITTEE

Date: 19-Apr-2018

Subject: Planning Application 2018/90355 Alterations to convert garage to living accommodation and erection of single storey rear extension 11, Park Lodge View, Skelmanthorpe, Huddersfield, HD8 9UN

APPLICANT

D Bates

DATE VALID

02-Feb-2018

TARGET DATE

30-Mar-2018

EXTENSION EXPIRY DATE

24-Apr-2018

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: Denby Dale

No

Ward Members consulted
(referred to in report)

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 Heavy Woollen Planning Sub-Committee for determination due to the applicant being an employee in the Investment & Regeneration Service. This is in accordance with the Council's Scheme of Delegation.

2.0 SITE AND SURROUNDINGS:

2.1 11 Park Lodge View, Skelmanthorpe is a two storey link-detached dwelling. It is constructed in brick with a gable roof form which is finished in concrete roof tiles. The dwelling benefits from an integral garage which is located to the west of the site and is accessed via a driveway that leads off Park Lodge View. A conservatory is located to the rear of the property. The front of the dwelling is set back from the access road with a small garden to the front and a larger garden and amenity space to the rear.

2.2 The site is located in a residential area with the vicinity comprising of properties of a similar character and style to the application site. Along Park Lodge View there is some variation in the design of the properties. The topography in the local area rises towards the south such that the properties located to the rear of the site, nos. 2 and 4 Manorstead are located at a higher level than the application site.

3.0 PROPOSAL:

3.1 The application is seeking planning permission for alterations to convert the integral garage into living accommodation and the erection of a single storey rear extension.

3.2 The existing garage will be converted to provide an additional bedroom. The existing garage doors will be replaced with a door, two windows and a brick infill to match the host dwelling. The openings will be finished in uPVC. No alterations are proposed to the front elevation of the dwelling as a result of the garage conversion.

- 3.3 The rear extension will replace the existing conservatory and will provide a new conservatory, a lobby and a WC. The extension is proposed to project 3.00 metres from the original rear wall of the dwelling and 5.00 metres from the rear elevation of the existing integral garage. The extension will extend the full width of the property.
- 3.4 The rear extension will be designed with lean-to roof forms which will connect to the pitched roof form of the integral garage. Patio doors and windows are proposed for the rear elevation of the extension. The side elevations of the extension will feature high level glazing. All openings will be finished in uPVC to match existing. The walls of the extension are proposed to be constructed in brick with uPVC roof windows for the roof covering of the proposed new extension. Tiles will form the roof covering for the lobby and WC.
- 3.5 The scheme includes the introduction of a 1.20 metre high bin store to the front of the site.

4.0 RELEVANT PLANNING HISTORY (including enforcement history):

- 4.1 **90/02429:** Erection of 11 dwellings. Conditional Full Permission.

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

- 5.1 No negotiations were undertaken during the course of the application.

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 located on land allocated for housing on the UDP Proposals Map and is unallocated on the Publication Draft Local Plan. With regard to the UDP allocation because the land has now been implemented with residential development, it reverts to unallocated land for the purposes of considering relevant UDP policies.

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

- **D2** – Unallocated land
- **BE1** – Design principles
- **BE13** – Extensions to dwellings (design principles)
- **BE14** – Extensions to dwellings (scale)
- **T10** – Highway Safety
- **T19** – Parking

6.4 Supplementary Planning Guidance / Documents:

None relevant.

6.5 Kirklees Publication Draft Local Plan (PDLP)

- **PLP1** – Achieving sustainable development
- **PLP2** – Place shaping
- **PLP21** – Highway safety
- **PLP22** - Parking
- **PLP24** - Design

6.6 National Planning Policy Framework (NPPF):

- **Chapter 7** – Requiring good design

7.0 **PUBLIC/LOCAL RESPONSE:**

7.1 The application was publicised by letters and site notice. No representations have been received as a result of the statutory publicity.

7.2 Denby Dale Parish Council – ‘no objections’

8.0 **CONSULTATION RESPONSES:**

8.1 None

9.0 **MAIN ISSUES**

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

10.0 **APPRAISAL**

Principle of development

10.1 The site is located on land allocated for housing. The site has now been developed for residential purposes and the site is therefore considered as unallocated for the purposes of relevant UDP policies. As such, development can be supported providing the proposal does not prejudice the avoidance of overdevelopment, highway safety, residential amenity, visual amenity and the character of the surrounding area in line with the requirements of policy D2 of the UDP (specific policy for development on unallocated land).

