
Report of the Head of Strategic Investment

HUDDERSFIELD PLANNING SUB-COMMITTEE

Date: 09-Aug-2018

**Subject: Planning Application 2018/91529 Erection of single storey extension
12, Woodlea Avenue, Marsh, Huddersfield, HD3 4EF**

APPLICANT

Mr & Mrs O'Hara

DATE VALID

10-May-2018

TARGET DATE

05-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: Lindley

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 This application is brought to sub-committee as the applicant is related to an employee of Kirklees Planning Services.

2.0 SITE AND SURROUNDINGS:

2.1 The application relates to a two storey detached dwelling, constructed from artificial stone and designed with a gable roof, finished in concrete tiles. Located in Marsh the application dwelling forms part of a relatively new development of 150 dwellings, granted planning permission in 1996 (96/93433). As such it is advised that neighbouring properties are constructed from matching materials and of a similar architectural style.

2.2 It is noted that the dwelling as existing benefits from private amenity space to both the front (east) and rear (west) and an integral garage, accessed via a vehicle driveway off Woodlea Avenue. As part of a large residential development the dwelling is well surrounded by other residential properties. However, it is advised that boundary treatment, particularly to the front (east) is 'open plan'. Alternatively, amenity space to the rear (west) is well delineated, consisting of close boarded timber fences and a low rise natural stone wall with parapets.

3.0 PROPOSAL:

3.1 The application seeks planning permission for the erection of a wrap-around side (south) and rear (west) single storey extension. Designed with a lean-to roof the extension would have a continuous eaves height of approximately 2.5m and a total ridge height of approximately 3.3m.

3.2 The extension would project from the external elevations of the original dwelling by 2.7m and as noted in the application form be constructed from materials which match those of the host dwelling. Upon completion the development would offer a large kitchen/dining area.

4.0 RELEVANT PLANNING HISTORY (including enforcement history):

- 4.1 96/93433 – Erection of residential development (150 Dwellings) and garages and associated works (Conditional Full Permission).

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 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 allocated for housing development in the UDP Proposals Map. However, it is identified that this allocation has been spent following the implementation of planning permission 96/93433. Consequently, this allocation is deemed to have fallen away and the land is now considered to be without a specific allocation.
- 6.3 Kirklees Unitary Development Plan (UDP) Saved Policies 2007:
- D2 – Unallocated Land
 - BE1 – Design Principles
 - BE2 – Quality of Design
 - BE13 – Extensions to dwellings (design principles)
 - BE14 – Extensions to dwellings (Scale)
- 6.4 Kirklees Publication draft Local Plan (PDLP): Submitted for examination April 2017

The site is without allocation or designation in the publication draft Local Plan

Policies

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

6.5 National Planning Guidance:

- Chapter 2 – Achieving Sustainable Development
- Chapter 4 – Decision making
- Chapter 12 – Achieving well-design places

7.0 **PUBLIC/LOCAL RESPONSE:**

7.1 The application was advertised by site notice and letter to the occupants of neighbouring dwellings. The public consultation period expired on the 04th July 2018.

7.2 No public representation 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
- Highway issues
- 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 alteration to a property are assessed against Policies BE1, BE2, BE13 and BE14 of the Unitary Development Plan and advice contained within Chapter 12 of the National Planning Policy Framework regarding design. 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 Daft 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 As noted in the submitted application form the proposed extension would be constructed from artificial stone, interlocking concrete tiles and host upvc windows, thereby matching the materials of the host dwelling.
- 10.4 In addition to the above, it is noted that the single storey wrap-around extension is small in scale, appearing as subservient. Consequently, the host detached dwelling would remain as the dominant element, thereby according with guidance contained within Policies BE13 and BE14 of the Unitary Development Plan and Policy PLP24 of the publication draft Local Plan.
- 10.5 While it is noted that the application dwelling occupies a prominent position and that the proposed development would project from an elevation (northeast) adjacent to a highway, due to substantial boundary treatment, concerns of an overbearing nature are negated. Equally, owing to the matching construction materials and small nature of the development it is not anticipated to create an incongruous feature in the streetscape.
- 10.6 Overall, given the above assessment the application is not considered to harm the visual amenity of the host dwelling or that enjoyed by occupants of surrounding dwellings. As such the scheme is assessed as being consistent with Policies D2, BE1, BE2, BE13 and BE14 of the UDP, Policies PLP1 and PLP24 of the PDLP and guidance contained within Chapters 2 and 12 of the National Planning Policy Framework.

Residential Amenity

- 10.7 The single storey wrap-around extension has been assessed with regard to residential amenity and is considered to be acceptable.
- 10.8 Given that the application dwelling is bounded on all elevations by other residential dwellings it is inevitable that development would result in a reduction of separating distances. In the context of this application it is advised that the proposed would reduce separating distances to no.15, no.14 and no.16 Woodlea Avenue.
- 10.9 No.15 Woodlea Avenue presents as a detached dwelling, constructed from artificial stone and designed with a gable roof, located to the north of the application dwelling. It is suggested that the proposed development would reduce separating distances from approximately 13.8m to approximately 11m. While acknowledging this, it is identified the substantial delineating features including boundary treatment and a public highway serve to separate the two properties. Furthermore, as a single storey development it is not anticipated that the development would generate any concerns of an overbearing or overshadowing nature. It is also realised that the southwest facing elevation of no.15 does not contain any openings thereby negating any concerns of residential amenity.

- 10.10 No.14 and no.16 Woodlea Avenue also presents as a detached dwellings, constructed from artificial stone and designed with a gable roof, located to the southeast of the application dwelling. It is identified that the considered scheme would reduce the separating distance from approximately 20m and 16m to 17.3m and 13.3m respectively. Again whilst acknowledging this, it is advised that prominent boundary treatment would serve to shield any overlooking views and that as a single storey development located to the north it does not have the potential to overshadow.
- 10.11 In all other respects the application is considered to be acceptable in respect of residential development. Given the above the proposed development is considered, to be acceptable, complying with Policies D2 and BE14 of the UDP, Policies PLP1 and PLP24 of the PDL and guidance contained within Chapter 2 and Chapter 12 of the NPPF.

Highway issues

- 10.12 Upon completion the proposed scheme would not contribute any additional bedrooms but rather provide an extension to form a large kitchen/diner. As such it is not anticipated that the considered would result in any increase in vehicle traffic. It is also noted that the application does not propose any changes to the access of parking arrangements of the site.
- 10.13 Given the above it is assessed that the application does not give rise to any highway safety concerns. The application is therefore deemed to comply with Policy T10 of the UDP, Policy PLP21 of the PDL and guidance contained within the National Planning Policy Framework (NPPF).

Representations

- 10.14 No public representations have been received in respect of this application.

Other Matters

- 10.15 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 consideration 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 this permission
2. The development hereby permitted shall be carried out in accordance with the approved plans
3. The external walls and roofing materials of the extension shall in all respects match those used in the construction of the original house

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%2f91529>

Certificate of Ownership – Certificate A signed