
Report of the Head of Strategic Investment

HUDDERSFIELD PLANNING SUB-COMMITTEE

Date: 09-Aug-2018

Subject: Planning Application 2018/91722 Erection of single storey rear extension and garage with store below 147, Huddersfield Road, Meltham, Holmfirth, HD9 4AJ

APPLICANT

G Pearson

DATE VALID

29-May-2018

TARGET DATE

24-Jul-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: **Holme Valley North**

No

Ward Members consulted

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 The application has been brought before sub-committee as the applicant is a member of staff of Kirklees Council Planning Service.

2.0 SITE AND SURROUNDINGS:

2.1 The application relates to a large, two storey semi-detached house, constructed from brick and designed with a hipped roof, finished in concrete tiles. The application dwelling is located close to Meltham town centre, immediately adjacent from Huddersfield road.

2.2 The application property is secured to the east and west by other residential dwelling of the same architectural design and construction materials. To the north the application site is bounded by Meltham Dike and to the south by Huddersfield road.

2.3 It is noted that the application dwelling benefits from a generous amount of private amenity space to both the front (north) and rear (south). Equally, identified amenity space is well delineated from neighbouring properties and the highway by a low rise natural stone wall and mature vegetation. In terms of access the dwelling benefits from a large vehicle driveway accessed off Huddersfield road, leading to a sectional garage.

3.0 PROPOSAL:

3.1 The application seeks planning permission for the erection of a single story rear extension and a two storey detached garage, replacing the existing sectional garage.

- 3.2 The single storey rear extension would project from the rear elevation of the application dwelling by approximately 5m and would have a total width of approximately 6.3m. Designed with a flat roof and coping detail, the extension would have an overall height of approximately 3.3m. It is noted that the roof of the extension would host a roof lantern.
- 3.3 With regard to the proposed detached garage this would replace the existing sectional garage and be constructed from brick to match the host dwelling. Design with a gable, dual pitched roof the garage would have an eaves height and ridge height of 2.7m and 3.5m respectively. In terms of area it is advised that the proposed garage would be much larger than the one it replaces with a length of approximately 7.4m and a width of 4m. The garage would be constructed over two levels, hosting a garden store at the lower ground. However, making use of the prevailing topography which gives way in a south to north direction, the garage appears as a single storey when viewed from Huddersfield road.
- 3.4 The rear (north) elevation of the proposed garage would have a ground to eaves height of approximately 5m and a total ridge height of approximately 5.9m. It is advised that the north facing elevation of the garage would host a high level window, elongated in the horizontal at the ground floor level and a large window at the first floor. It is also noted that the garage would benefit from three roof lights in the eastern roof plane.

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 Following an initial assessment, it was considered that the height and length of the proposed garage was overly large. As such revised plans were received reducing the eaves height and ridge height of the building as well as reducing the length by approximately 0.5m.

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 48 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 (2018), 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 Proposal Map

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

- D2 – Unallocated Land
- BE1 – Design Principles
- BE2 – Quality of Design
- BE13 – Extension to dwellings (design principles)
- BE14 – Extensions to dwellings (Scale)
- T10 – Highway Safety

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

- PLP1 – Achieving Sustainable Development
- PLP21 – Highway Safety and Parking
- PLP24 - Design

6.5 National Planning Guidance:

Chapter 2 – Achieving Sustainable Development

Chapter 12 – Achieving well designed places

7.0 PUBLIC/LOCAL RESPONSE:

7.1 The application was advertised by site notice and letters to the occupants of the neighbouring dwellings. The public consultation period ended on 18th July 2018.

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

7.3 Meltham Town Council: support the application.

8.0 CONSULTATION RESPONSES:

8.1 No consultations were sought regarding this application.

9.0 MAIN ISSUES

- Principle of development
- Urban design issues
- Residential amenity
- Highway issues
- Representations
- 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 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 The general principle of making alterations to a property are assessed against Policies BE1, BE2, BE13 and BE14 of the Unitary Development Plan and advice contained within Chapter 2 and Chapter 12 of the National Planning Policy Framework (NPPF). These require, in general, balanced considerations of visual and residential amenity, highway safety and other relevant material considerations. In addition, Policy PLP24 of the publication draft Local Plan (PDLF) sets out a variety of ‘design’ considerations to take into account in the assessment of a planning application.