10.2 These issues along with other policy considerations will be addressed below.

Urban Design issues

10.3 The proposal seeks planning permission for the conversion of the integral garage into living accommodation and the erection of a single storey rear extension. The proposal would replace the existing conservatory and would provide the dwelling with additional living accommodation which will include a bedroom, lobby, WC and new conservatory. The extension will be finished in brick with tiles forming the roof cover for the section of the extension that will serve the lobby and WC. The replacement conservatory will feature high level glazing and will be finished in uPVC roof windows. Given the nature of the surrounding area, the roof form of the existing conservatory and given that the proposal will not be visible from Park Lodge View, the proposed materials are considered acceptable.

10.4 In the context of the site and surrounding area, the scheme would not create a visually intrusive feature within the local area in terms of its scale and design. The proposed single storey rear extension will remain subservient to the existing dwelling and would not be visible from Park Lodge View. The proposed garage conversion and replacement openings on the front elevation of the dwelling will not look out of place within the street scene. In this context the proposed development would not be incongruous with the wider character of the area.

10.5 Given the above, the proposal is considered acceptable from a visual amenity perspective and in accordance with the aims of Policies D2, BE1, BE13 and BE14 of the UDP, Policies PLP1, PLP2 and PLP24 of the PDLP and chapter 7 of the NPPF.

Residential Amenity

10.6 *Impact on 9 Park Lodge View*

The rear extension will project 2.00 metres along the boundary shared with this neighbouring property. No openings other than the high level glazing are proposed for the side elevation of the extension which will prevent overlooking. Due to the fact that the proposed extension will project an additional 0.20 metres along the boundary shared with the property than the existing conservatory, it is not considered that the overbearing impact of the new conservatory would be significantly greater than existing. Furthermore it is noted that the maximum height of the extension will not exceed the maximum height of the existing conservatory. Due to the location of the site to the west of the property, the single storey nature of the proposal and the fact that it will replace an existing conservatory, it is not considered that the development will have a significant overshadowing impact.

10.7 *Impact on 15 Park Lodge View*

Due to the garage being set back from the rear elevation of the dwelling, the extension will project 5.00 metres along the boundary shared with the property. Guidelines set out within Policy BE14 of the UDP indicates that extensions to the rear, with a projection greater than 3.00 metres, will not normally be supported. Due to the property being set in from the boundary by approximately 2.50 metres with a linked garage connecting it to the application site and given its location to the east of the application property, it is considered that there would be limited impact on the amenities of the occupiers of the adjoining property and that the projection of the proposed extension would be acceptable in this instance. No openings other than the high level glazing are proposed for the side elevation of the extension. This, along with current boundary treatment, will eliminate the potential for overlooking.

10.8 *Impact on 14 and 12 Park Lodge View*

The new openings which are proposed for the front elevation of the bedroom which will be created as a result of the conversion of the existing integral garage will face towards the properties located across Park Lodge View. However, given the separation provided between the two properties, there would be limited impact on the amenities of the occupiers of the properties opposite as a result of the proposed garage conversion.

10.9 *Impact on 2 and 4 Manorstead*

Due to the topography of the surrounding area which rises to the south of the site, the properties that are located to the rear of the application site are sat at a higher level. It is therefore not considered that the proposed development will have a significant impact on the residential amenity of these occupants.

Overall

- 10.10 Having considered the above factors, the proposal is not considered to result in any adverse impact upon the residential amenity of any surrounding neighbouring occupants, complying with Policies D2, BE1 and BE14 of the UDP as well as Policy PLP24 of the PDLP.

Highway issues

- 10.11 The proposal will result in some intensification of the domestic use of the dwelling and would result in the loss of a current off-street parking space due to the conversion of the existing integral garage. It is appreciated that the driveway to the front of the property would not be affected by the proposal and would be able to accommodate two parking spaces. Parking areas are located along Park Lodge View which would allow on street parking without having a significant impact on the safety of the highway. The scheme would not represent any additional harm in terms of highway safety and as such complies with Policies D2, T10 and T19 of the UDP as well as Policies PLP21 and PLP22 of the PDLP.

Representations

- 10.12 No representations have been received as a result of the statutory publicity and Denby Dale Parish Council have raised no objection to the proposals.

Other Matters

- 10.13 There are no other material considerations relevant to the determination of this 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

1. Time limit to commence development
2. Development in accordance with approved plans
3. Proposed materials to match existing
4. No additional openings in the side elevations

Background Papers

Application web page:

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2018/90355>

Certificate of Ownership – Certificate A signed and dated 30 January 2018.