Urban Design issues

- 10.3 With regard to visual amenity is anticipated that the proposed single storey rear extension would appear as subservient, being designed with a flat roof and coping detail. The ground to eaves height would measure approximately 3.3m, project from the rear elevation by approximately 5m and have a total width of 6.3m. As such the host dwelling would unmistakably remain as the dominant element.
- 10.4 In terms of construction materials it is advised that the walling material would match that of the host dwelling, thereby being acceptable. However, with regard to proposed fenestration, while it is noted that on the whole the extension would have a window arrangement sympathetic to the host dwelling, a roof lantern would be installed. This feature is common to flat roofed extensions and would provide a good degree of light into the dwelling. As the extension is located the rear of the dwelling, and the roof lantern hidden to a small degree by coping detail, it is not considered to create an overly prominent feature.
- 10.5 With regard to the proposed garage it is noted that this would replace an existing sectional garage which is currently in a poor state of repair. Making use of the prevailing topography, which gives way in a south to north direction, the garage would have a split-level design, hosting a garden store at the lower ground level and a vehicle garage at the upper level.
- 10.6 Consequently, the garage would have a differing eaves and ridge height. When viewed from Huddersfield road, (south) it is advised that the garage would appear with an eaves height and ridge height of 2.7m and 3.5m respectively, not materially larger than the sectional garage it replaces. Alternatively, the garage would have an eaves height and ridge height of 5m and 5.9m. As such, when viewed in the northern elevation the garage would appear a more substantial structure.

- 10.7 However, in this respect it is advised that there are no dwellings located immediately to the rear of the application dwelling. Rather the rear of the property has a substantial garden which gives way to Meltham Dike which is bounded by a number of mature trees, protected by a collective Tree Preservation Order (TPO). Equally, it is advised that substantial boundary treatment, including a close boarded timber fence and the elevation of an existing garage at no.145 would serve to screen the proposed.
- 10.8 In terms of appearance the garage would be constructed from brick and finished in concrete tiles, matching the host building, thereby being acceptable. The principal entrance to the garage would be the up and over door located in the southern facing elevation giving a traditional garage design, although it is noted that two supplementary personal access doors would be installed in the east facing elevation.
- 10.9 Overall, given the above it is advised that while the proposed garage would be large, owing to its position and the prevailing topography it would mostly present as a single storey development. With regard to the single storey rear extension this would be distinctly subservient. As such the proposed scheme is not considered to harm the visual amenity of the host dwelling or the visual amenity enjoyed by occupiers of neighbouring properties. As such the application is considered to comply with Policies D2, BE1, BE2 and BE13 of the Unitary Development Plan, Policies PLP1 and PLP24 of the publication draft Local Plan and guidance contained within Chapter 2 and Chapter 12 of the National Planning Policy Framework (NPPF).

Residential Amenity

- 10.10 With regard to residential amenity the closest neighbouring dwellings are no.145 and no.149 Huddersfield Road. The impact of the proposed development on these dwellings is assessed below.
- 10.11 No.145 Huddersfield road presents as a semi-detached dwelling of the same architectural design and construction materials as the application dwelling and located to the west. While the proposed development would not reduce the existing separating distances between these two dwellings it is noted that the garage would be constructed close to the boundary.
- 10.12 Notwithstanding this it is advised that the proposed garage would be located in a similar position to the existing garage. Equally the proposed eaves height and ridge height would not be materially larger than the garage it replaces. Although a larger structure overall, making use of the available topography serves to remove the additional bulk and weight from the development. As such the impact of the proposed garage on this neighbouring dwelling is not considered to be materially greater than the existing garage.
- 10.13 With regard to no.149, this property adjoins the application dwelling to the west and as such is constructed from matching materials and shares the same architectural design. Again it is identified that the proposed development does not serve to reduce separating distances. However, in the respect of this dwelling it is noted that the single storey extension would be close to the boundary.

- 10.14 However, despite being close to the boundary it is noted that no.149 benefits from a historical single storey extension. Consequently, the proposed would only project by 2m beyond the rear elevation of this neighbouring dwelling. Furthermore, as a single storey development it is not anticipated to overbear or overshadow occupants of this dwelling to an unacceptable degree..
- 10.15 In all other respects the application is considered to be acceptable with regards to residential amenity. As such the application is deemed to accord with Policies D2 of the Unitary Development Plan, Policies PLP1 and PLP24 of the publication draft Local Plan and guidance contained within Chapter 2 and Chapter 12 of the National Planning Policy Framework (NPPF).

Highway issues

- 10.16 The application does not propose any changes to the access and parking arrangements of the site. Rather the application would seek to replace an existing section garage which is currently in a state of disrepair. Furthermore as a single storey extension, forming a large kitchen dining area, it is not anticipated to result in a material increase in vehicular traffic.
- 10.17 As such the application the application is considered to comply with Policies T10 of the Unitary Development Plan (UDP) and Policies PLP21 of the publication draft Local Plan.

Representations

- 10.8 No public representations were received in respect of this application.

Other Matters

10.10 Biodiversity and Ecology

Although the application site is located within a bat alert area, it is not identified on the maps as having a bat roost. The dwelling is also well sealed and unlikely to have any significant bat roost potential. Notwithstanding this, a note recommending that the advice of licensed bat work should be sought if any bats are found during the development. If this application is approved this note would be relayed on the applicant via the decision notice, for the proposal to comply with the guidance contained within the NPPF.

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 materials 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. The development shall be begun within three years of the date of any permission
2. The development where permitted shall be carried out in accordance with the approved plans
3. The external walls and roofing materials should in all respects match those in the construction of the host dwelling.

Background Papers:

Application and history files.

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2018%2f91722>

Certificate of Ownership – Certificate A signed